

LAND FOR SALE

±722.88 AC on Lake Morena Drive, Campo, CA



BRANDON SUDWEEKS

DIRECT (951) 297-7425

CELL (951) 442-3763

E-MAIL brandons@cbclocalsocalgroup.com

CALDRE: 01435174



**COLDWELL
BANKER
COMMERCIAL
SC**

ERIC WASHLE

DIRECT (951) 297-7429

CELL (714) 323-3862

E-MAIL ericw@cbclocalsocalgroup.com

CALDRE: 02076218

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Property Description

Project Location	
	Lake Morena Drive, Campo
Size	±722.88 AC
Zoning	S92 General Rural
Assessor's Parcel No.	<p>607-090-14-00 ±272.10 AC 607-090-15-00 ±214.07 AC 607-100-27-00 ±67.40 AC 607-100-30-00 ±147.63 AC 607-021-02-00 ±21.68 AC</p>
General Plan	RL-20, RL-40 & SR 10
Pricing	\$1,880,000
Price per acre	\$2,600

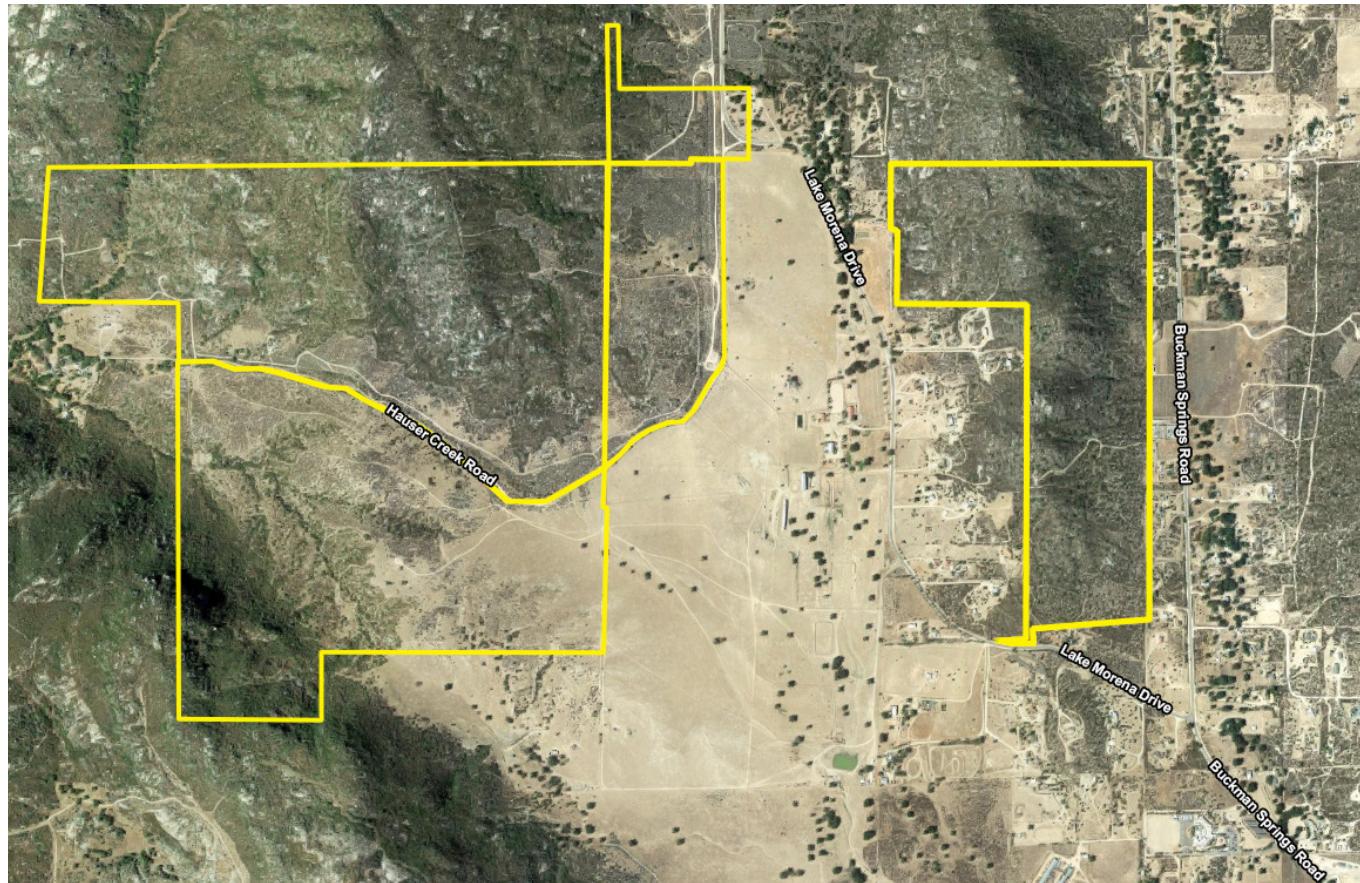
Property Information

The subject property is approximately 722.88 acres and is located in San Diego County, California. The property has steep to rolling topography with obvious rock outcropping throughout most of the property.

The eastern most parcel of the property can be accessed from Lake Morena Dr. The western parcels can be accessed from Lake Morena Dr as well as Hauser Creek Rd. Hauser Creek Rd is a dirt road that bifurcates the northern and southern portions of the property.

The property is situated just west of Buckman Springs Rd which is the main thoroughfare connecting Campo with I-8. Buckman Springs Rd has traffic counts of 1,200 cars per day. Lake Morena Dr divides the two sides of the property and is the main access point for vehicles traveling from Campo to Lake Morena.

The property is located approximately 18 miles from Tecate, Mexico, 60 miles from Downtown San Diego, 66 miles from El Centro, 124 miles from Yuma, Arizona, and 178 miles from Downtown Los Angeles.



Zoning Information

The entire subject property is zoned S92, General Rural. San Diego County defines this zoning code as a residential and agriculture zone which is intended to provide approximate controls for land which is rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints.

In regard to the County's General Plan, the western most parcels (APNs: 607-090-14, 607-090-15, & 607-100-27) all fall under a general plan land use element of RL-40 which allows for the development of 1 dwelling unit per 40 acres. The eastern most parcel (APN: 607-100-30) has a general plan land use designation of RL-20 which allows for the development of 1 dwelling unit per 20 acres. The northern most parcel (APN: 607-021-02) falls under a general plan land use element of SR10. This designation allows for varying development standards dependent on the slope of the property and will either allow for 1 dwelling unit per 10 acres or per 20 acres if the slope of the property is greater than 25%.

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Location Overview - Campo

OVERVIEW:

The City of Campo is recognized as a small but growing community.

POPULATION:

2020: 3,100

2025 Projected: 3,400

MEDIAN AGE:

40 years

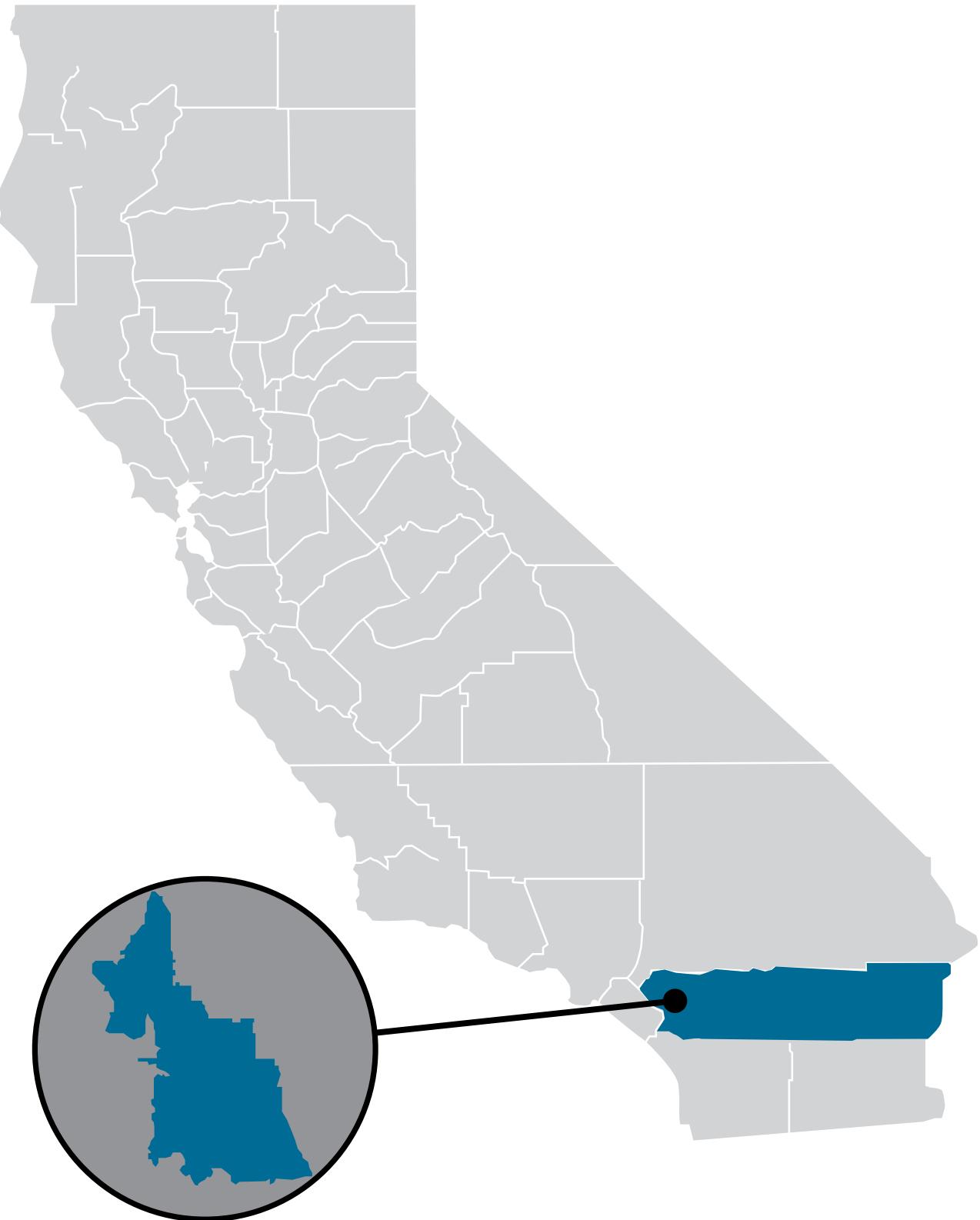
70% of the Campo population is between the ages of 18-55 years

NUMBER OF HOUSEHOLDS:

2020: 2,169

2025 Projected: 2,275

Owner occupied: 516



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Location Overview - San Diego County

San Diego County's nearly perfect year-round weather combined with a dynamic economy make the region one of the most desirable places to live and work in the United States. San Diego's quality of life and expanding economy attract residents, businesses and visitors from around the world. Over the last two decades. The San Diego region has developed its own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy wireless and telecommunications technologies, and electronics manufacturing.

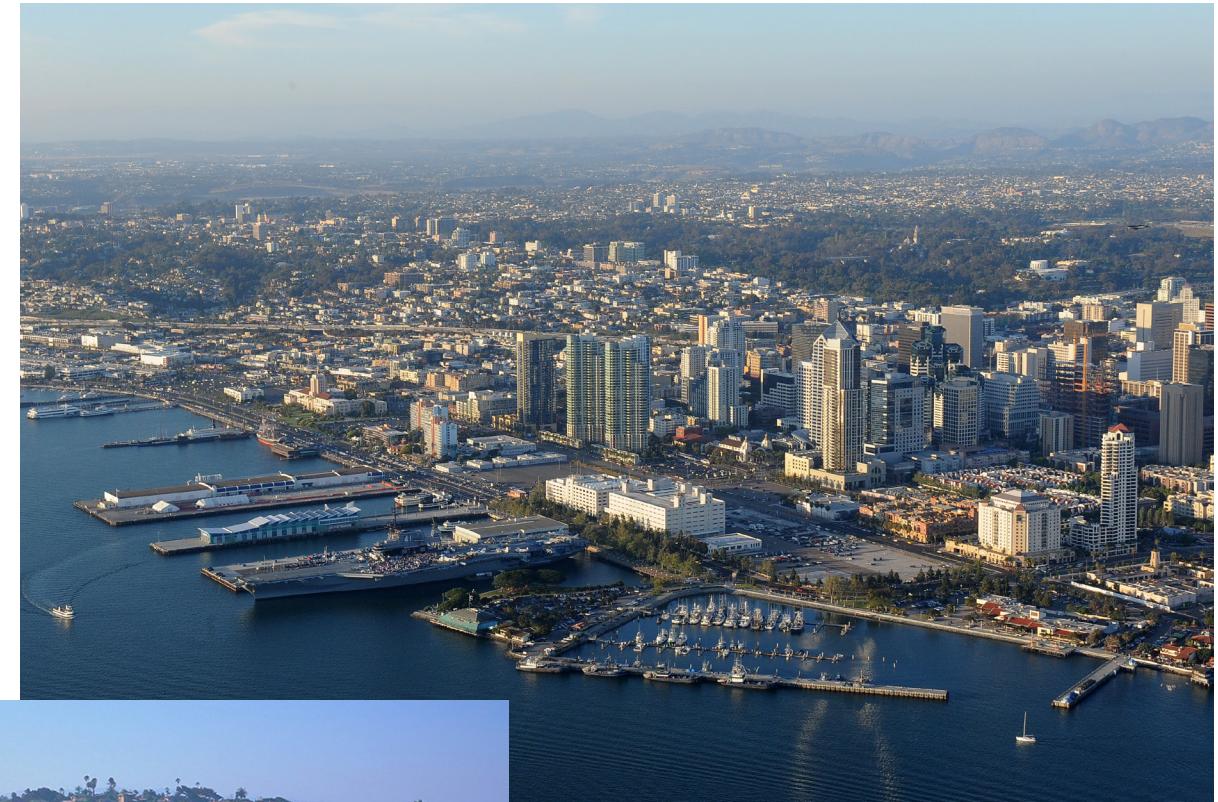
With a population close to 1.4 million, San Diego is the second largest city in California behind Los Angeles and the eighth largest city in the United States. At approximately 3.2 million people, San Diego County is the second largest county in the state and the fifth largest county in the country.

North County San Diego is one the of the most affluent regions in California and hosts the world's largest gold manufacturing industry. South County boasts a flourishing industrial and manufacturing base fueled by large defense contractors, medium-sized, family-owned companies, and international Maquiladoras. The city of San Diego encompasses 372 square miles in Central San Diego County and includes densely populated coastal and inland communities. San Diego East County is a mix of established older neighborhoods, rural communities and expansive open space.

Framed but the Pacific Ocean to the west, mountains and desert to the east, Camp Pendleton and Riverside County to the north, and the U.S./Mexico border to the south, San Diego County encompasses 4,526 square miles. Unlike markets such as Las Vegas and Phoenix, San Diego is land-constrained, resulting in a limited availability of development land. This land shortage raises high entry barriers for new real estate development but also creates a premium for land values.

Transportation

San Diego is well-served by a large network of interstate freeways and state highways. The four major interstates serving San Diego are I-5, I-15, I-8 and I-805. Over the past five years, regional access has increased dramatically with several improvements including the creation of the I-15 Reversible Lane Control System, a system that switches the direction of traffic in several lanes from the morning commute to the afternoon rush hour to accommodate the daily changes in the north/south flow of traffic on I-15.



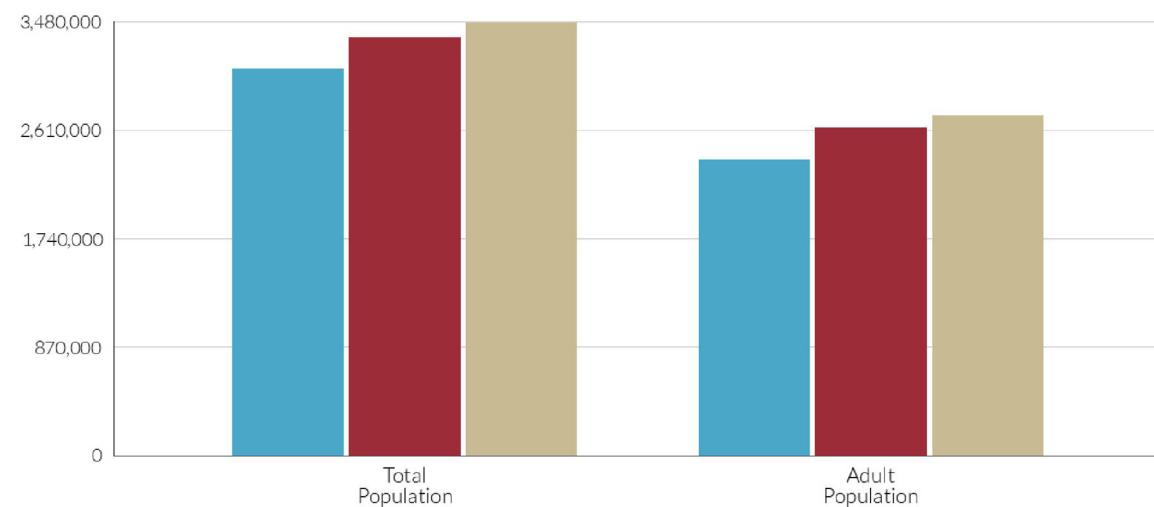
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San Diego County Demographics

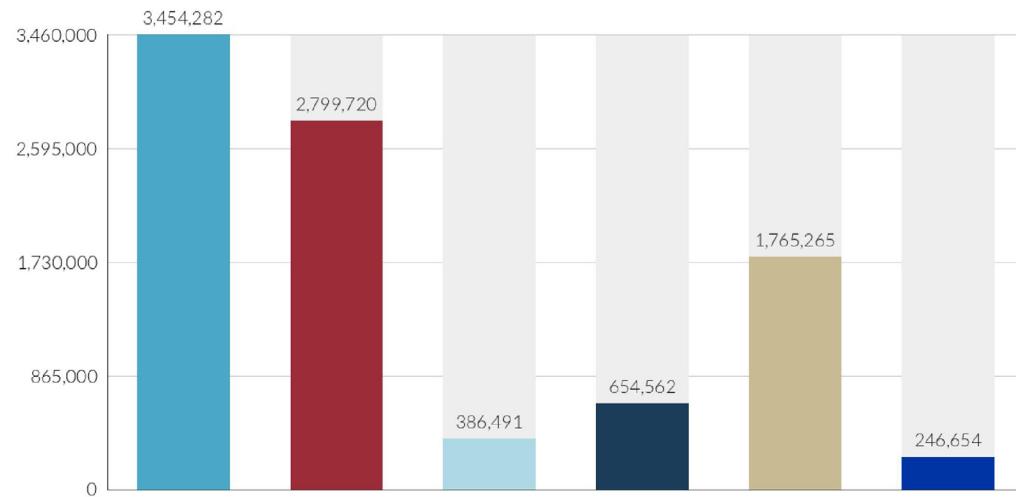
Population

● US Census (2010) ● Current Year (2020) ● Five Year Projection (2025)

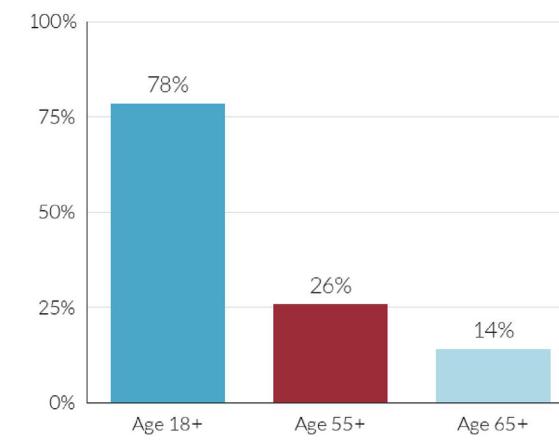


Daytime Population

● Total Daytime Population ● Daytime population (Age 16+) ● Retired population (Age 65+)
 ● Population aged 16 and under (Children) ● Civilian 16+, at Workplace ● Homemakers (Age 16+)



Age



Median Age, Total

36.09

Age Demographics

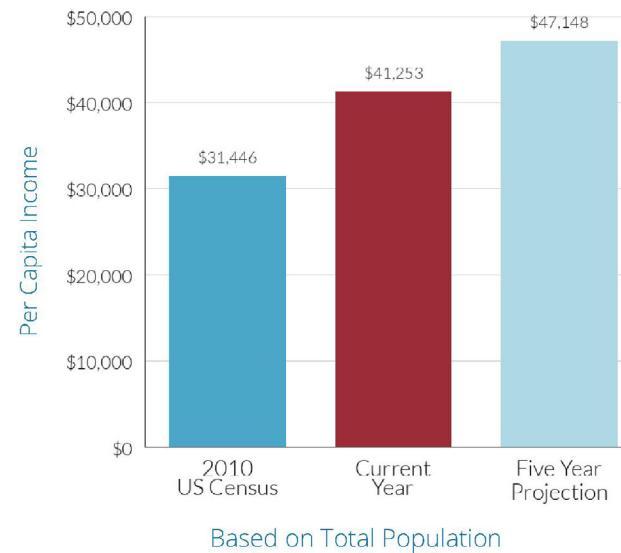
78.32 % Age 18+
 25.84 % Age 55+
 14.02 % Age 65+

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San Diego County Demographics

Income



Average Household Income

\$113,979

Median Household Income

\$81,622

Housing & Households

4,201

Land Area

1,235,677

Total Housing Units

1,196,432

Total Households



462,835

Owner-Occupied: Owned with a mortgage or loan



170,723

Owner-Occupied: Owned free and clear



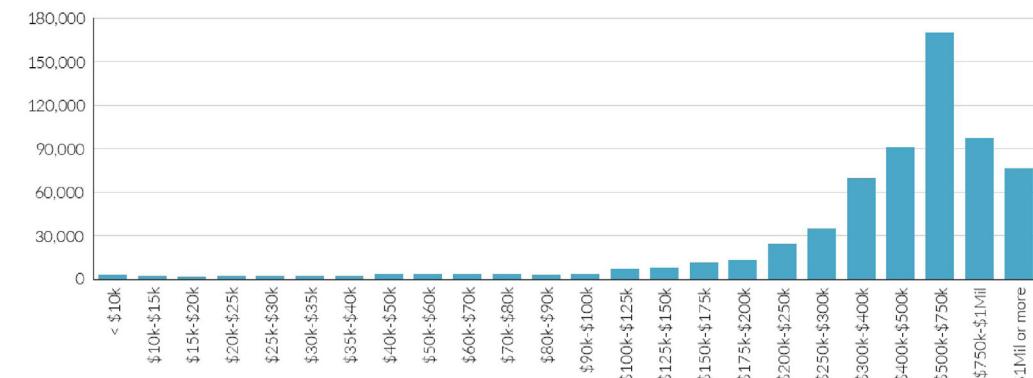
562,874

Renter-Occupied

Housing Value (Current Year)

633,558

Total Owner-occupied housing units (OOHU)



FOR MORE INFORMATION CONTACT:

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ERIC WASHLE

DIRECT (951) 297-7429

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E-MAIL ericw@cbclocalsocalgroup.com

CALDRE: 02076218



**COLDWELL
BANKER
COMMERCIAL**

SC

CALDRE: 02089395

San Diego

4452 Park Boulevard
Suite 103
San Diego, CA 92116
(858) 300-6777

Temecula

27720 Jefferson Avenue
Suite 100-B
Temecula, CA 92590
(951) 200-7683