

# 8.96 ACRE MULTI-FAMILY LAND DEVELOPMENT OPPORTUNITY



**545 W AVIATION ROAD,  
FALLBROOK, CA 92054**

**REMAX UNITED**  
1615 S. MISSION RD.  
SUITE A  
FALLBROOK, CA 92028

**CRAIG GRIMM**  
760 - 822 - 6479



# DESCRIPTION OF PROPERTY

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This large, multi-family land development opportunity has two legal lots and is VR Zoned for 24 units to the acre. The land could be developed in phases, with the potential to accommodate 200 apartments. Fallbrook currently has less than 1% vacancy and this is the largest remaining parcel of any zoned property within the town center.

Adjacent to the property is a public park with a playground. Fallbrook's largest shopping center is a short four-minute walk away. There is convenient access to Riverside County, Camp Pendleton back gate, and the I-15 freeway.

This land could potentially be developed as a condo project, as there are very few condo's in Fallbrook for under \$380,000. All utilities are currently available onsite.



*Information on this flyer is preliminary: all information is deemed reliable but is not guaranteed.*

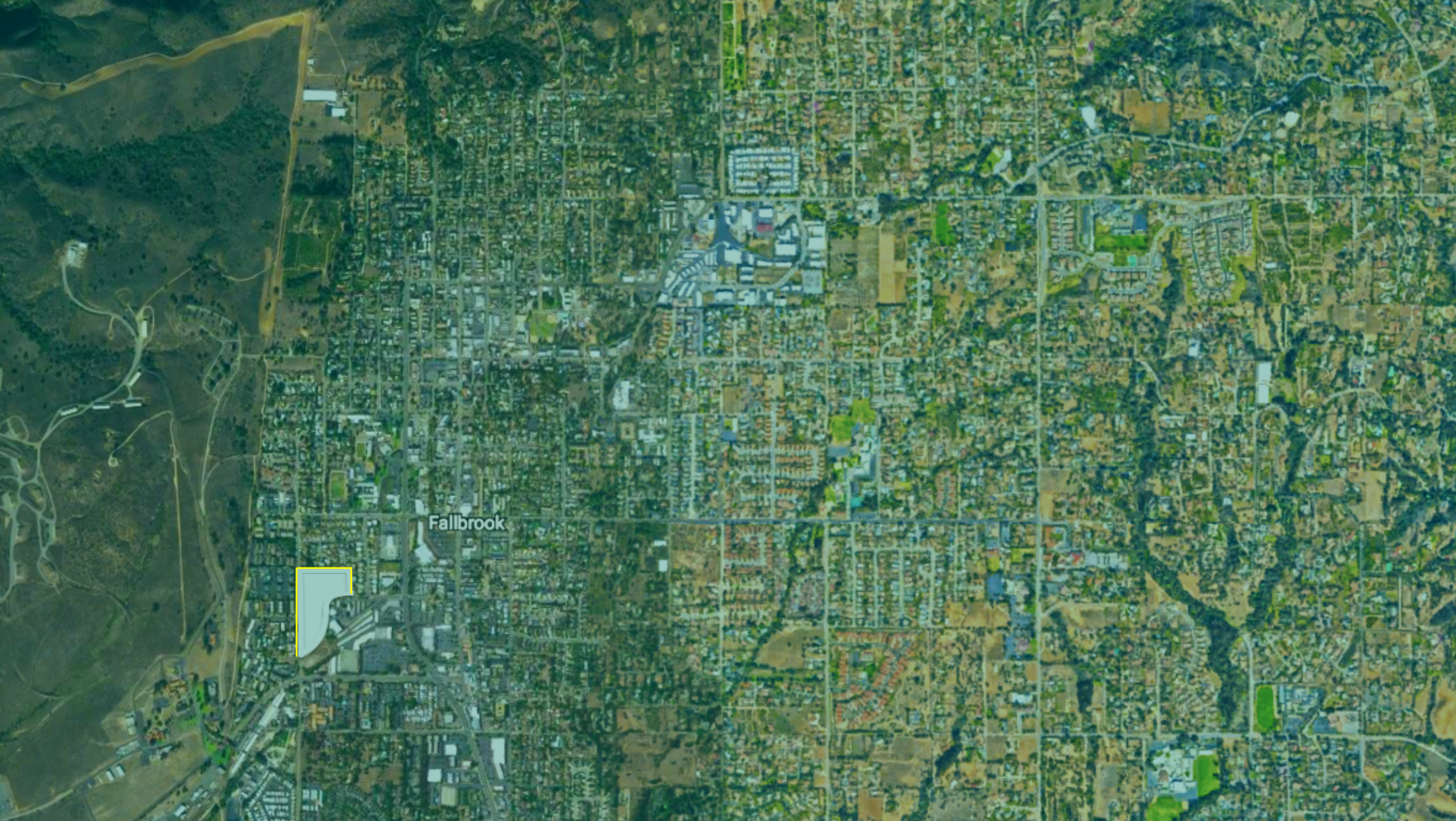


## HIGHLIGHTS

- Zoned for 24 units to the acre
- 2 legal lots
- Potential for 200 apartments
- Gentle property
- Walk to Fallbrook's largest shopping center
- Less than 1/2 mile from Camp Pendleton's back gate

## LISTING DETAILS

PRICE	5,995,000
PROPERTY	Vacant Land, 2 existing buildings
ZONING	VR 24
PARCELS	104-100-08, 09 and 104-161-01
LOTS	2 legal lots



**\$5,995,000**



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