

## Rancho Alegre

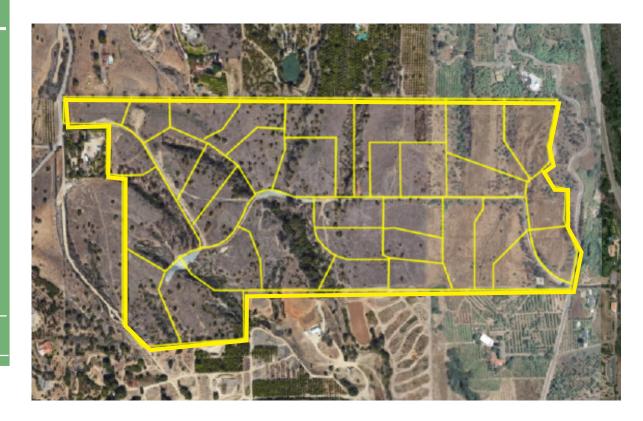
Fallbrook, California

property descr	<b>iption</b>
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 2. 108-480-02-00   3. 108-480-03-00 4. 108-480-04-00   5. 108-480-05-00 6. 108-480-06-00   7. 108-480-07-00 8. 108-480-08-00   9. 108-480-09-00 10. 108-480-10-00   11. 108-480-11-00 12. 108-481-02-00   13. 108-481-01-00 14. 108-481-02-00   15. 108-481-05-00 18. 108-481-06-00   17. 108-481-07-00 20. 108-481-08-00   21. 108-481-09-00 22. 108-481-10-00   23. 108-481-11-00 24. 108-481-12-00   25.108-481-15-00 27. 108-481-16-00   28. 108-481-17-00 29. 108-481-18-00   30. 108-481-19-00 31. 108-481-20-00   32. 108-481-21-00 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.



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