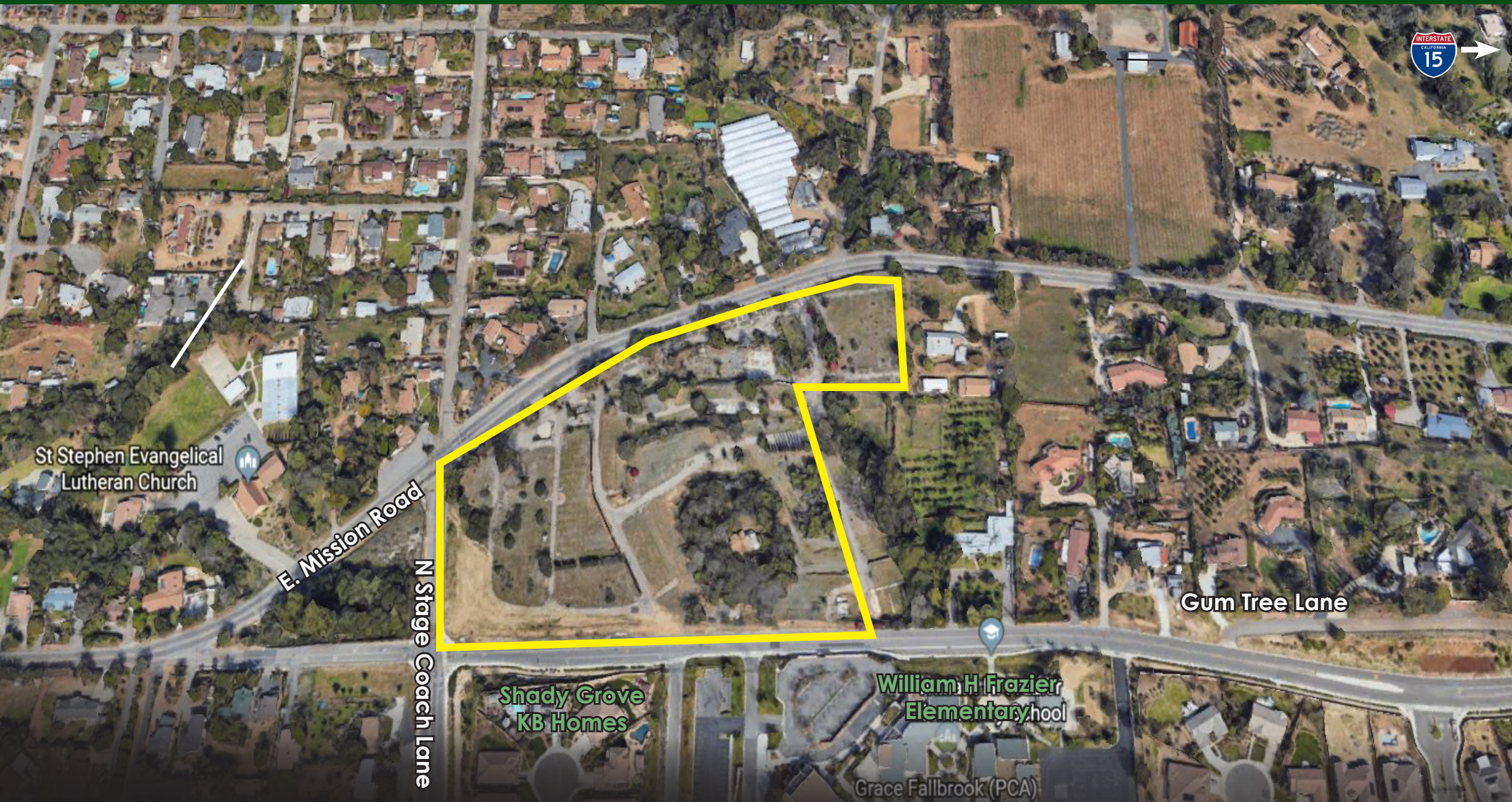


# The Arbors

Fallbrook, State of California



ALN REAL ESTATE INVESTMENTS (NUNI CORPORATION) has been retained by ownership to market this 12.9 acre property, including a tentative map for 17 single family lots in the City of Fallbrook, California. The property is conveniently located on Mission Road, and located directly across the street from the new Shady Hills (gated) community. The offering presents rare opportunity for developers.

**For more information contact: Allen L. Nunez. Email: [Anunez@ALNrealestate.com](mailto:Anunez@ALNrealestate.com) Phone: (951) 237-3427**

Dec. 15, 2022



# The Arbors

Fallbrook, California

## property description

Project Location	Unincorporated community of Fallbrook at East Mission Road & North Stage Coach Lane, County of San Diego, Fallbrook, California
Size	12.90 Acres. The subject site is undeveloped, partially rough-graded, relatively flat with descending terrain toward Mission Road from Gum Tree Lane. The site is an in-fill property surrounded by partially improved roads.
Assessor's Parcel No.	105-380-19, 2054, 55, 56.
Zoning	(SR-2) Semi-rual residential, 2 units/acre. TTM #5268RPL9 Log# 01-02-046, Acct. CP11777.
Pricing	\$1,500,000 Subject to change

## Investment Highlights

### Development Opportunity

The subject site is entitled as a Tentative-Tract-Map (TTM-5268, San Diego County). The TTM allows for 17 parcels, one-half acre +/- lots. The Tentative Tract Map expires November 13, 2022. The Garrett Group (TGG) Consultants are presently processing the site for a Final Map (FP). (CTC) Cost-to-Complete & Final Map projection studies available. 2022/23 delivery "as-is".

