

PINKARD LN

QUAIL RIDGE

16 APPROVED TOWNHOMES
Approved Grading & Improvement Plans

PROPERTY OVERVIEW

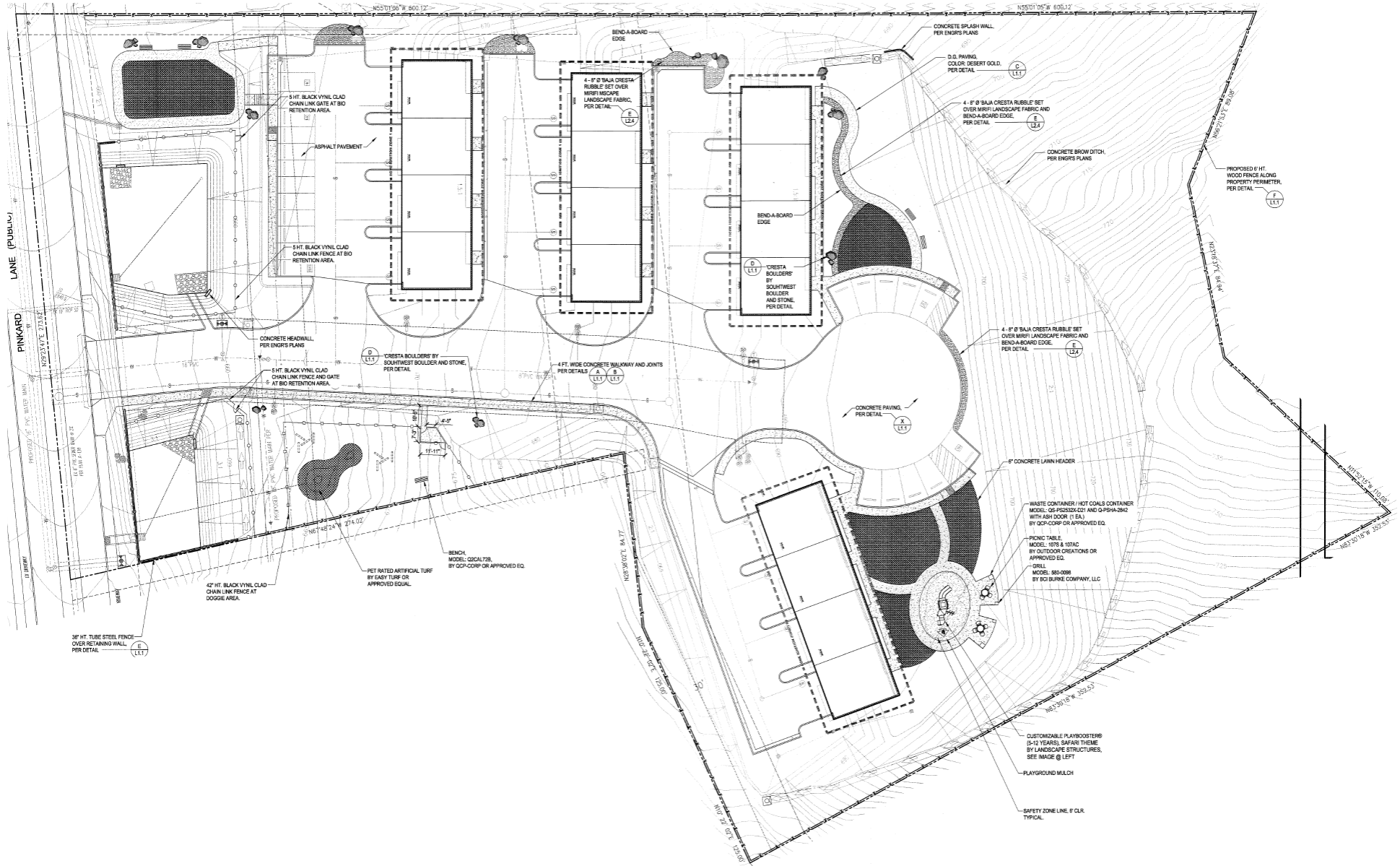
LOCATION	PINKARD LANE, EL CAJON, CA 92021
APN	398-330-18-00
ASKING PRICE	\$2,250,000
ACREAGE	4.83 GROSS ACRES (4.77 NET ACRES)
PROJECT/PROPERTY DESCRIPTION	16 TOWNHOMES APX. 1,807 SF EACH
MUNICIPALITY	COUNTY OF SAN DIEGO
PROJECT STAGE	BUYER MAY POST BONDS & START GRADING IMMEDIATELY UPON COE

PLANS & APPROVALS

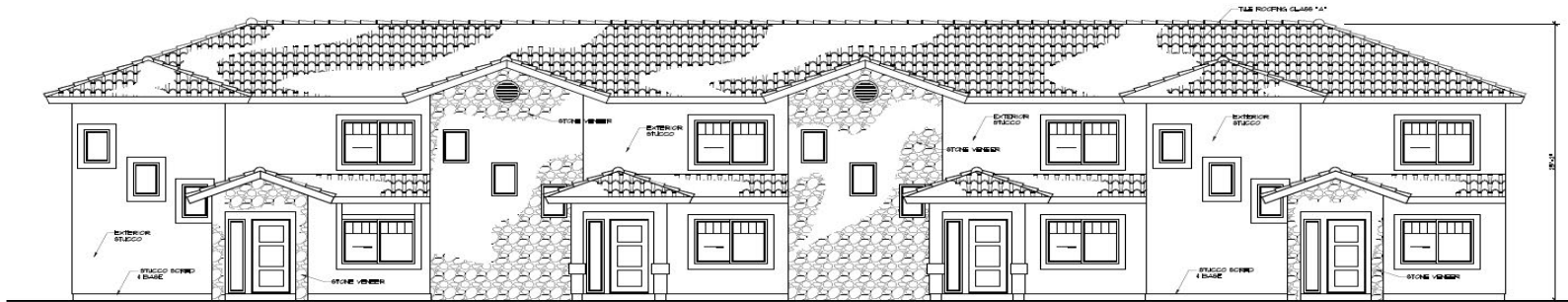
- [CONDITIONS OF APPROVAL](#)
- [SIGNED GRADING & IMPROVEMENT PLANS](#)
- [CONSTRUCTION ROW PERMIT](#)
- [BUILDING PLANS \(NO ENGINEERING OR TITLE 24\)](#)
- [PERMITTED LANDSCAPE PLAN](#)



SITE PLAN



ELEVATIONS



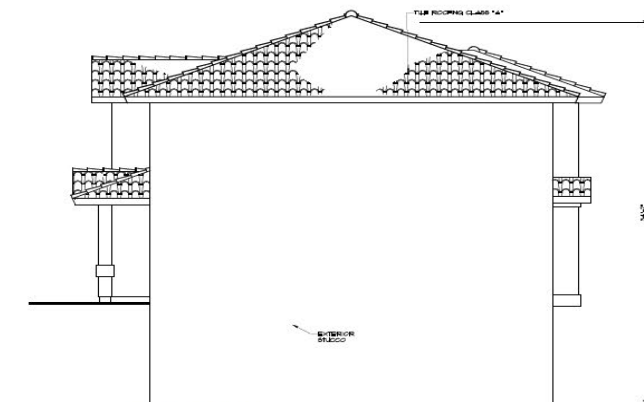
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



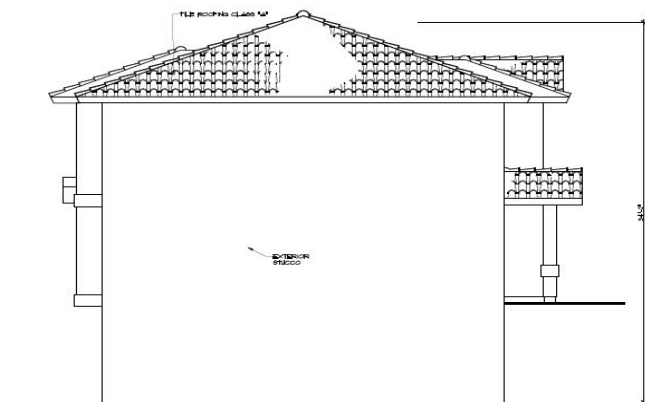
BACK ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

AERIALS | NW FACING

LAKE JENNINGS

PINKARD LN

TIFFANY PARK PL

PINKARD WAY



AERIALS | SOUTH FACING



INTERSTATE
CALIFORNIA
8

PINKARD LN

TIFFANY PARK PL

AERIALS | CLOSE

PINKARD LN



AERIALS | CLOSE



PINKARD LN

ESTIMATED FEES

Fee Type

Per Unit Cost

TIF & RTCIP (Lakeside) Attached Village Residential (increases July 1, 2023) CLICK HERE for more info	\$4,169.97
Drainage Fee \$0.83 Lakeside	\$1,577.00
Park Fee (Lakeside) CLICK HERE for more info	\$8,573.00
Sewer Capacity Fee San Diego County Sanitation Dist L & I Based on multi-family 13-20 units (total \$32,407 Project Cost) Rates can be based on meter size, units per bldg, or total number of units CLICK HERE for more info	\$2,025.44
Fire Mitigation Fee Lakeside Fire (\$0.58 SF) CLICK HERE for more info	\$1,102.00
SDCWA 1 1/2" meter Assuming 1 1/2" meter per bldg CLICK HERE for more info	\$3,996.00
School District Fee Cajon Valley Union \$2.97 SF/ Grossmont High \$1.20 SF	\$7,923.00
Water Capacity 1 1/2" meter Helix Water Dist - assumes 1 1/2" per bldg CLICK HERE for more info	\$8,051.00

Per Unit Total Cost Estimate

\$37,417.41

LOCATION	County of San Diego (El Cajon)
PRODUCT TYPE	Townhomes
ACRES	3.51
# OF BLDGS	4

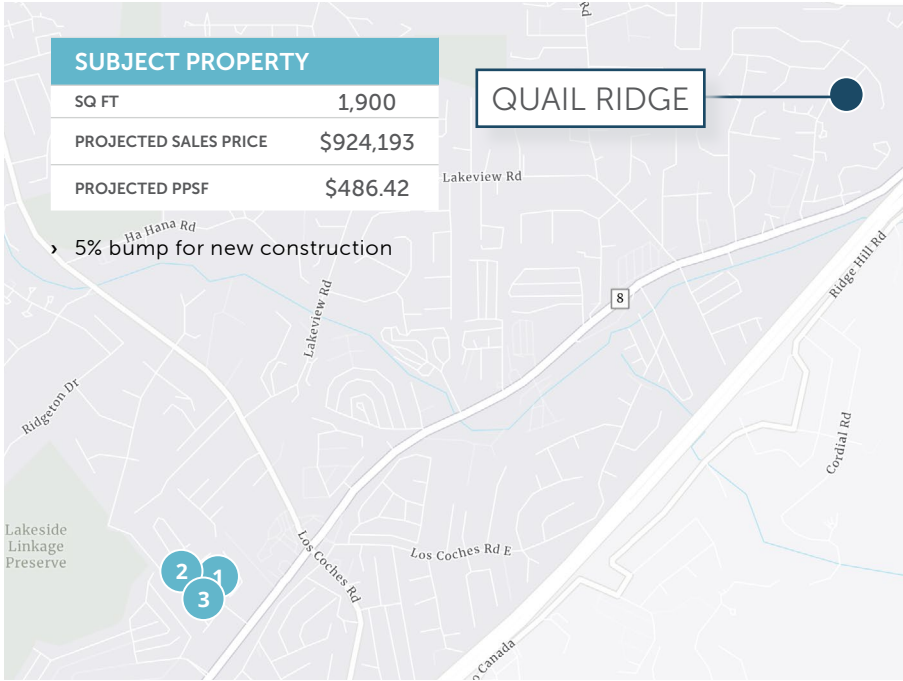
16

1,900

Number of
Units

Product
Square Feet

RESALE COMPS



8621 Sage Shadow Dr.

TYPE	Twinhome
SQ FT	1,465
BED/BATH	3/3
YEAR BLT	2016
SOLD PRICE	\$700,000
PPSF	\$477.82
HOA FEE MO.	\$210
SOLD DATE	12/14/2023



13213 Midnight Star Way

TYPE	Townhome
SQ FT	1,748
BED/BATH	3/3
YEAR BLT	2015
SOLD PRICE	\$735,000
PPSF	\$420.48
HOA FEE MO.	\$215
SOLD DATE	12/20/2023



8622 Sage Shadow Dr.

TYPE	Twinhome
SQ FT	1,465
BED/BATH	3/3
YEAR BLT	2016
SOLD PRICE	\$720,000
PPSF	\$491.47
HOA FEE MO.	\$210
SOLD DATE	9/12/2023

AVERAGES

1,559
Avg SF

\$718,333
Avg Sold Price

\$463.25
Avg PP SF



POPULATION
149,603



MEDIAN HOME
VALUE
\$669,721



AVERAGE
HOUSEHOLD INCOME
\$113,610

EL CAJON, CA

Nestled in a picturesque valley, El Cajon is surrounded by mountains and a unique scenery. Equally appreciated and cherished by both travelers and locals, the gorgeous city is edged by the beautiful coast of San Diego. As the pumping heart of San Diego's East County, El Cajon is quite a cozy place filled with great shopping and recreational areas, dining establishments as well as many worthwhile tourist spots.

Dedicated to affordable living, El Cajon makes searching for homes to rent or buy feasible for prospective residents. Neighborhoods provide a safe and beautiful place to live. Schools are well rated and plentiful in the area. Visitors traveling to San Diego will want to stop in El Cajon to visit the Heritage of the Americas Museum, featuring a wide variety of historical to anthropological exhibits. Also El Sycuan Casino is a popular attraction, offering all the amenities of a great casino. There are plenty of major stores and other shopping venues in El Cajon as well. Whether you enjoy classic car shows, Friday night concerts in the park, performances at the East County Performing Arts Center, or dining in an outdoor café, El Cajon has plenty of opportunities to relax and enjoy yourself.

El Cajon boasts the award-winning Grossmont Unified High School District, Grossmont Community College, and is just minutes away from San Diego State University. Also located within the city's boundaries are Gillespie Field (airport) and Knox House Museum. El Cajon is seen as a leader among cities. Through the vision of the El Cajon City Council, El Cajon is able to balance new growth and development while preserving a rich and honored heritage.



QUAIL RIDGE EL CAJON CA

CONTACT US

David Santistevan
Lic No. 00913491
619 994 8896
david.santistevan@colliers.com

Erin McKinley
Lic No. 01939372
858 945 8227
erin.mckinley@colliers.com

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