

Colliers

COX
ROAD

SAN MARCOS CA

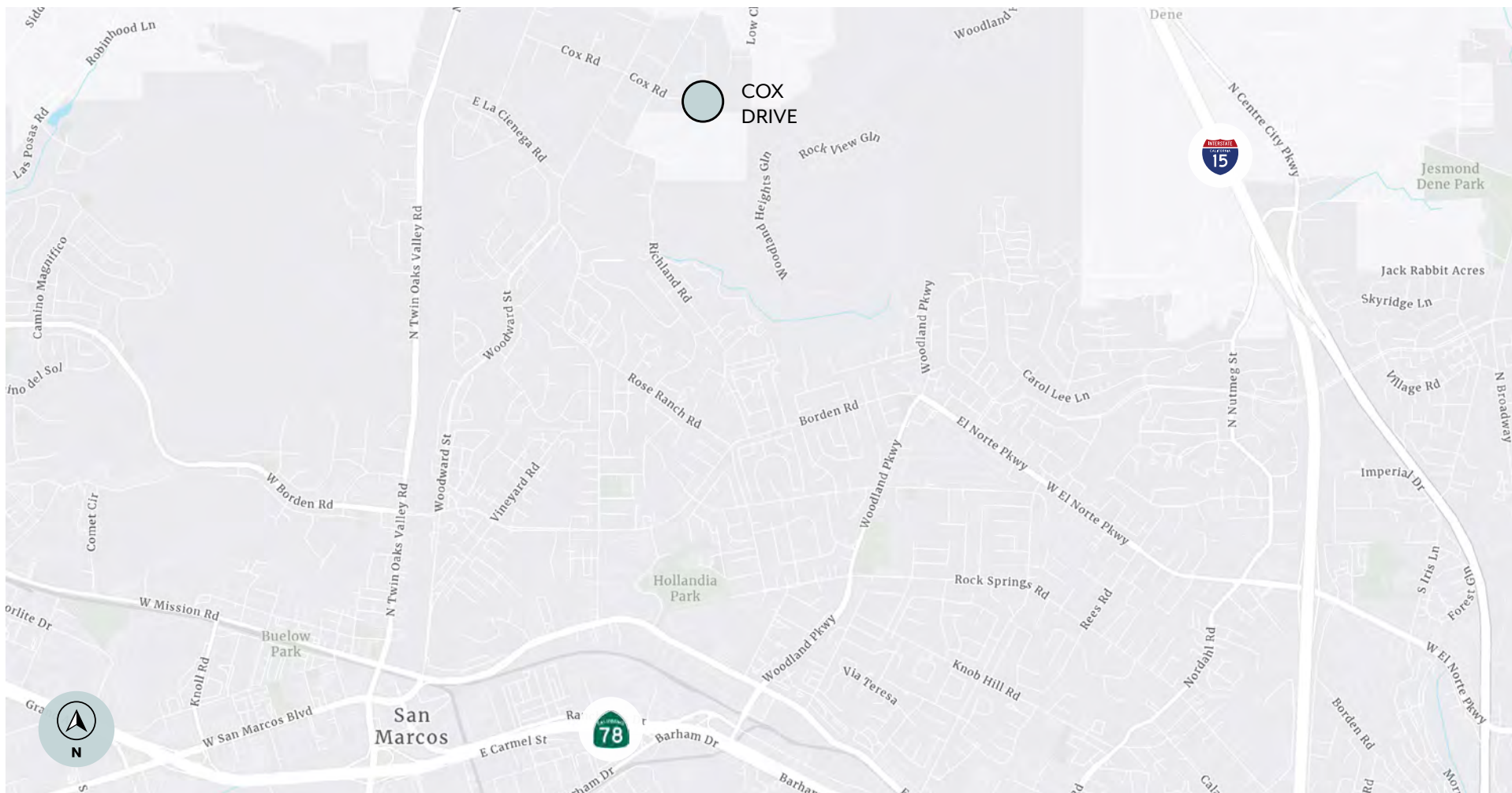
COX RD

BIRCHWOOD DR



FOR SALE

1+ ACRE LOCATED IN THE SAN MARCOS FARMS COMMUNITY



CONTACT US



CIARA TRUJILLO

949 279 0685

Lic. No. 01800279

ciara.trujillo@colliers.com

DAVID SANTISTEVAN

619 994 8896

Lic. No. 00913491

david.santistevan@colliers.com

ERIN MCKINLEY

858 945 8227

Lic. No. 01939372

erin.mckinley@colliers.com

PROPERTY & PROJECT INFORMATION

PROPERTY SUMMARY

Location	Cox Rd., San Marcos, CA 92069
APN	182-300-17-00
Gross Acreage	1.01
Municipality	City of San Marcos
Submarket	Twin Oaks Valley Neighborhood
Property Condition	Unimproved Raw Land
Adjacent Uses	Single-Family Detached
Access	Public Street - Cox Rd.
Zoning View Zoning Code	Agriculture (A-1)
General Plan View General Plan	Agriculture/Residential (AG) 0.125 - 1 du/acre
Fire Zone	Very High Fire Severity Zone
School District	San Marcos Unified
Water District	Vallecitos

PROJECT INFORMATION

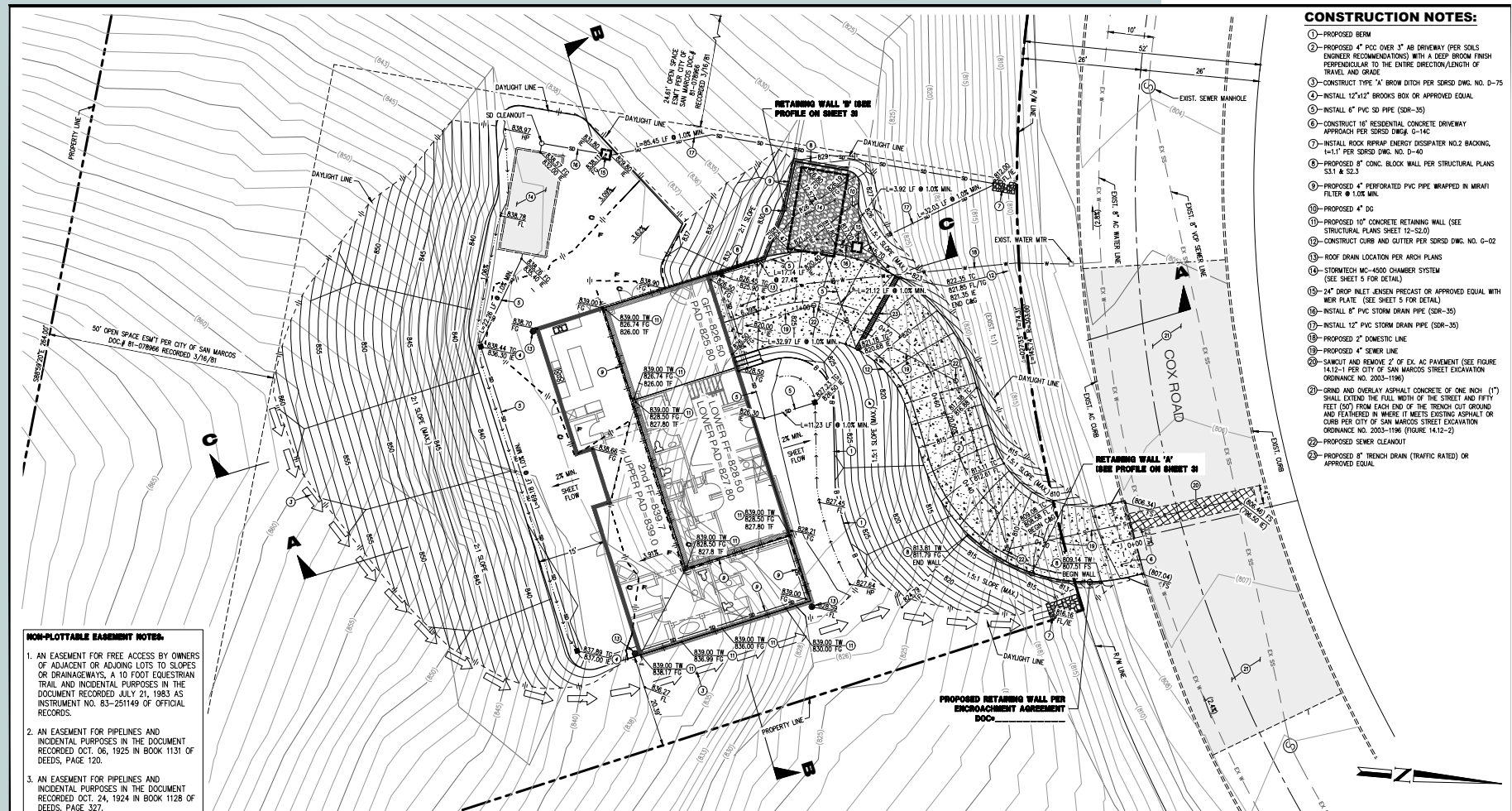
EXECUTIVE SUMMARY

Fee-simple single-family 1-acre residential lot nestled within one of the most desirable locations in all of San Marcos, the coveted San Marcos Farms community.

Grading Plan Status	4th submittal responses received, 5th submittal is being completed
House Plan Status	Preliminary plans are complete.
Retaining Walls	Design complete.
Water District	City has provided partial approval, awaiting fire department approvals. Once received next step is final sign-off from water department. Seller is confirming that meter has been paid for.
Estimated Development Impact Fees	\$100,268
Home Owner Association	No HOA / No HOA fees

PROJECT FILES

COX ROAD - SITE PLAN



CLICK TO VIEW
FULL SITE PLAN

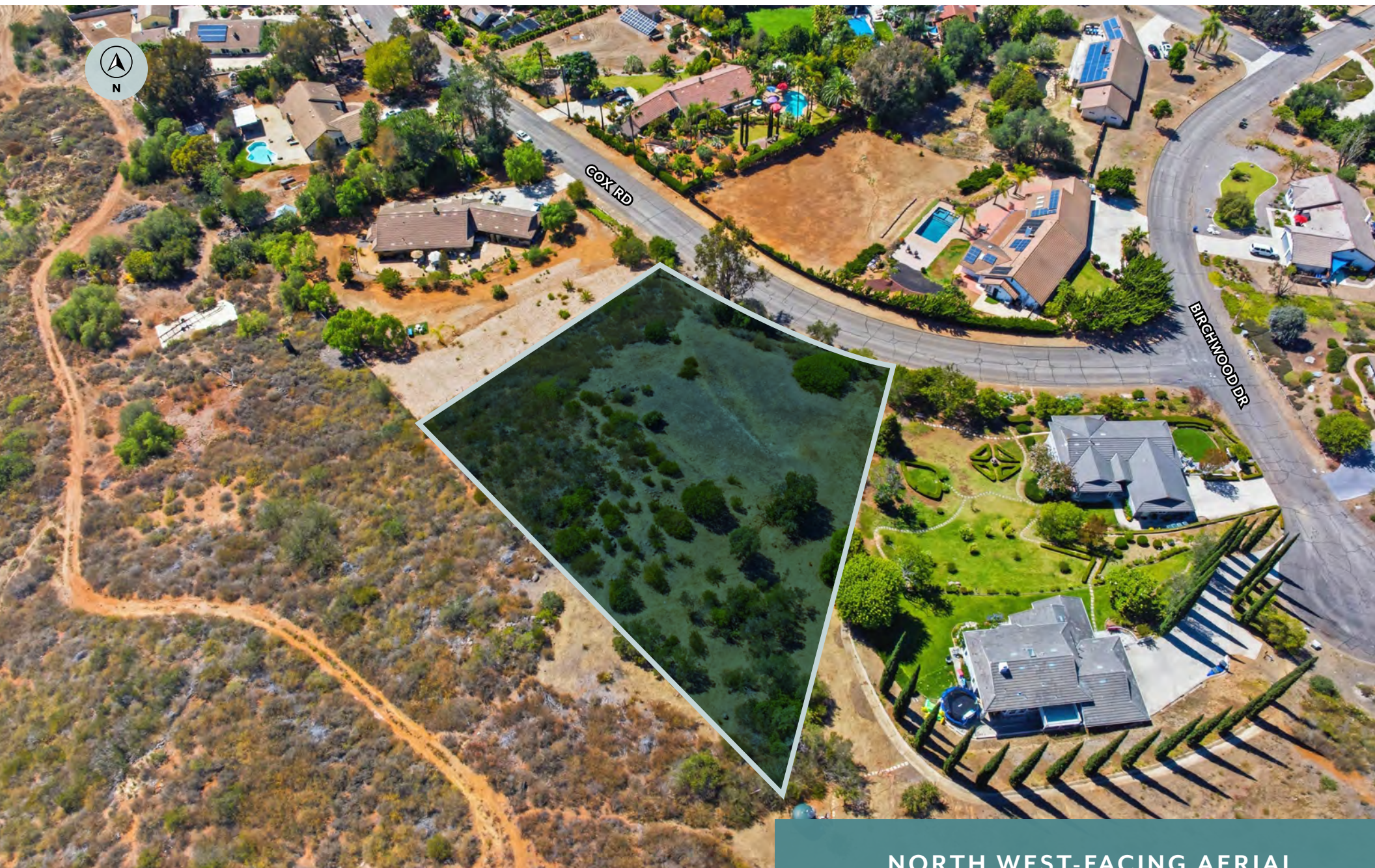
ESTIMATED FEES

LOCATION	City of San Marcos
NUMBER OF UNITS	1
ACRES	1
PRODUCT TYPE	Single-Family
NUMBER OF BLDGS	1
PRODUCT SQ FT	3,500

FEE TYPE	PER UNIT COST
Sewer - Wastewater <i>Vallecitos Water Dist - Single-Family</i>	\$20,675.00
Water <i>Vallecitos Water Dist 1" Meter</i>	\$25,863.00
SDCWA Water <i>1" Meter</i>	\$10,820.00
Transportation <i>Single Family</i>	\$8,050.00
Parks <i>Single Family</i>	\$12,635.00
Fire Protection <i>Single Family</i>	\$1,855.00
Advanced Planning <i>Single Family</i>	\$245.00
Habitat Conservation <i>Single Family</i>	\$595.00
Storm Drain <i>Single Family</i>	\$700.00
School Fee <i>\$5.38 SF / San Marcos Unified</i>	\$18,830.00
PER UNIT TOTAL COST ESTIMATE	\$100,268.00



SOUTH-FACING AERIAL



NORTH WEST-FACING AERIAL

VIEWS FROM SITE



NORTH-FACING VIEWS



EAST-FACING VIEWS



WEST-FACING VIEWS

RESALE COMPARABLES

#	Address	Zip	Bed	Bath	Year Built	Sale Date	Sale Price	SF	Price Per SF	Monthly HOA Fees	Lot / Acres
1	1314 Deerbrook Dr	92069	4	5	2003	3/19/2026	\$1,680,000	3,179	\$528.47	0	0.46
2	3232 N Twin Oaks Valley Rd	92069	7	6	2007	2/13/2026	\$2,915,000	5,425	\$537.33	0	6.26
3	1799 Camden Pl	92069	4	5	2004	12/12/2025	\$1,997,000	3,643	\$548.17	180	1.03
4	1355 Duckwalk Rd	92069	4	4	2002	3/16/2026	\$1,789,000	3,153	\$567.40	0	0.46
5	1250 Topanga Pl	92069	5	4	2024	7/31/2025	\$1,690,000	2,926	\$577.58	250	0.28
6	941 Woodhaven Rd	92069	5	4	2023	3/30/2026	\$1,700,000	2,926	\$581.00	193	0.14
7	1708 Victoria Way	92069	4	3	2000	8/6/2025	\$2,125,000	3,651	\$582.03	200	1.06
8	1751 Victoria Way	92069	4	4	2000	4/23/2026	\$2,110,000	3,577	\$589.88	220	1.00
9	944 Visalia Pl	92069	5	4	2024	8/13/2025	\$1,729,000	2,913	\$593.55	250	0.23
10	710 Buena Creek Rd	92069	3	4	1984	5/28/2026	\$1,855,000	3,116	\$595.31	0	6.95
11	1106 Ariana Rd	92069	4	3	2004	7/2/2025	\$1,650,000	2,715	\$607.73	160	0.46
12	1704 Victoria Way	92069	3	4	2000	6/20/2025	\$2,300,000	3,577	\$643.00	200	1.05
13	605 Cox Rd	92069	3	3	1985	7/31/2025	\$1,650,000	2,550	\$647.06	0	1.00
14	605 Cox Rd	92069	3	3	1985	6/1/2026	\$1,816,000	2,550	\$712.16	0	1.00
15	2443 Tamara Ln	92069	4	3	2000	11/5/2025	\$4,000,000	5,372	\$744.60	0	8.10
Averages							\$2,067,066.70	3,418.2	\$603.68		

COMPARABLE HIGHLIGHTS



3232 N TWIN OAKS VALLEY RD

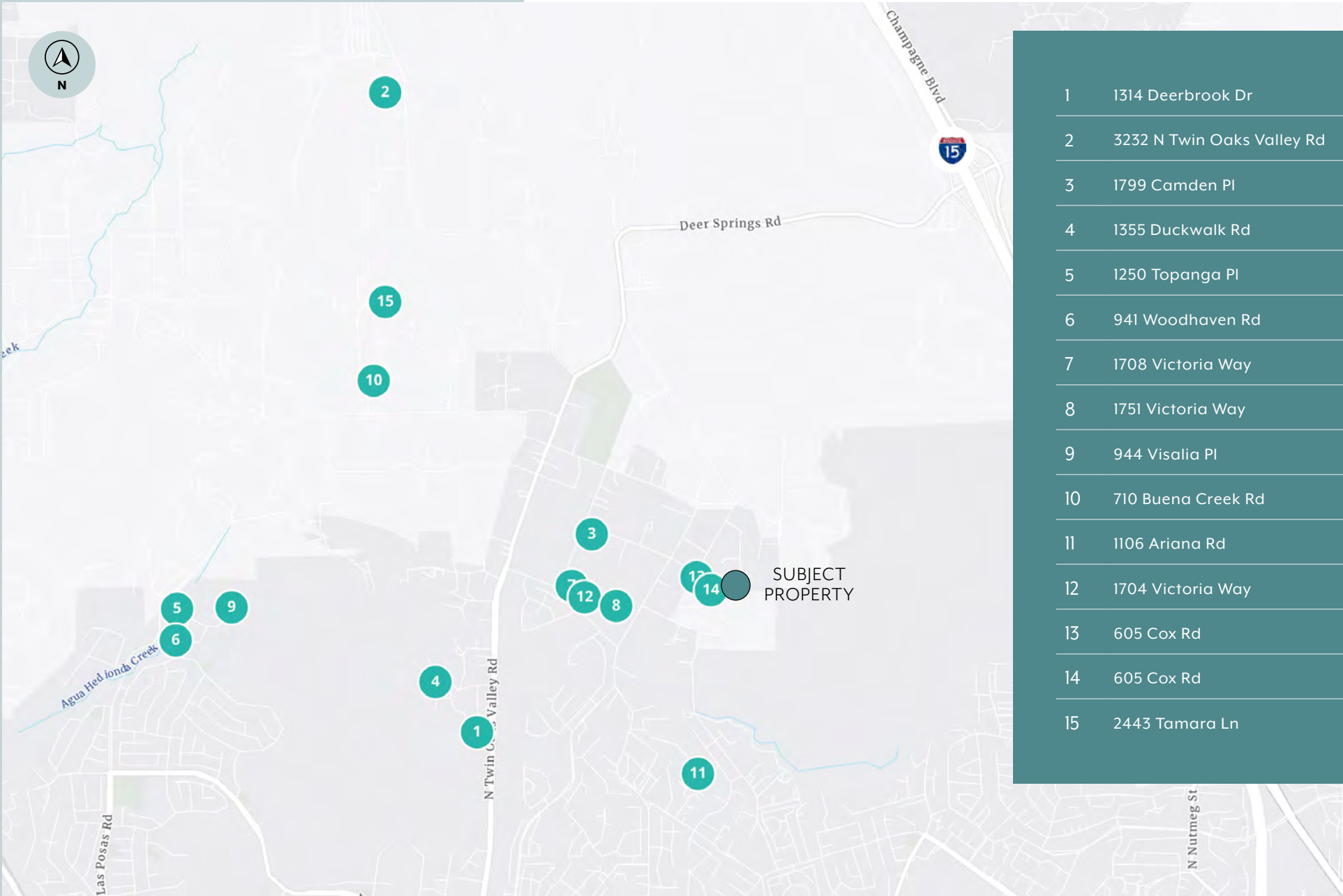


605 COX ROAD



2443 TAMARA LANE

RESALE COMPARABLES MAP



- | | |
|----|----------------------------|
| 1 | 1314 Deerbrook Dr |
| 2 | 3232 N Twin Oaks Valley Rd |
| 3 | 1799 Camden Pl |
| 4 | 1355 Duckwalk Rd |
| 5 | 1250 Topanga Pl |
| 6 | 941 Woodhaven Rd |
| 7 | 1708 Victoria Way |
| 8 | 1751 Victoria Way |
| 9 | 944 Visalia Pl |
| 10 | 710 Buena Creek Rd |
| 11 | 1106 Ariana Rd |
| 12 | 1704 Victoria Way |
| 13 | 605 Cox Rd |
| 14 | 605 Cox Rd |
| 15 | 2443 Tamara Ln |



COX
ROAD

SAN MARCOS CA

CONTACT

CIARA TRUJILLO

Senior Vice President
Lic No: 01800279
949 279 0685
ciara.trujillo@colliers.com

DAVID SANTISTEVAN

Senior Executive Vice President
Lic No: 00913491
619 994 8896
david.santistevan@colliers.com

ERIN MCKINLEY

Vice President
Lic No: 01939372
858 945 8227
erin.mckinley@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.