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~1 Acre Opportunity

5488 New Mills Rd
San Diego, CA 92115

Price: \$749,999

College Area
~1 Mile South of SDSU

5488 New Mills Rd
1.02 Acre | Vacant Lot



Property Summary

~1 Acre Opportunity (San Diego California)
5488 New Mills Road | San Diego, CA 92115



5488 New Mills Rd
1.02 Acre | Vacant Lot

Property Summary

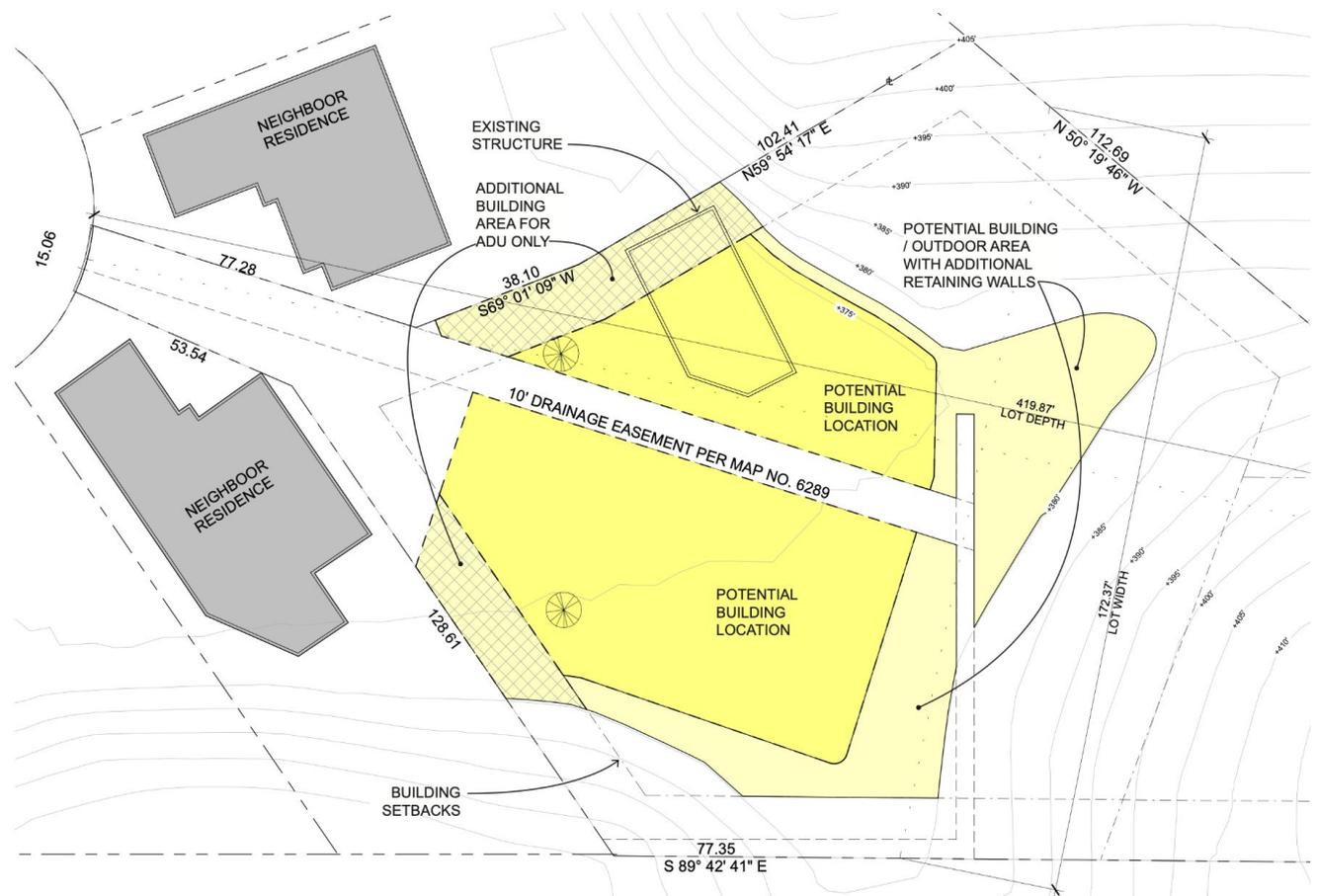
Price:	\$749,999
APN:	466-880-59
Lot Size (Official):	1.02 AC
Zoning:	RS-17

Opportunity

Discover an exceptional investment opportunity in the College Area south of San Diego State! This prime real estate is brimming with **potential for development and subdivision**. The parcel has long been envisioned as a lucrative investment. While the timing wasn't right in the past, now is the perfect moment to seize this rare opportunity and transform this property into a profitable venture.

Note: Structure and design shown above is from previous rendering options - no plans with city

Design Concepts for 5488 New Mills Rd (Vacant Lot)



Property Summary

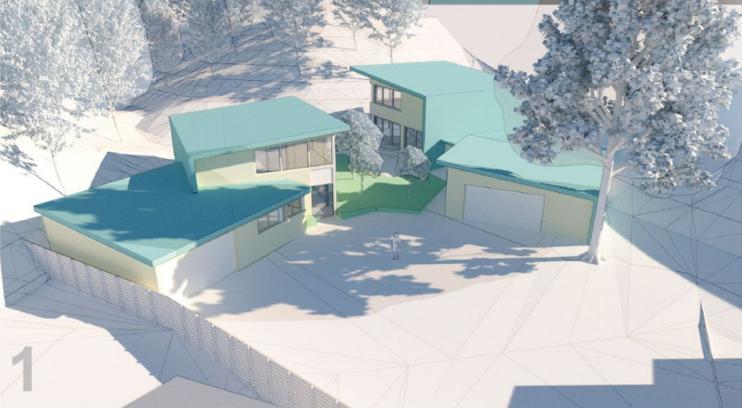
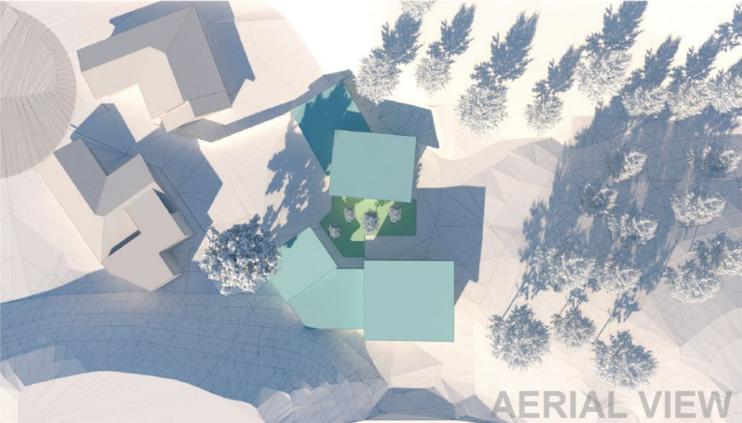
Price:	\$749,999
APN:	466-880-59
Lot Size (Official):	1.02 AC
Zoning:	RS-1-7

Details

- Current owners worked with a construction company with limited scope on building options for SFH and ADU/Junior ADU.
- Topography of ~1 acre parcel includes ~0.3 acres of flat land on the bottom level, 0.3-0.4 acres of slope among the property, and 0.2-0.3 acres of flat land on top level
- A previous workshop can be used for garage or storage space
- There is an open drainage that can be filled
- No utilities are on the property

Design Concepts for 5488 New Mills Rd (Vacant Lot)

Main House with ADU



HAWKINS HOUSE & ADU

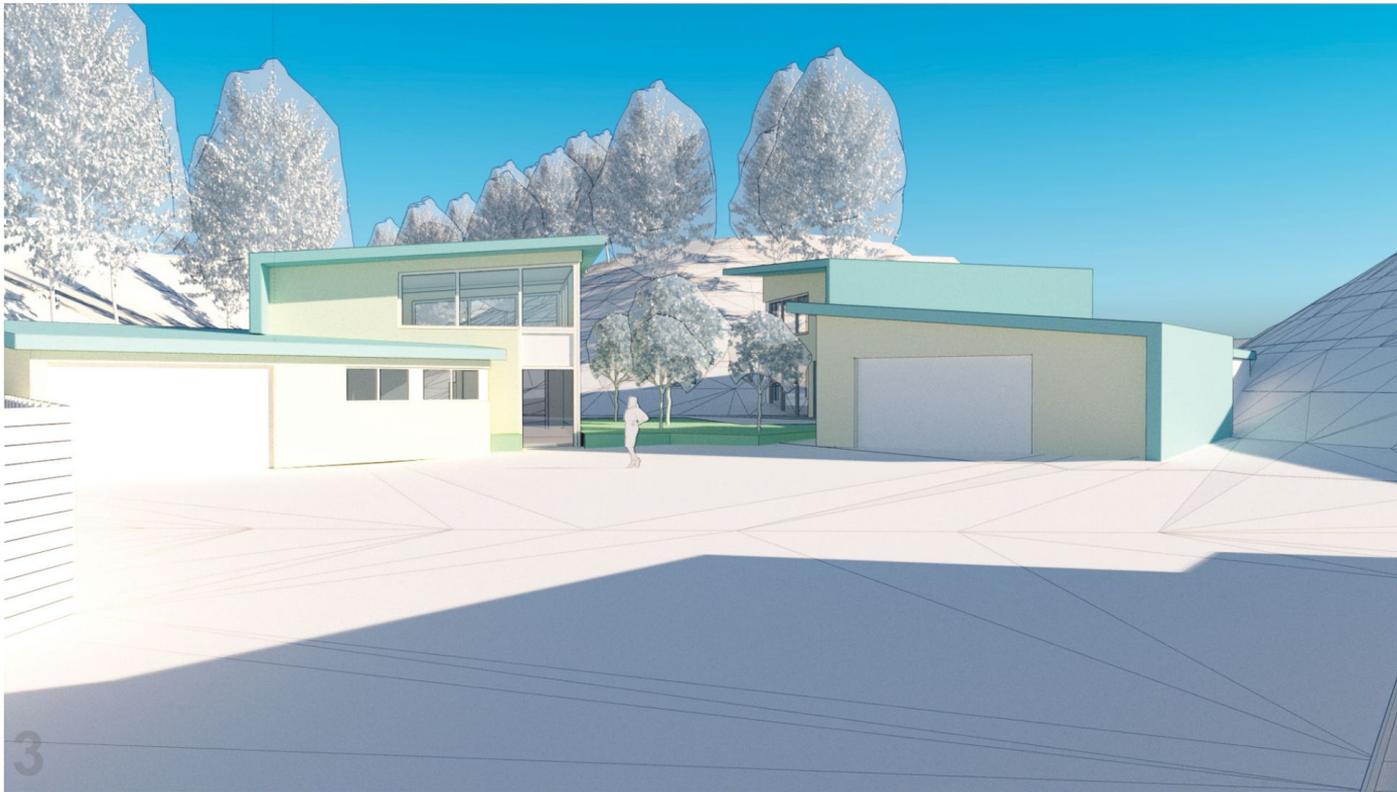
SCHEMATIC DESIGN

Note: Designs specifically for vacant lot with a large SFH + ADU and there are no existing plans with city

Design Concepts for 5488 New Mills Rd (Vacant Lot)

Main House with ADU

CONCEPT A



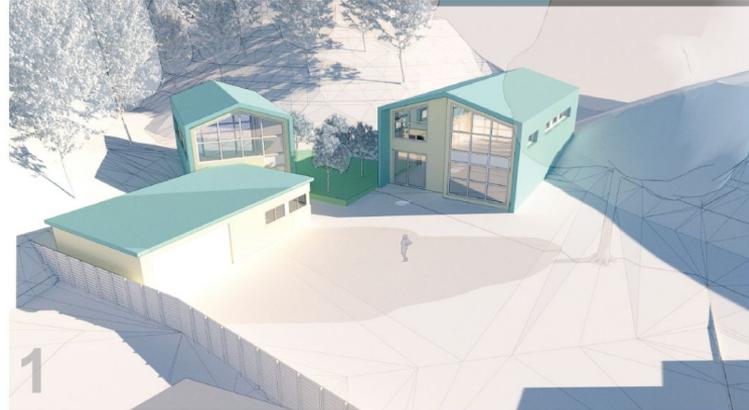
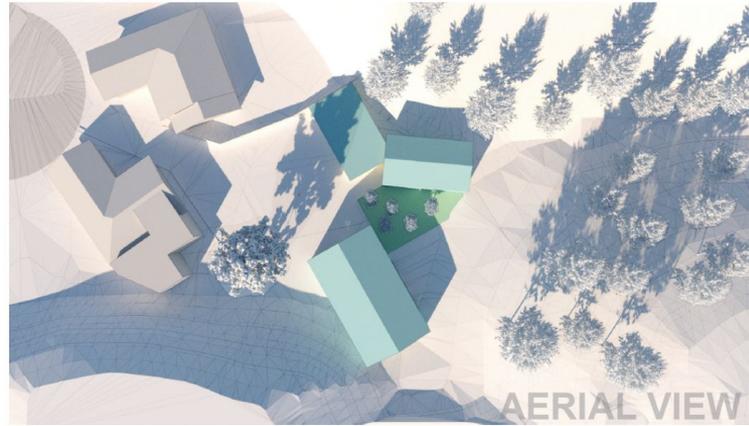
HAWKINS HOUSE & ADU

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Design Concepts for 5488 New Mills Rd (Vacant Lot)

Main House with ADU



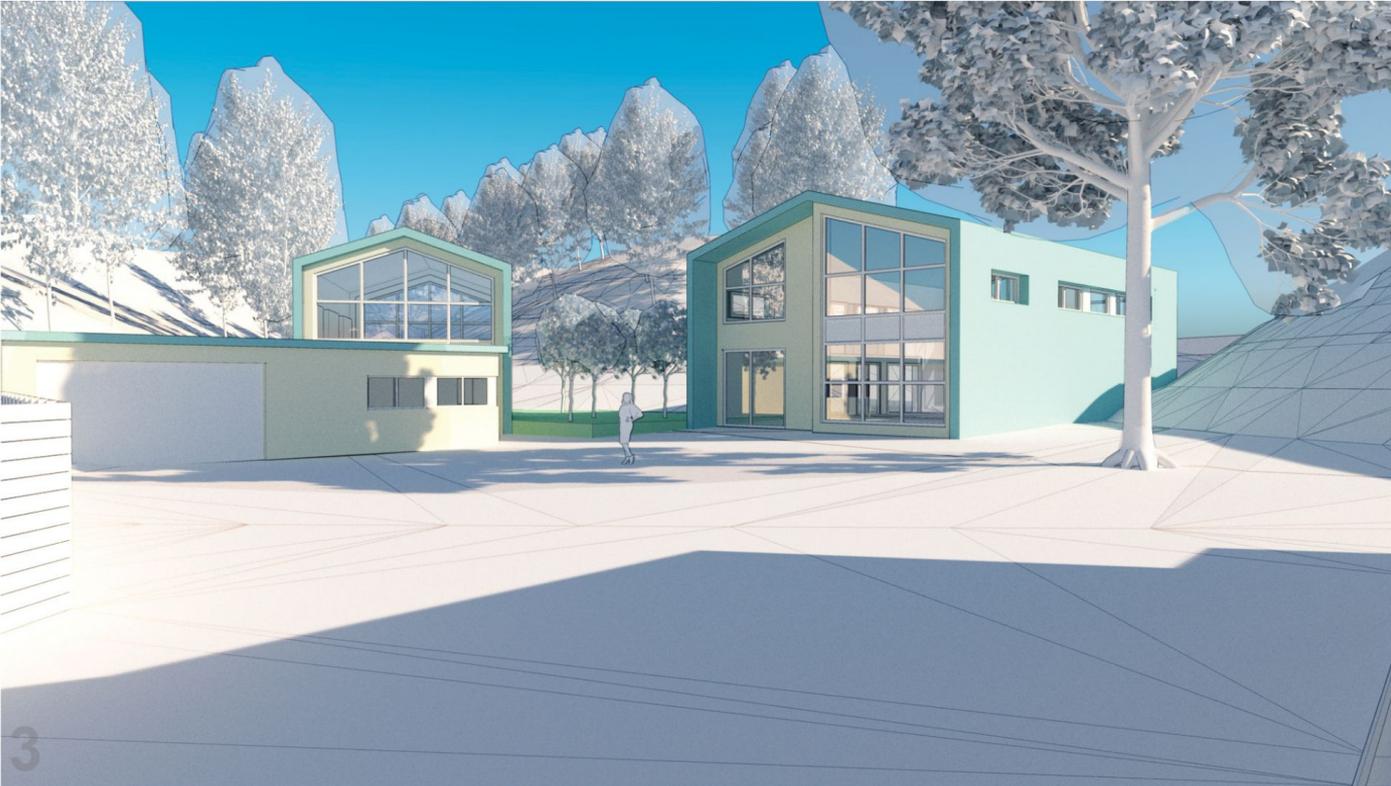
HAWKINS HOUSE & ADU
SCHEMATIC DESIGN

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Design Concepts for 5488 New Mills Rd (Vacant Lot)

Main House with ADU

CONCEPT B



HAWKINS HOUSE & ADU

SCHEMATIC DESIGN

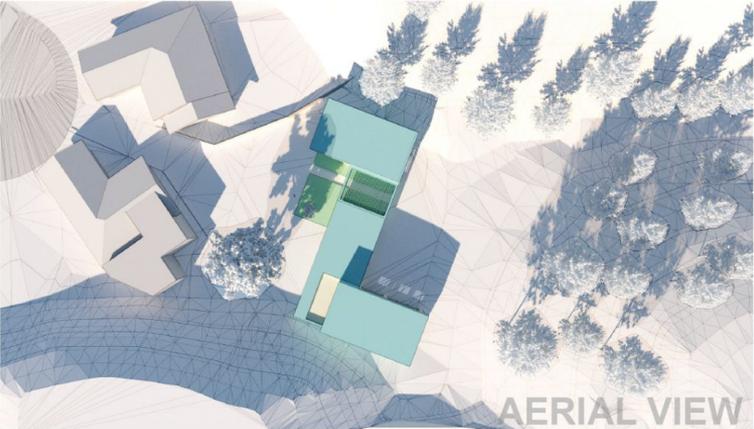
5

Note: Designs specifically for vacant lot with a large SFH + ADU and there are no existing plans with city

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Design Concepts for 5488 New Mills Rd (Vacant Lot)

Main House with ADU



AERIAL VIEW



1



2

HAWKINS HOUSE & ADU
SCHEMATIC DESIGN

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Design Concepts for 5488 New Mills Rd (Vacant Lot)

Main House with ADU

CONCEPT C



HAWKINS HOUSE & ADU
SCHEMATIC DESIGN

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