

Rancho Alegre

Fallbrook, State of California



YUCCA ROAD

AQUEDUCT ROAD

ALN REAL ESTATE INVESTMENTS (NUNI CORPORATION) has been retained by ownership to market this 123-acre development in the Village of Fallbrook, California. The property is conveniently located on Ranger Road and Yucca Road, providing easy access to the I-15 freeway. For more information contact: Allen L. Nunez. Email: Anunez@ALNrealestate.com Phone: (951) 237-3427

March 28, 2023

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property description

Project Location	The Property is located within the unincorporated community of Fallbrook at Ranger Road & Yucca Road, County of San Diego, Fallbrook, State of California	
Size	123 Acres - The subject site is an undeveloped property with moderate semi-graded terrain bisected by various riparian easements-canyons	
Condition	Vacant, partially improved land	
Entitlements	33 Estate Lots	
Assessor's Parcel No.	1. 108-480-01-00 3. 108-480-03-00 5. 108-480-05-00 7. 108-480-07-00 9. 108-480-09-00 11. 108-480-11-00 13. 108-481-01-00 15. 108-481-03-00 17. 108-481-05-00 19. 108-481-07-00 21. 108-481-09-00 23. 108-481-11-00 25. 108-481-13-00 26. 108-481-15-00 28. 108-481-17-00 30. 108-481-19-00 32. 108-481-21-00	2. 108-480-02-00 4. 108-480-04-00 6. 108-480-06-00 8. 108-480-08-00 10. 108-480-10-00 12. 108-480-12-00 14. 108-481-02-00 16. 108-481-04-00 18. 108-481-06-00 20. 108-481-08-00 22. 108-481-10-00 24. 108-481-12-00 25. 108-481-14-00 27. 108-481-16-00 29. 108-481-18-00 31. 108-481-20-00 33. 108-481-22-00
Zoning	Residential-Vacant Land	

Investment Highlights

Development Opportunity

The Subject site is entitled as a 33 lot Final Map subdivision endorsed by the County of San Diego (FM #14502 & Tract Map #47501). Final Map parcels range from two to eight acres. Utilities (dry + wet) are proposed and estimations are included within a (CTC) Cost to Complete study drafted by in-house Entitlement Staff.

