



This portion to be dedicated to the Cleveland National Forest



*B*lackwolf II

27 Lots | Recorded Final Map

Alpine, CA

PROPERTY OVERVIEW

DUE DILIGENCE

[CONDITIONS OF APPROVAL](#)

[RECORDED FINAL MAP](#)

[APPROVED GRADING PLANS](#)

[APPROVED IMPROVEMENT PLANS](#)

[COST ESTIMATES - GRADING PLAN](#)

[COST ESTIMATES - IMPROVEMENT PLAN](#)

[PLAT MAP](#)

LOCATION NORTHERN TERMINUS OF BLACKWOLF DRIVE, ALPINE, CA 91901

APN 404-011-08-00

ACREAGE 42.9 GROSS ACRES (NOT INCLUSIVE OF OPEN SPACE DONATION TO CLEVELAND NATIONAL FOREST)

EXISTING PROPERTY DESCRIPTION DELIVERED WITH RECORDED FINAL MAP FOR 27 RESIDENTIAL LOTS AS WELL AS GRADING & IMPROVEMENT PLANS.

MUNICIPALITY COUNTY OF SAN DIEGO / ALPINE

ENTITLEMENTS TM 5245RPL

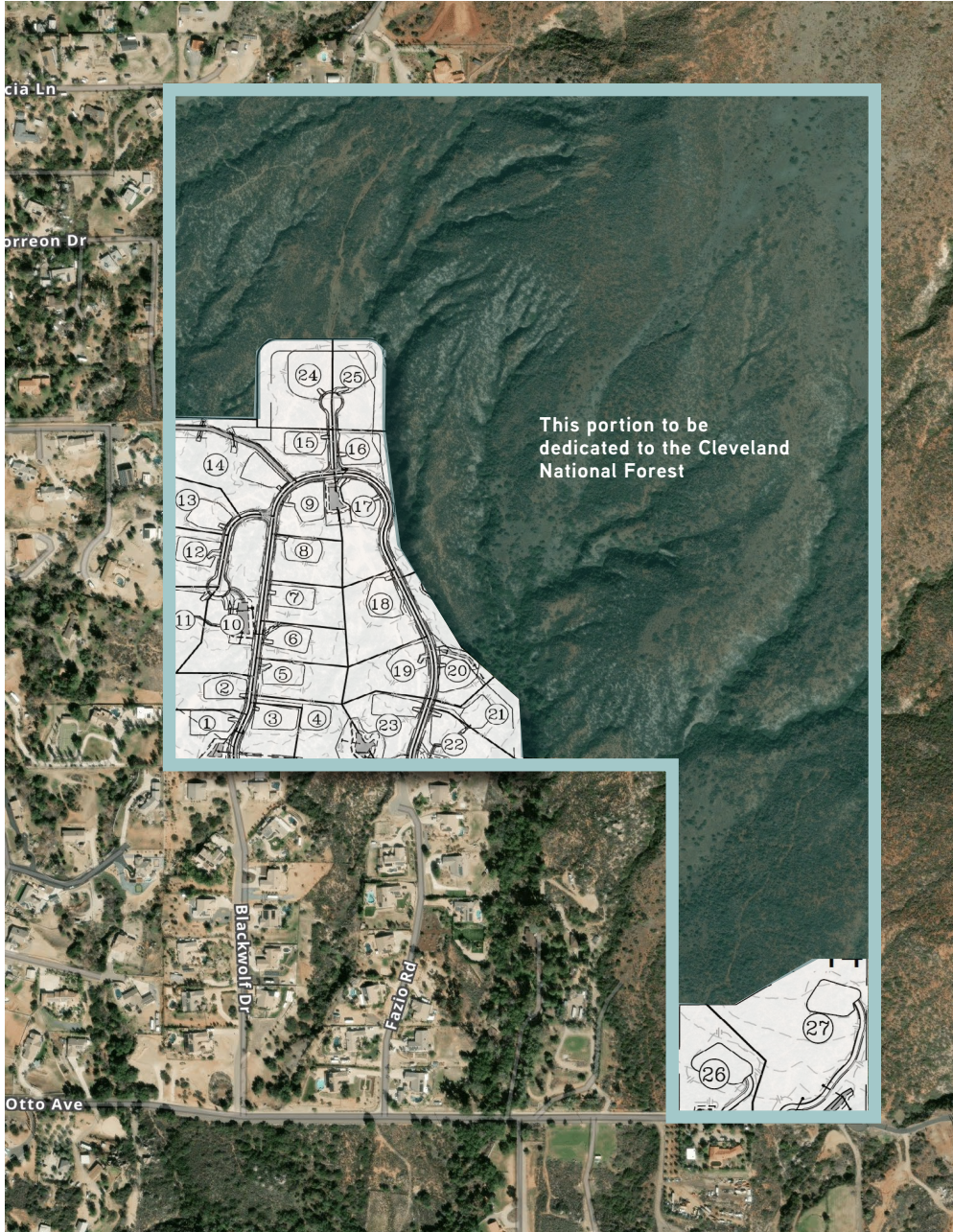
BUYER OPTION MINISTERIAL LOT LINE ADJUSTMENT

THE ORIGINAL APPROVALS SITED LOTS 26 & 27 AT THE FAR EASTERN END OF THE PROPERTY OFF OTTO AVE. UPON RECORDATION OF FINAL MAP BUYER MAY ELECT TO PROCESS A LOT LINE ADJUSTMENT IN ORDER TO REORIENT THOSE TWO LOTS TO SITE THEM CONTIGUOUS TO THE MAIN PROJECT. LOTS 18 AND 14 ARE LARGE ENOUGH TO ABSORB AND CREATE TWO LOTS IN THE PLACE OF EACH ONE. THE CURRENT LOCATION OF LOTS 26 & 27 WILL TRANSITION TO OPEN SPACE AND DONATED TO THE CLEVELAND NTN'L FOREST. THESE LOT LINE ADJUSTMENTS WILL ELIMINATE THE NEED OF APX. 1400 LINEAR FEET OF 8" WATERLINE PREVIOUSLY NEEDED TO SERVE THE SOUTHERN LOCATION.

PROPERTY OVERVIEW

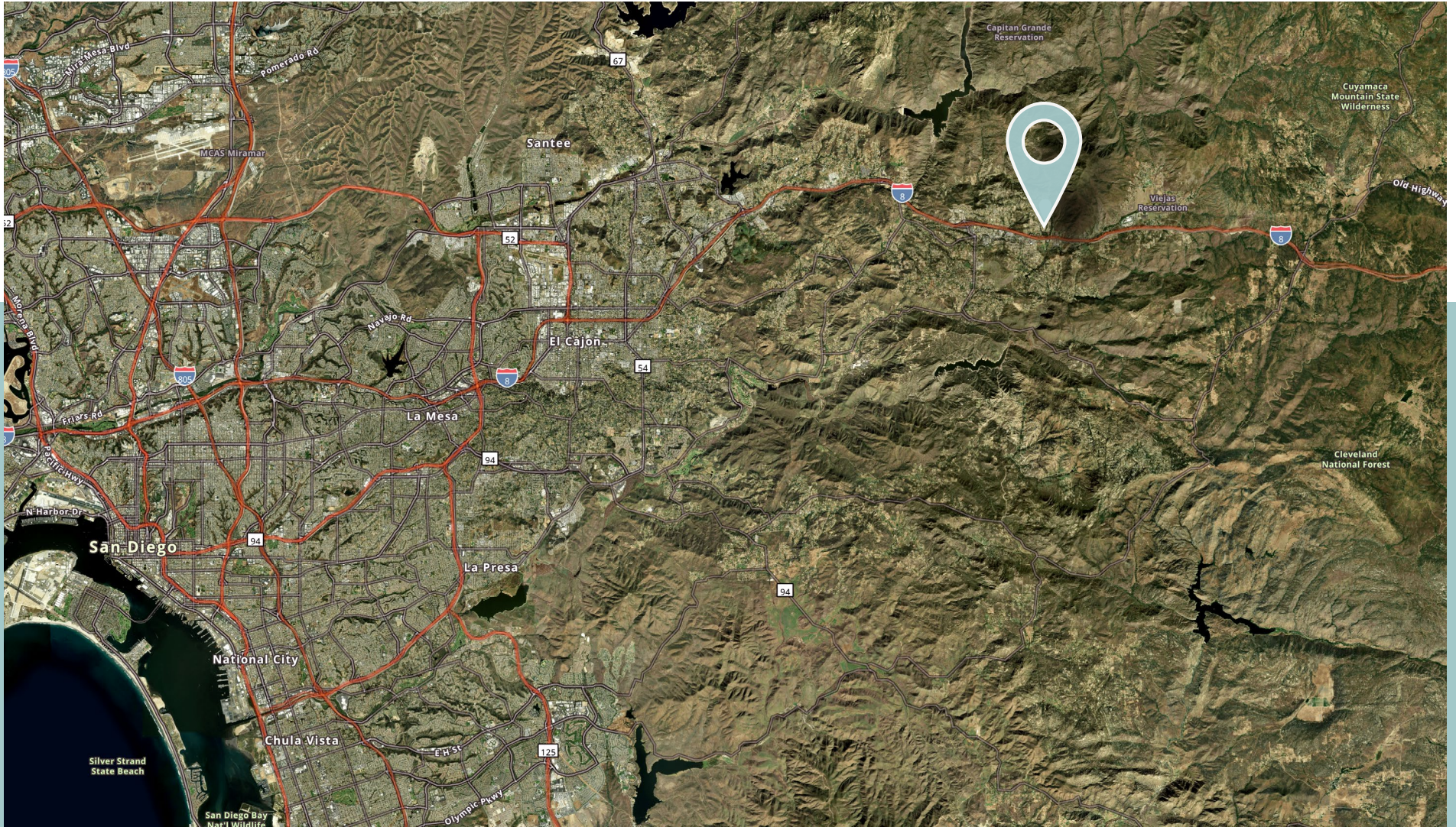
SEWER	PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS (SEEPAGE PITS) PERC INFORMATION AVAILABLE
WATER	PADRE DAM MUNICIPAL WATER
FIRE	ALPINE FIRE PROTECTION DIST.
SCHOOL	ALPINE UNION ELEMENTARY & GROSSMONT UNION HIGH
OFFSITES	OFFSITE FAZIO RD & BLACKWOLF DR. ARE ALREADY IMPROVED TO THE NECESSARY CONDITION. OTTO AVE. SHALL BE IMPROVED TO A WIDTH OF 20' FROM CENTERLINE - THIS REQUIRES AN ADDITIONAL APX. 3' OF WORK. ALONG THE APX. 660' OF FRONTAGE. UTILITY POLE UNDERGROUNDING ALONG OTTO AVE. FRONTAGE.
OPEN SPACE	<p>AGREEMENTS ARE IN PLACE WITH THE CLEVELAND NAT'L FOREST TO ACQUIRE THE OPEN SPACE (WHICH IS CONTIGUOUS) VIA DONATION, WHICH ELIMINATES THE REQUIREMENT FOR AN ENDOWMENT. CLEVELAND NATIONAL FOREST WILL MAINTAIN IN PERPETUITY. THEREFORE THE PROPERTY IS OFFERED WITHOUT THE 138.5 ACRES BEING DEDICATED TO CLEVELAND NAT'L FOREST.</p> <p>SHOULD THE BUYER ELECT TO MOVE FORWARD WITH THE LOT LINEADJUSTMENT & ELIMINATE THE SOUTHERN LOTS 26 & 27, CLEVELAND NAT'L FOREST WILL ACCEPT THE DONATION OF THAT LAND & HAS AGREED TO COOPERATE WITH THE LOT LINE ADJUSTMENT. IN THE EVENT THAT THAT OCCURS IT IS POSSIBLE TO ELIMINATE THE OFFSITE WATER MAIN ON OTTO AVE.</p>

SITE PLAN OVERLAY



LOT #	LOT Size (AC)	Approx. Pad Size (AC)	Approx. Pad Size (SF)
1	1.29	0.34	14,810
2	1.07	0.29	12,632
3	1.12	0.31	13,504
4	1.38	0.29	12,632
5	1.13	0.33	14,375
6	1.08	0.31	13,504
7	1.10	0.31	13,504
8	1.13	0.28	12,197
9	1.17	0.37	16,117
10	2.72	0.24	10,454
11	1.04	0.32	13,939
12	1.12	0.34	14,810
13	1.07	0.32	13,939
14	2.43	0.27	11,761
15	1.39	0.30	13,068
16	1.51	0.41	17,860
17	1.57	0.44	19,166
18	1.73	0.38	16,553
19	1.28	0.31	13,504
20	1.60	0.40	17,424
21	1.28	0.28	12,197
22	1.29	0.30	13,068
23	1.42	0.30	13,068
24	2.19	0.65	28,314
25	1.66	0.63	27,443
26	2.11	0.32	13,939
27	5.02	0.29	12,632

REGIONAL MAP



RESALE COMPS



2855 N. Victoria Dr.

SQ. FT.	1,739
BED/BATH	3/2
YEAR BLT	1974
SOLD PRICE	\$915,000
PP SF	\$526.16
HOA FEE/MO	\$0
SOLD DATE	4/27/2023



2502 Starkey Way

SQ. FT.	2,168
BED/BATH	3/3
YEAR BLT	1985
SOLD PRICE	\$990,000
PP SF	\$456.64
HOA FEE/MO	\$0
SOLD DATE	3/17/2023



717 Homeward Way

SQ. FT.	1,713
BED/BATH	2/3
YEAR BLT	1984
SOLD PRICE	\$1,099,000
PP SF	\$641.56
HOA FEE/MO	\$0
SOLD DATE	1/26/2023



2457 Victoria Circle

SQ. FT.	2,488
BED/BATH	4/3
YEAR BLT	1994
SOLD PRICE	\$1,100,000
PP SF	\$442.12
HOA FEE/MO	\$0
SOLD DATE	1/11/2023



550 Old Stagecoach Run

SQ. FT.	2,480
BED/BATH	3/3
YEAR BLT	2002
SOLD PRICE	\$1,185,000
PP SF	\$477.82
HOA FEE/MO	
SOLD DATE	4/14/2023



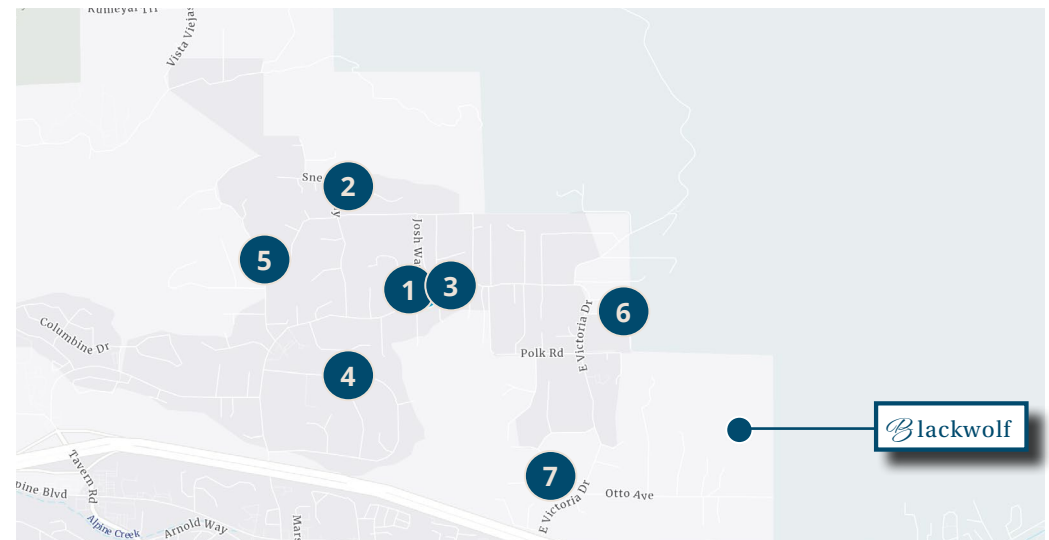
3260 E. Victoria Dr.

SQ. FT.	3,134
BED/BATH	4/3
YEAR BLT	1970
SOLD PRICE	\$1,300,000
PP SF	\$414.81
HOA FEE/MO	\$0
SOLD DATE	2/23/2023



3455 Victoria Heights Pl.

SQ. FT.	3,005
BED/BATH	3/4
YEAR BLT	
SOLD PRICE	\$1,385,500
PP SF	\$461.06
HOA FEE/MO	\$0
SOLD DATE	8/10/2022



ESTIMATED FEES

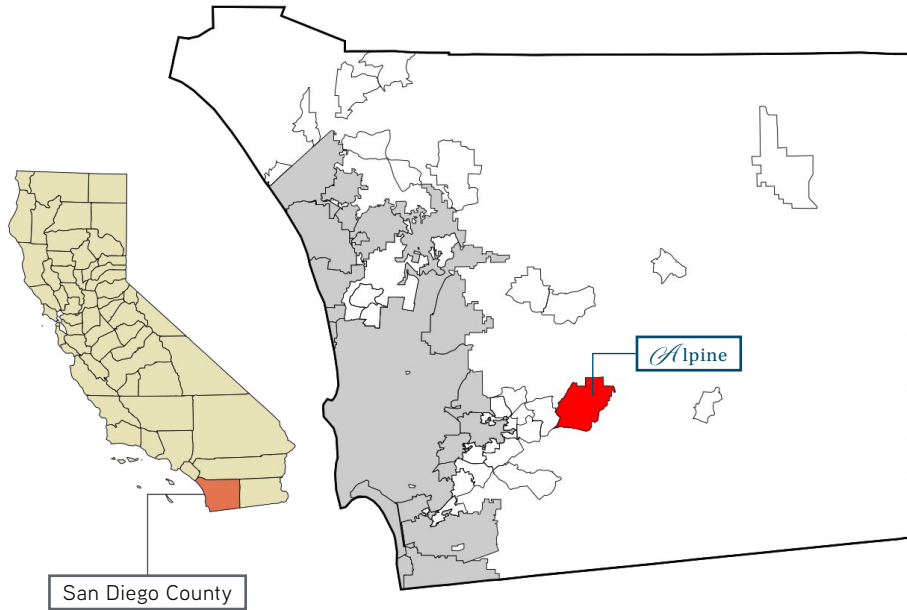
Fee Type	Per Unit Cost
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TIF & RTCIP (Alpine SF non-village) 2023 <i>Single Family village - fee updates in July</i>	\$6,278.06
Drainage Fee <i>\$0.17 SF SDA 7 - Alpine</i>	\$425.00
Park Fee (Alpine) 2024	\$8,920.00
School District Fee <i>Grossmont Union (\$1.20 SF) Cajon Valley Elementary (\$2.97 SF)</i>	\$10,425.00
Fire Mitigation Fee (Alpine FPD) <i>(\$0.91 SF)</i>	\$2,275.00
SDCWA 1" meter 2025	\$10,467.00
Sewer Annual Charge - Single Family <i>San Diego County Sanitation Dist.</i>	\$546.72
Water Capacity Fee 3/4" (meter/capacity/Install fees) <i>Padre Damn - Pumped Zone Fee SF 0.51 to 2.0 acres = 1.5 EDUs</i>	\$15,978.00

Per Unit Total Cost Estimate	\$55,314.78
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LOCATION	County of San Diego (Alpine)
PRODUCT TYPE	Detached
# OF BLDGS	27
27	2,500
Number of Units	Product Square Feet

THE MARKET



POPULATION
14,795



MEDIAN HOME VALUE
\$882,345



MEDIAN HOUSEHOLD INCOME
\$107,176

ALPINE, CA

Alpine is situated approximately 30 miles east of downtown San Diego, making it a popular choice for those seeking a more tranquil living environment while still having access to city amenities. The town is surrounded by stunning natural beauty, with breathtaking views of the mountains and rolling hills. The Cleveland National Forest and Cuyamaca Rancho State Park are nearby, providing ample opportunities for outdoor activities like hiking, camping, and birdwatching. Alpine offers essential amenities such as grocery stores, restaurants, small businesses, and local services. For more extensive shopping and entertainment options, residents can easily access nearby cities like El Cajon and San Diego. The housing options in Alpine vary from spacious single-family homes to ranch-style properties, often offering large lots and scenic views. The real estate market can be competitive due to the area's desirability and limited available land.



*B*lackwolf II

ALPINE, CA

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