

1358

MONTIEL ROAD
ESCONDIDO, CA 92026

FOR SALE
±1.55 AC OF
DEVELOPABLE LAND

- BUILD **SINGLE FAMILY** OR **MANUFACTURED HOMES**
- SENATE BILL 1123
 - SUBDIVISION UP TO **10 LOTS** PER PARCEL
 - 60 DAY MINISTRIAL APPROVAL
 - MIN **LOT SIZE 1,200 SF**
- FANNIE MAE MH ADVANTAGE

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 **INFINITY**
INVESTMENT PROPERTIES



PROPERTY HIGHLIGHTS

\$1,600,000
Sale Price

± 864 SF
Vacant Building Size

± 1.55 AC
Total Combined Lot Size

RS - 6,000 SF Min Lot Per DU
Current By Right Zoning

Village Residential -7.3
Units Per Gross Acre
General Zoning

228-171-12-00 : 0.98 AC
APN : Individual Lot Size

228-171-13-00 : 0.57 AC
APN : Individual Lot Size

SDG&E Easement
12FT Width Total

THE OPPORTUNITY

Offered at \$1,600,000

1358 Montiel Rd – 1.55 acres of vacant infill land on two combined parcels in Escondido, CA.

Potential eligibility for **SB 1123 ministerial approval** – subdivision of maximum 10 lots per parcel 60-day approval timeline.

Backed by **Fannie Mae's MH Advantage** – qualified buyers secure a 30-year fixed mortgage with as little as 3% down, expanding your buyer pool.

Contact Broker for MH Development Proforma! **(858-997-3958)** - Michael



Lots Per Parcel
Maximum 10



Min Lot Size
Per Subdivision
1,200 SF



Target Sale Price
\$650-725k



Avg. Home Size
1,750 SF

RS ZONING - BY RIGHT

TIMELINE 12-24 MONTHS

UNITS 9* UNITS

MIN LOT SIZE 6,000 SF

PUBLIC HEARING  YES

CAN BE APPEALED  CAN

CEQA REVIEW  YES

SB 1123 - MINISTERIAL

TIMELINE 60 DAYS

UNITS MAX 10 PER LOT

MIN LOT SIZE 1,200 SF

PUBLIC HEARING  NONE

CAN BE APPEALED  CANNOT

CEQA REVIEW  EXEMPT

IF CRITERIA MET  MUST APPROVE

1358 MONTIEL RD SB 1123 CHECKLIST LINK

DEMOGRAPHICS

1 MILE

POPULATION
12,861

AVERAGE HH INCOME
\$140,111

HOUSEHOLDS
6,218

3 MILE

POPULATION
176,491

AVREAGE HH INCOME
\$112,310

HOUSEHOLDS
87,651





PET SMART

TACO BELL

REGAL

Smart&Final

Jack In the box

DUTCH BROS Coffee

McDonald's

Hertz

U-HAUL

UNITED STATES POSTAL SERVICE

CARMAX

LOWE'S

Denny's

1358 Montiel Road

NEARBY AMENITIES





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