

Land For Sale | 0.84 Acre Lot

Corner of N. Brandon Rd. & East Alvarado St | Fallbrook, CA 92028



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Property Highlights

- Prime development opportunity
- Ideally situated between residential & commercial areas
- Density can accommodate 20 - 24 apartment or condo units
- Great location with elevated views of surrounding Fallbrook community
- Adjacent 1.88 acre lot is also for sale
- Resorts, wineries and shopping nearby
- Zoning is FB-V3, which allows for various commercial and residential developments

Location	North Brandon Rd. and East Alvardod Street
Project Description	One parcel parcel .84 acre site
APN's	105-810-04-00
Acreage	0.84 Acres
Land Description	Vacant land
Zoning	FB-V3
County	San Diego

Sale Price
\$575,000

Property Photos



View of property from corner of N. Brandon Rd. & E. Alvarado St.



North West view of property



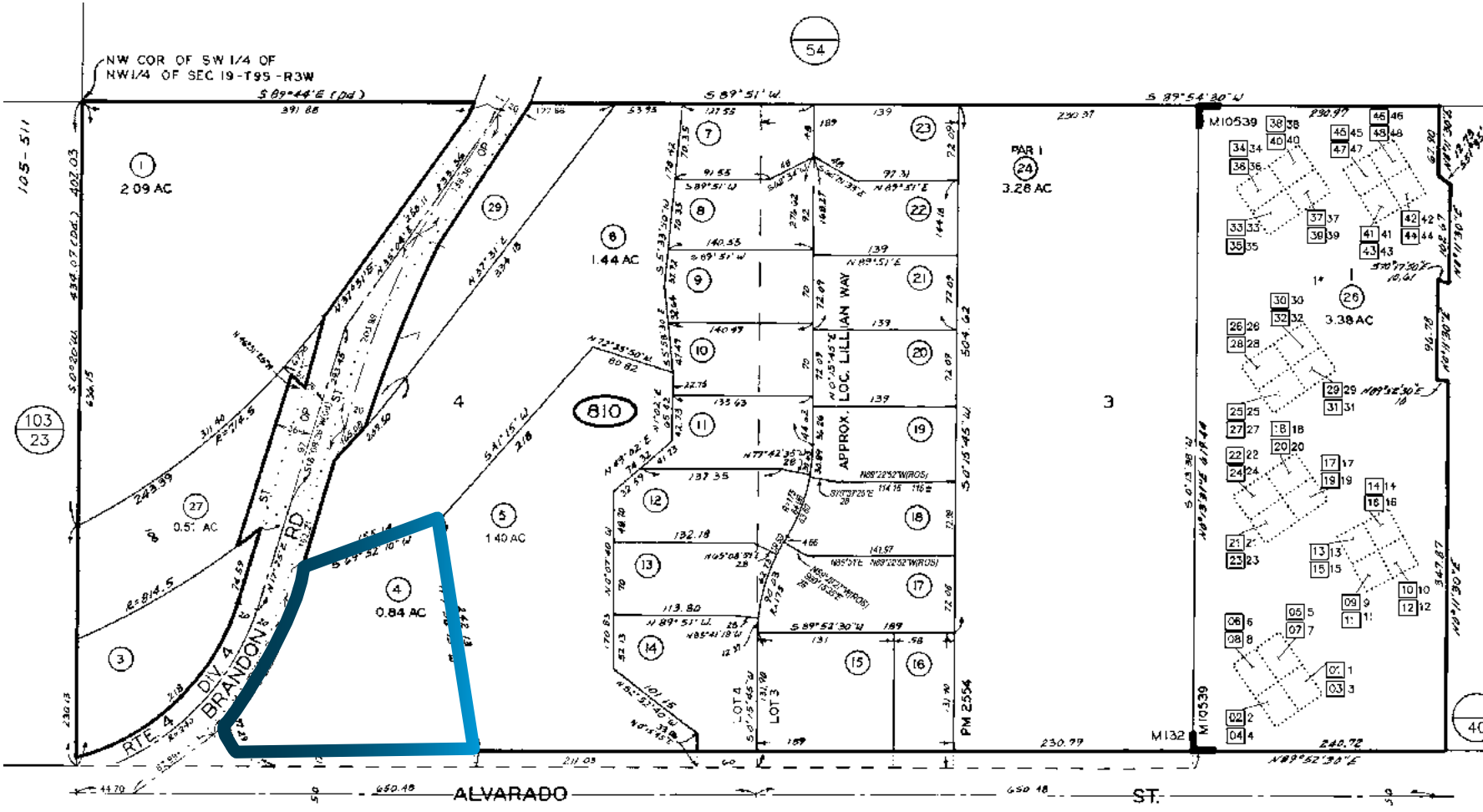
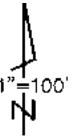
South West view of property



View of Property from N. Brandon Rd.

Parcel Map

105-81
SHT 1 OF 2



03/15/2012 ACR ✓

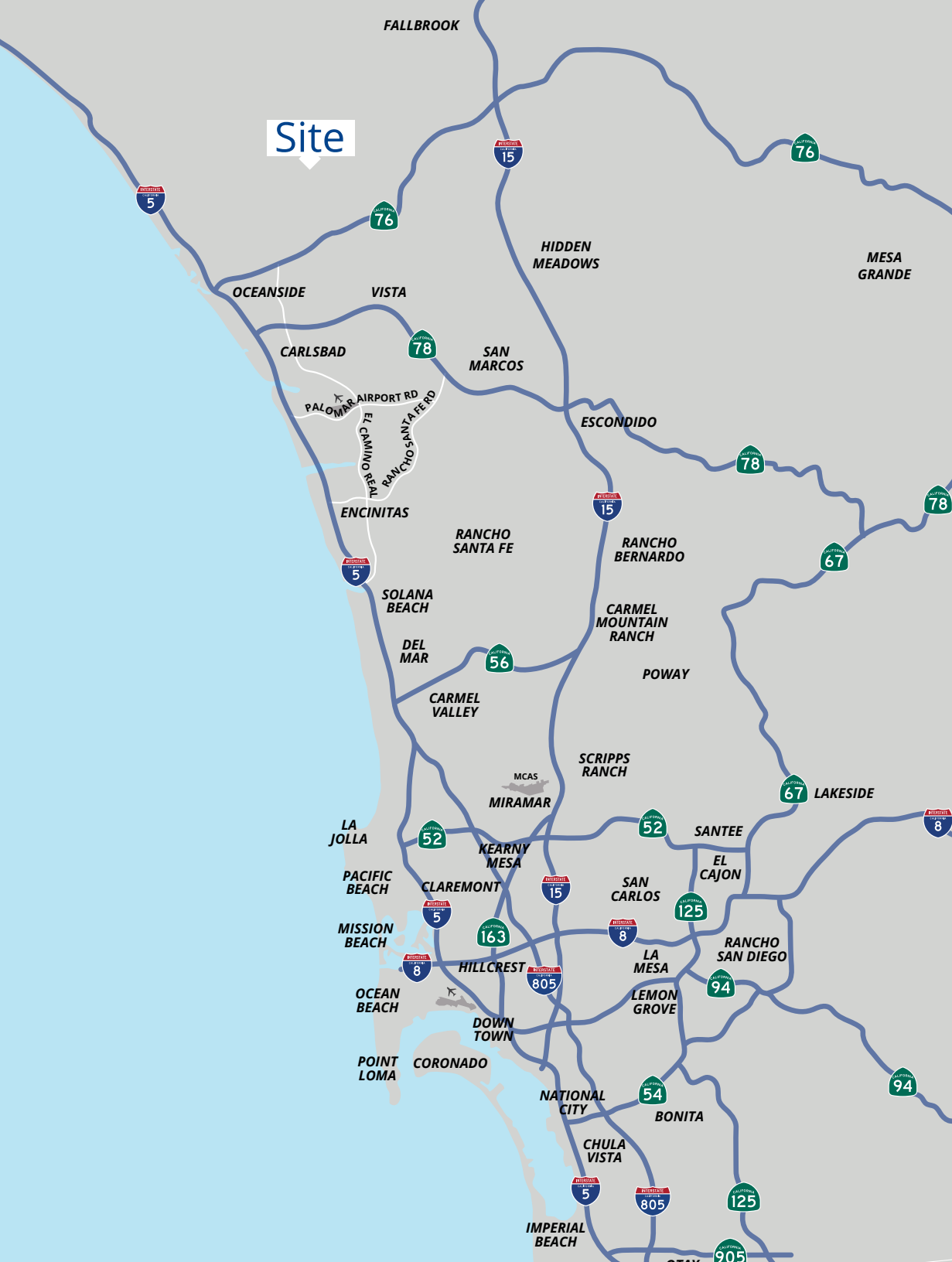
CHANGES				
BLK	OLD	NEW	YR	CUT
810	Johns	1-25	79	10010
	5	AC HAS	79	5518
	2	RED TO BLACK	81	5570
	25	26	83	18A
	2	27, 28	84	3705
	26	CONDO	02	564
	27	5/10/08	06	4746
	28	5/10/08	07	1458
				GARD

1" CONDO
AVOCADO CREST
DOC 82-389835
DOC 01-917545

4
A-10-78
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 105 PAGE 8: SHT 1 OF 2

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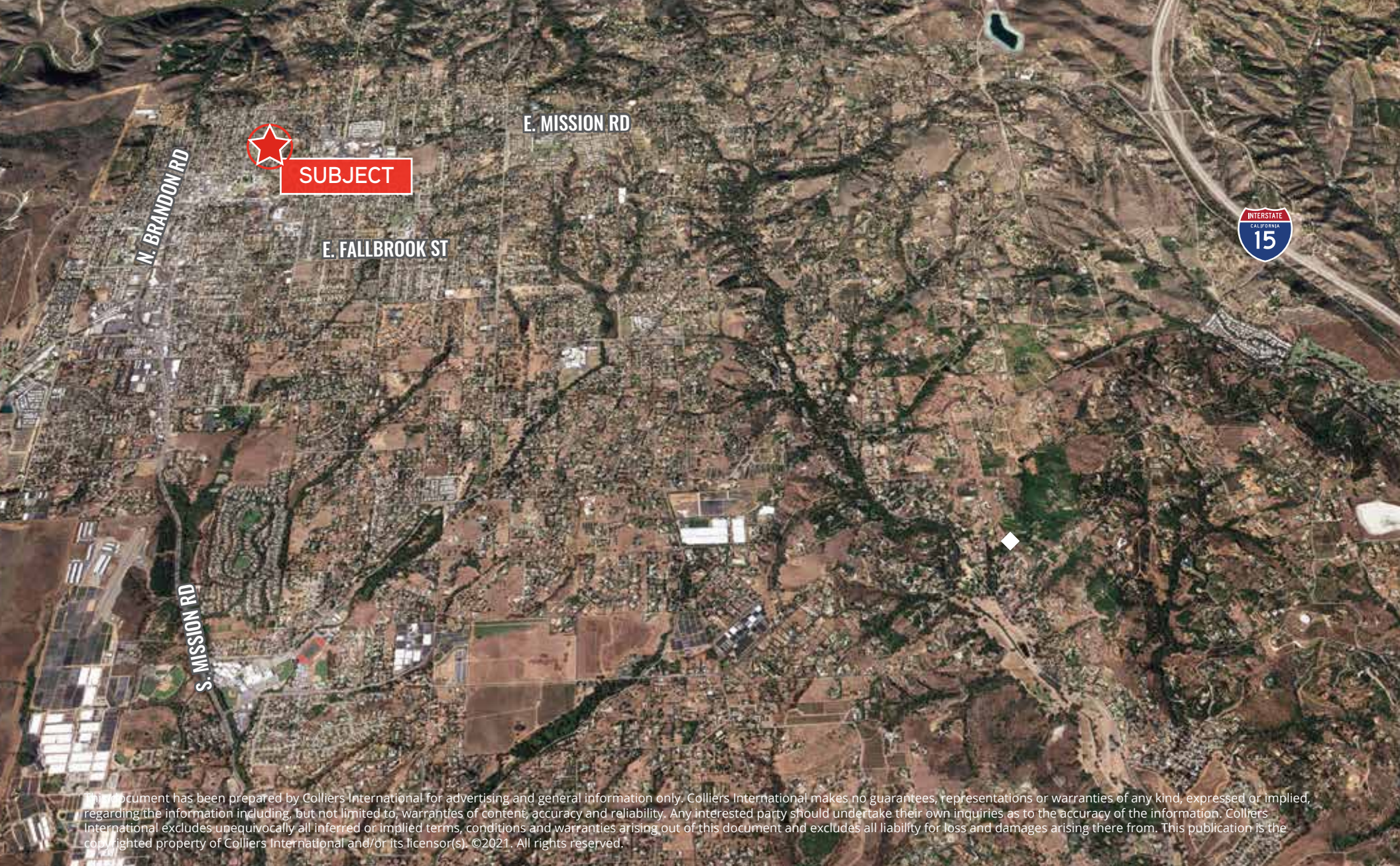
MAP 10539 - CO OF S D TCT 4272 (CONDO)
MAP 132 - SHIPLEY TRACT
ROS 8832, 20159, 20201, 21023



Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Population	15,138	34,013	42,053
2024 Population	15,664	35,372	43,611
Pop. Growth (2019-2024)	3.47%	4.00%	3.70%
Median Age	35.30	36.90	38.90

Households & Income	1 Mile	3 Mile	5 Mile
2019 Total Households	4,744	11,129	14,264
HH Growth (2019-2024)	3.41%	3.89%	3.58%
Median HH Income	\$47,868	\$56,687	\$61,839
Median Home Value	\$403,619	\$522,576	\$590,291



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