

# 9.72 ACRES ZONED RESIDENTIAL – EXCELLENT LOCATION

Hill Valley Drive | Escondido, CA 92029

- Potential for more lots if Buyer utilizes SB9 or AB1287
- Zoned 40,000 SF min lot size
- Newly built home resales in the immediate vicinity average over \$1,200,000
- Near Future Residential Masterplan
- Excellent location to the I-15
- Current zoning is Estate I Residential (E1)

ASKING PRICE: \$1,795,000



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**SUBJECT  
PROPERTY**

**FUTURE  
243 LOT  
RESIDENTIAL  
SUBDIVISION**

Rancheros Dr

La Moree Rd



Montiel Rd

W Mission Rd

Auto Park Way

HIDDEN HILLS

VINEYARD

Auto Park Way N

Country Club Dr

Kauana Loa Dr

Citracado Parkway

W 9th Ave



SAN MARCOS



Jacks  
Lake



HILL VALLEY DR

HILL VALLEY DR





**STATER BROS.**



**COSTCO WHOLESALE**

crumbl  
**KOHL'S**  
Walmart\*



**HOOTERS**  
Guitar Center



**COUNTRY CLUB DR**

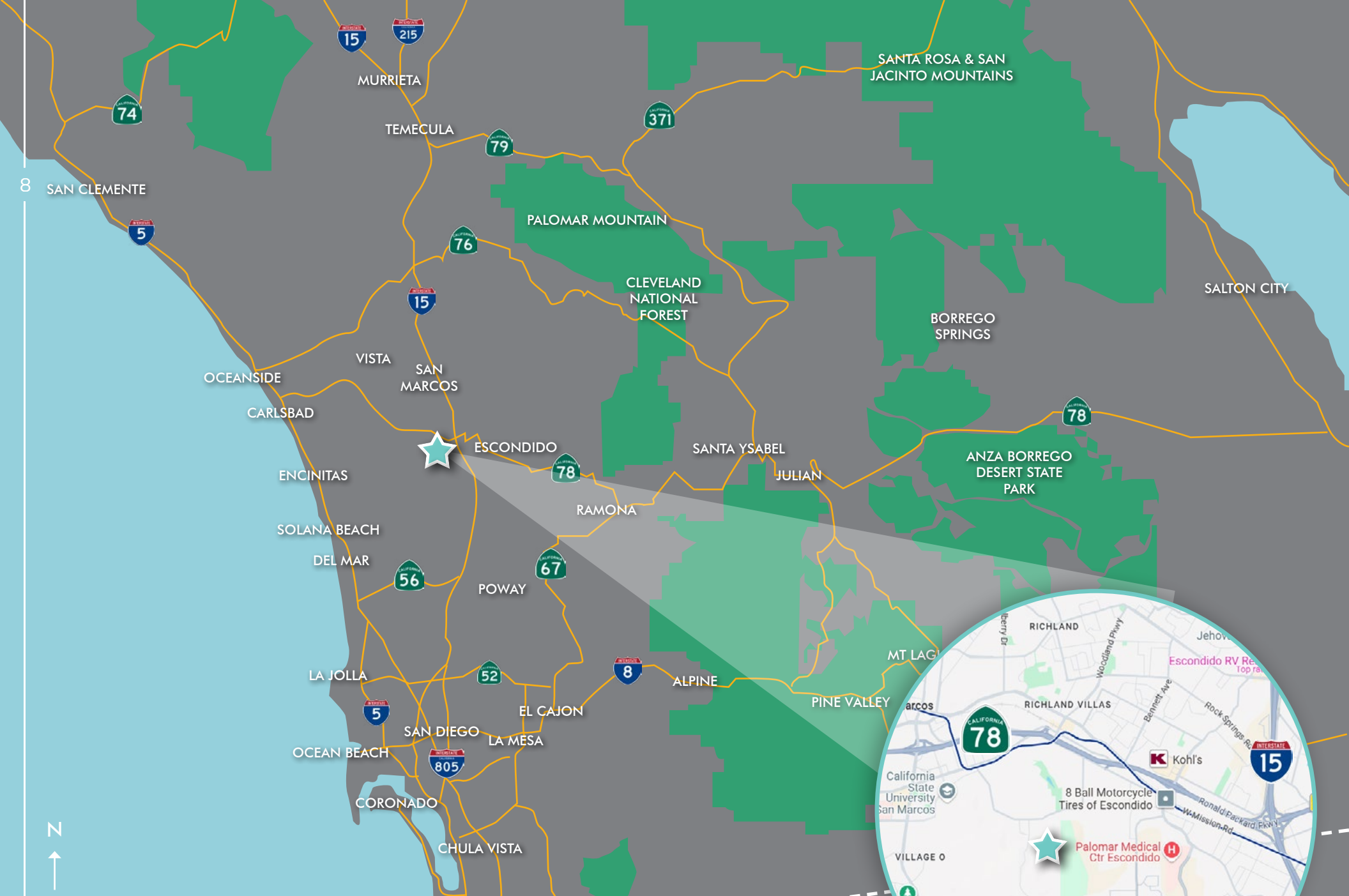
**HILL VALLEY DR**

**HILL VALLEY DR**









location map



# property information

## location:

The subject property is located at Hill Valley Drive in Escondido, California. This property is in close proximity to Interstate 15 and Highway 78, less than 1 mile to Palomar Medical Center, and approximately 3 miles to California State University San Marcos.

## property profile:

The subject property totals approximately 9.72 acres. Zoning allows for potentially 9 lots to be built on site. Buyer may utilize AB1287 or SB9 for additional units.

## jurisdiction:

City of Escondido

## apn:

228-311-28-00

## acreage:

9.72

## zoning:

Residential Estates (RE-40)

[\(Link to Permitted Uses\)](#)

## general plan:

Estate I (E1)

[\(Link to General Plan\)](#)

## density:

1 du per acre depending on slope

[\(Link to Density\)](#)

## minimum lot size:

40,000 SF

## density bonus:

**Potential for more lots if Buyer utilizes SB9 or AB1287. Buyer to confirm.**

[\(Link to SB9\)](#) [\(Link to AB1287\)](#)

## school district:

Escondido Union School District

## services:

**Water/Sewer:** Los Vallecitos Water District

**Gas/Electric:** SDG&E

**Fire:** Escondido Fire Department

**Police:** City of Escondido Police Department



# new home summary



*Mountain House*



*Sonora Hills*



*Wohlford Estates*

|                     |                             |               |              |
|---------------------|-----------------------------|---------------|--------------|
| Project Name        | California West Communities | Trumark Homes | Beazer Homes |
| Builder Name        | Escondido                   | Escondido     | Escondido    |
| City                | Detached                    | Detached      | Detached     |
| Product Type        | 215,000                     | 10,000        | 15,000       |
| Typical Lot Size    | 2,726                       | 3,100         | 2,766        |
| Min Unit Size       | 3,860                       | 4,043         | 4,074        |
| Max Unit Size       | \$1,387,900                 | \$1,285,000   | \$1,199,990  |
| Min Price           | \$1,899,900                 | \$1,395,000   | \$1,319,990  |
| Max Price           | 36                          | 55            | 34           |
| Total Units Planned | 92025                       | 92025         | 92026        |
| Zip Code            |                             |               |              |

# cma summary

## RESIDENTIAL Summary Statistics

|                |            |                |               |
|----------------|------------|----------------|---------------|
| <b>High</b>    | <b>Low</b> | <b>Average</b> | <b>Median</b> |
| LP:\$1,899,990 | \$929,000  | \$1,322,362    | \$1,280,000   |
| SP:\$1,875,000 | \$750,000  | \$1,306,192    | \$1,280,000   |

## RESIDENTIAL - Sold

Number of Properties: 19

| Num        | MLS #        | Stat | PropS<br>us | PropS<br>ubT | Address                 | MLSAreaMjr        | TotalBdr<br>ms | TotalBat<br>hs | CloseDa<br>te | LotSz             | Sqft        | LivingArea | DOM                | LP              | LP/LivingArea      | SP              | SP/LivingArea |
|------------|--------------|------|-------------|--------------|-------------------------|-------------------|----------------|----------------|---------------|-------------------|-------------|------------|--------------------|-----------------|--------------------|-----------------|---------------|
| 1          | NDP24069S34  | SFR  |             |              | 663 S Tulip Street      | ESCONDIDO (92025) | 4              | 3              | 11/25/2024    | 5,576.00          | 2033        | 84         | \$965,000          | \$474.67        | \$940,000          | \$462.37        |               |
| 2          | OC241113S07  | SFR  |             |              | 2011 Saguaro Glen       | ESCONDIDO (92025) | 4              | 4              | 10/25/2024    | 10,596.00         | 3100        | 12         | \$1,282,441        | \$413.69        | \$1,282,441        | \$413.69        |               |
| 3          | OC241623S26  | SFR  |             |              | 2017 Senita Glen        | ESCONDIDO (92025) | 4              | 4              | 11/28/2024    | 10,501.00         | 3100        | 89         | \$1,446,851        | \$466.73        | \$1,424,641        | \$459.56        |               |
| 4          | 22001408S5SD | SFR  |             |              | 1545 Mount Glen         | ESCONDIDO (92025) | 4              | 4              | 11/15/2024    | 14,680.00         | 3197        | 551        | \$1,535,000        | \$480.14        | \$1,545,000        | \$483.27        |               |
| 5          | OC241166S29  | SFR  |             |              | 2013 Senita Glen        | ESCONDIDO (92025) | 5              | 5              | 10/25/2024    | 11,085.00         | 4043        | 71         | \$1,525,799        | \$377.39        | \$1,632,570        | \$403.80        |               |
| 6          | 24000690S7SD | SFR  |             |              | 782 Bennett Ave         | ESCONDIDO (92026) | 3              | 2              | 7/19/2024     |                   | 1771        | 5          | \$929,000          | \$524.56        | \$951,000          | \$536.98        |               |
| 7          | 24002429S7SD | SFR  |             |              | 25565 Rua Michelle      | ESCONDIDO (92026) | 4              | 3              | 11/6/2024     | 54,885.60         | 2578        | 11         | \$989,000          | \$383.63        | \$975,000          | \$378.20        |               |
| 8          | 24000690S8SD | SFR  |             |              | 788 Bennett Ave         | ESCONDIDO (92026) | 4              | 3              | 7/23/2024     | 9,430.00          | 2568        | 5          | \$999,000          | \$389.02        | \$979,000          | \$381.23        |               |
| 9          | NDP24066S80  | SFR  |             |              | 1990 Galileo Court      | ESCONDIDO (92026) | 3              | 2              | 9/13/2024     | 4,791.60          | 1525        | 19         | \$985,000          | \$645.90        | \$985,000          | \$645.90        |               |
| 10         | 24000885S8SD | SFR  |             |              | 1194 Barry Pl.          | ESCONDIDO (92026) | 4              | 3              | 6/28/2024     |                   | 2264        | 42         | \$1,130,000        | \$499.12        | \$1,100,000        | \$485.87        |               |
| 11         | NDP24066S34  | SFR  |             |              | 1923 Bruno Place        | ESCONDIDO (92026) | 5              | 4              | 8/26/2024     | 4,427.00          | 2996        | 10         | \$1,199,000        | \$400.20        | \$1,199,000        | \$400.20        |               |
| 12         | NDP24088S82  | SFR  |             |              | 28615 Rolling Rock Road | ESCONDIDO (92026) | 4              | 4              | 11/7/2024     | 43,560.00         | 2449        | 4          | \$1,274,000        | \$520.21        | \$1,274,000        | \$520.21        |               |
| 13         | 24002617S8SD | SFR  |             |              | 2042 Bruno Pl           | ESCONDIDO (92026) | 5              | 4              | 11/22/2024    |                   | 3209        | 4          | \$1,280,000        | \$398.88        | \$1,280,000        | \$398.88        |               |
| 14         | NDP24092S44  | SFR  |             |              | 16698 New Moon Ln       | ESCONDIDO (92027) | 1              | 2              | 11/22/2024    | 2,613,600.00      | 1689        | 0          | \$929,900          | \$550.56        | \$750,000          | \$444.05        |               |
| 15         | PTP24021S57  | SFR  |             |              | 22005 Long Trot Drive   | ESCONDIDO (92029) | 3              | 4              | 11/22/2024    | 13,721.00         | 3183        | 181        | \$1,499,000        | \$470.94        | \$1,410,000        | \$442.98        |               |
| 16         | NDP24049S55  | SFR  |             |              | 2972 Gait Way           | ESCONDIDO (92029) | 5              | 5              | 7/16/2024     | 6,482.00          | 3465        | 6          | \$1,555,000        | \$448.77        | \$1,565,000        | \$451.66        |               |
| 17         | 24000671S7SD | SFR  |             |              | 2922 Side Saddle Lane   | ESCONDIDO (92029) | 4              | 5              | 7/12/2024     | 10,692.00         | 3829        | 77         | \$1,825,000        | \$476.63        | \$1,800,000        | \$470.10        |               |
| 18         | 24002177S2SD | SFR  |             |              | 663 Hamilton Ln         | ESCONDIDO (92029) | 4              | 4              | 10/10/2024    |                   | 3100        | 10         | \$1,875,900        | \$605.13        | \$1,850,000        | \$596.77        |               |
| 19         | 24001890S2SD | SFR  |             |              | 659 Hamilton Ln         | ESCONDIDO (92029) | 4              | 4              | 10/30/2024    |                   | 3100        | 60         | \$1,899,990        | \$612.90        | \$1,875,000        | \$604.84        |               |
| <b>Avg</b> |              |      |             |              |                         |                   | <b>3</b>       | <b>3</b>       |               | <b>201001.94</b>  | <b>2799</b> | <b>65</b>  | <b>\$1,322,362</b> | <b>\$481.00</b> | <b>\$1,306,192</b> | <b>\$472.66</b> |               |
| <b>Min</b> |              |      |             |              |                         |                   | <b>1</b>       | <b>2</b>       |               | <b>4427.00</b>    | <b>1525</b> | <b>0</b>   | <b>\$929,000</b>   | <b>\$377.39</b> | <b>\$750,000</b>   | <b>\$378.20</b> |               |
| <b>Max</b> |              |      |             |              |                         |                   | <b>5</b>       | <b>5</b>       |               | <b>2613600.00</b> | <b>4043</b> | <b>551</b> | <b>\$1,899,990</b> | <b>\$645.90</b> | <b>\$1,875,000</b> | <b>\$645.90</b> |               |
| <b>Med</b> |              |      |             |              |                         |                   | <b>4</b>       | <b>4</b>       |               | <b>10644.00</b>   | <b>3100</b> | <b>12</b>  | <b>\$1,280,000</b> | <b>\$474.67</b> | <b>\$1,280,000</b> | <b>\$459.56</b> |               |

# tax map

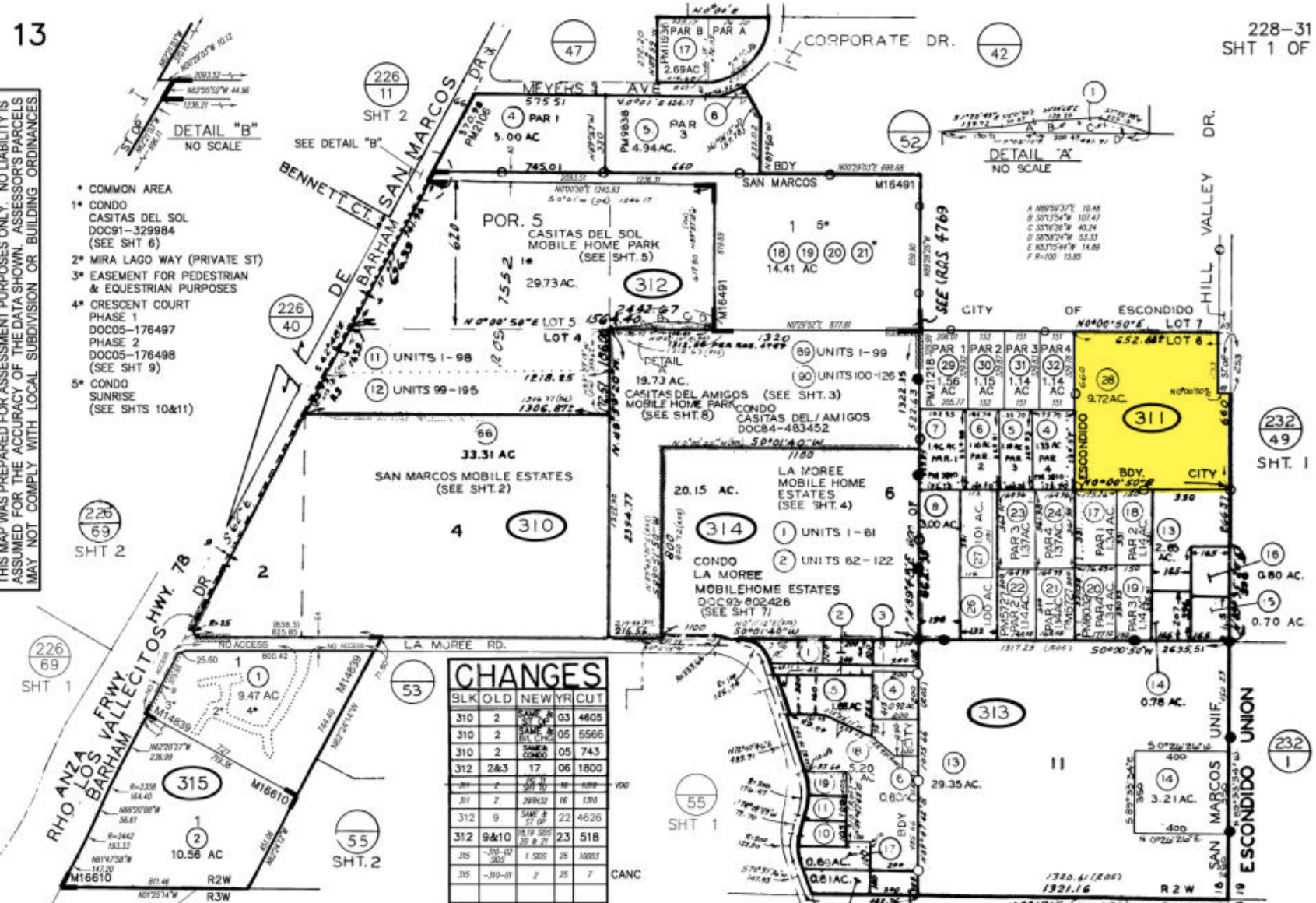
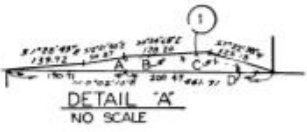
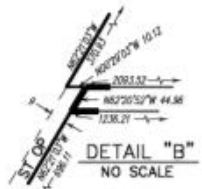
13

228-31  
SHT 1 OF 11

8/22/2024 SAF  
1"=400'

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES

- \* COMMON AREA
- 1\* CONDO CASITAS DEL SOL DOC91-329984 (SEE SHT 6)
- 2\* MIRA LAGO WAY (PRIVATE ST)
- 3\* EASEMENT FOR PEDESTRIAN & EQUESTRIAN PURPOSES
- 4\* CRESCENT COURT PHASE 1 DOC05-176497 PHASE 2 DOC05-176498 (SEE SHT 9)
- 5\* CONDO SUNRISE (SEE SHTS 10&11)



| BLK | OLD     | NEW | YR | CUT      |
|-----|---------|-----|----|----------|
| 310 | 2       | 03  | 03 | 4605     |
| 310 | 2       | 05  | 05 | 5566     |
| 310 | 2       | 05  | 05 | 743      |
| 312 | 2&3     | 17  | 06 | 1800     |
| 311 | 2       | 16  | 06 | 1500     |
| 312 | 9       | 17  | 06 | 22 4626  |
| 312 | 9&10    | 18  | 06 | 23 518   |
| 315 | -310-00 | 1   | 05 | 25 10081 |
| 315 | -310-01 | 2   | 25 | 7 CANG   |

## CHANGES

| BLK | OLD     | NEW   | YR | CUT   |
|-----|---------|-------|----|-------|
| 311 | 1       | 08    | 02 | 3158  |
| 310 | 11      | 08-02 | 01 | 973   |
| 310 | 80      | 08    | 01 | 5727  |
| 310 | Pick-Up | 08    | 01 | 3347  |
| 310 | Pick-Up | 08    | 01 | 3348  |
| 310 | Pick-Up | 08    | 01 | 3349  |
| 310 | Pick-Up | 08    | 01 | 3350  |
| 310 | 772-28  | 08    | 02 | 4002  |
| 311 | 25      | 02    | 02 | 1946  |
| 310 | Pick-Up | 08    | 02 | 1089  |
| 310 | Pick-Up | 08    | 02 | 4093  |
| 310 | 82      | 02    | 02 | 2733  |
| 310 | Pick-Up | 08    | 03 | 4132  |
| 310 | Pick-Up | 08    | 03 | 4133  |
| 310 | 772-28  | 08    | 03 | 4221  |
| 310 | 772-28  | 08    | 03 | 4229  |
| 310 | 772-28  | 08    | 03 | 4253  |
| 310 | 772-28  | 08    | 03 | 4275  |
| 310 | Pick-Up | 08    | 03 | 4334  |
| 310 | 15680   | 08    | 05 | 2134  |
| 310 | 35      | 06    | 06 | 500   |
| 310 | 81      | 07    | 07 | 253   |
| 310 | 20      | 09    | 09 | 1497  |
| 310 | 19      | 09    | 09 | 1452  |
| 311 | 1       | 08    | 08 | 1002  |
| 310 | 37      | 08    | 08 | 257   |
| 311 | 94      | 08    | 08 | 222   |
| 310 | 94      | 08    | 08 | 14    |
| 311 | 25      | 08    | 08 | 1050  |
| 310 | 93      | 08    | 08 | 5579  |
| 310 | 68      | 08    | 08 | 1522  |
| 310 | 94      | 08    | 08 | 1444  |
| 312 | 97      | 08    | 08 | 1624  |
| 312 | 97      | 08    | 08 | 10012 |
| 312 | 8       | 08    | 08 | 5981  |
| 313 | 11      | 08    | 08 | 10042 |
| 313 | 30      | 08    | 08 | 2376  |
| 313 | 94      | 08    | 08 | 2511  |
| 313 | 12      | 08    | 08 | 1201  |
| 312 | 97      | 08    | 08 | 581   |
| 310 | 36      | 08    | 08 | 4799  |
| 314 | 310     | 08    | 08 | 273   |
| 312 | 7       | 08    | 08 | 1379  |

MAP 16610 - CITY OF SAN MARCOS TSM 20-0001  
 MAP 16491 - CITY OF SAN MARCOS TSM 18-0001 SUNRISE  
 MAP 14839 - SAN MARCOS TCT NO 439 MIRA LAGO  
 SEC 18-T12S-R2W-POR  
 ROS 2323, 3846, 7552, 8029, 10243, 12291, 12891, 13287,  
 13754, 14289, 14668, 22358, 22762

# 2024 demographics

## 1 mile



population  
4,148



estimated households  
1,651



average household income  
\$119,888



median household income  
\$97,466



total employees  
520

## 3 miles



population  
98,276



estimated households  
33,505



average household income  
\$122,389



median household income  
\$102,221



total employees  
4,709

## 5 miles



population  
236,562



estimated households  
77,701



average household income  
\$128,479



median household income  
\$103,672



total employees  
9,472

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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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