

ONLINE AUCTION

Allows For Contingencies



±5.04 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

S Mission Road, Fallbrook, California 92028

**STARTING BID:
\$399,000**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

FRE Auctions and Lee & Associates are pleased to present the Online Auction Plus® event (allows for contingencies) for this residential parcel situated in North San Diego County, CA. This property offers a low barrier to entry in a market where area home resales average over \$1,300,000.

PROPERTY HIGHLIGHTS

APN: 104-351-04-00

Location: Less than one mile from Downtown Fallbrook, near top-rated schools, the Grand Tradition Estate & Gardens, and Camp Pendleton.

Zoning: Rural Residential (RR) allows 2 dwelling units per acre.

High Density Potential: Potential for 13 residential lots and 2 affordable units leveraging California's State Density Bonus Law (AB 1287/SB 9)



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