

FOR SALE

9 LOTS 2.37 ACRES
FULLY APPROVED 9-LOT TENTATIVE MAP | FINAL ENGINEERING SUBMITTED



**KNAPP
DRIVE
VISTA, CA**

**RANCHO
GUAJOME & VISTA
SPORTS PARK**



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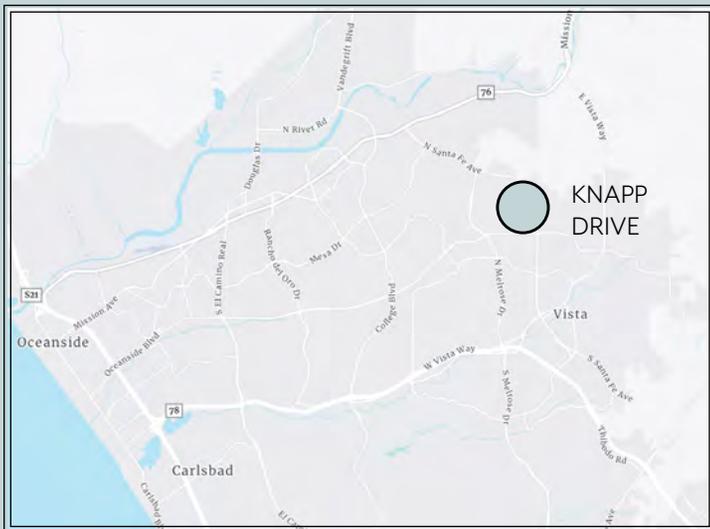
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COMPARABLES

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

Approved Tentative Map for 9 single-family lots averaging 7,774 square feet. Final engineering through second plan check. Seller would like a close by end of year. Seller will not give time for re-entitlement, however should buyer elect to do so after close, through density bonus the site could calculate a density of up to 48 units.



Location	1790 Knapp Dr., Vista, CA 92084
APN	159-161-20 & 159-161-21
Gross Acreage	2.37
Municipality	City of Vista
Property Condition	Vacant land with uninhabitable single family structure built in 1945
Access	Public street Manton Way
Zoning	R-1-B
General Plan	Medium Density Residential (MD) 10 du/acre
Fire Zone	Not in a fire severity zone
Tax Rate	1.22%
School Districts	Vista Unified School District
Utility Districts	Sewer: City of Vista (OV05 sewer service area) Water: Vista Irrigation Dist.

PROJECT INFORMATION

Entitlements	Approved Tentative Map for 9 lots Final Engineering - round 2 of comments
Product Type	Single Family Homes Most lots allow for ADUs
Total Lots	9
Average Lot Size Median Lot Size	7,774 SF 6,765 SF
Estimated Development Impact Fees Per Unit (Based on 3,000 SF)	\$44,024.26
Improvement Cost Estimate	Seller's have provided 3 cost estimates (including two different grading cost estimates) See table on top right.
Grading	Cut 6,000 C.Y. Fill: 11,500 C.Y. Import: 5,500 C.Y.
Project Notes	1) Internal street is a private street. 2) HOA is required. 3) N. Santa Fe shall be widened to 50' ROW 40 paved and shall be improved with sidewalk and landscaping. 4) Streetlight installation required at N. Santa Fe & Private Street A 5) Existing boulders in north east corner to be removed (per grading plan)
Consultants listed on TM	Walsh Engineering & Surveying (Engineering) Petra Geosciences Inc. (Soils) Howard & Assoc. (Landscaping)
Architecture	Architectural plan provided in the project links is NOT part of the TM approvals - it is provided for informational purposes only.

IMPROVEMENT	COST
Grading	\$468,976 to \$771,000 (\$52,108 to \$85,667 per lot)
Wet Utilities	\$653,300 (\$72,589 per lot)
Retaining Walls	\$430,540 (\$47,838 per lot)

[RETAINING WALL ESTIMATE](#)

[GRADING & WET UTILITY COST ESTIMATE](#)

[ALTERNATIVE GRADING COST ESTIMATE](#)

PROJECT LINKS

[RESOLUTION & CONDITIONS](#)

[TENTATIVE MAP](#)

[GRADING PLAN](#)

[IMPROVEMENT PLANS](#)

[CONCEPTUAL ARCHITECTURE](#)

ESTIMATED FEES

LOCATION	City of Vista
NUMBER OF UNITS	9
ACRES	2.37
PRODUCT TYPE	Single Family
NUMBER OF BLDGS	9
PRODUCT SQ FT	3,000 SF

LOT MATRIX

LOT #	LOT SF	PAD HEIGHT
1	7,289	401
2	6,004	397
3	6,063	392.5
4	6,752	395.5
5	7,777	401.5
6	14,539	404
7	8,780	405.5
8	6,000	407.5
9	6,765	412.5

FEE TYPE	PER UNIT COST
Park Fee- Vista <i>Single Family</i>	\$9,933.06
Public Facility Fee Residential <i>Per EDU</i>	\$1,218.00
Streets & Signal Development Impact SF <i>Single Family</i>	\$7,378.87
SDCWA 3/4" (2026)	\$6,683.00
School Fee <i>Vista Unified \$5.17 SF</i>	\$15,510.00
Fire Fee - Vista Fire Protection <i>Per EDU</i>	\$379.00
Drainage Fee <i>Drainage Area D (Buena Vista Creek) \$3,004 an acre</i>	\$791.05
Water Capacity Fee 3/4" w/ hook on and new lateral <i>Vista Irrigation</i>	\$1,092.78
Sewer Fee <i>Vista Sanitation - Single Family</i>	\$6,978.94
PER UNIT TOTAL COST ESTIMATE	\$49,964.70

KNAPP DRIVE - SITE PLAN



[CLICK TO VIEW TENTATIVE MAP](#)



RANCHO GUAJOME
REGIONAL PARK

ADOBE ESTATES DR

N SANTA FE AVE

KNAPP DR

MANOR DR

TAYLOR ST

W KNAPP DR

NORTH-FACING AERIAL



SOUTH-FACING AERIAL



EAST-FACING AERIAL



WEST-FACING AERIAL

RESALE COMPARABLES - DETACHED

#	Address	Zip	Bed	Bath	Year Built	Sale Date	Sale Price	SF	Price Per SF	HOA Per Month
1	5010 Palmera Drive	92056	4	3	1997	1/12/2026	\$1,141,500	2,664	\$428.49	\$0
2	1626 Boulder Creek Road	92056	4	3	1980	2/6/2026	\$1,168,000	2,778	\$420.45	\$0
3	5232 Palmera Drive	92056	4	3	1999	7/31/2025	\$1,200,000	1,983	\$605.14	\$0
4	1296 Cottonwood Dr	92056	5	3	1998	5/5/2025	\$1,188,000	2,467	\$481.56	\$0
5	1518 Pepperwood Way	92056	5	4	2022	11/21/2025	\$1,165,000	2,427	\$480.02	\$195
6	1602 Laurelwood Way	92056	4	3	2022	5/20/2025	\$1,300,000	2,256	\$576.24	\$190
7	5014 Palmera Drive	92056	4	3	1997	12/3/2025	\$1,250,000	2,797	\$446.91	\$0
8	5640 Dartmoor Cr	92057	3	2	1999	5/28/2025	\$1,100,000	1,959	\$561.51	\$0
9	1789 Clydesdale Ct	92057	3	2	1996	1/26/2026	\$1,140,000	1,846	\$617.55	\$0
10	1533 Ranchero Drive	92057	4	3	1980	9/26/2025	\$1,155,000	2,524	\$457.61	\$0
11	432 Adobe Estates DR	92083	4	3	2016	8/11/2025	\$1,300,000	2,586	\$502.71	\$253
Averages							\$1,191,591	2,390	\$507.11	

COMPARABLE HIGHLIGHTS



1602 LAURELWOOD WAY



1789 CLYDESDALE CT

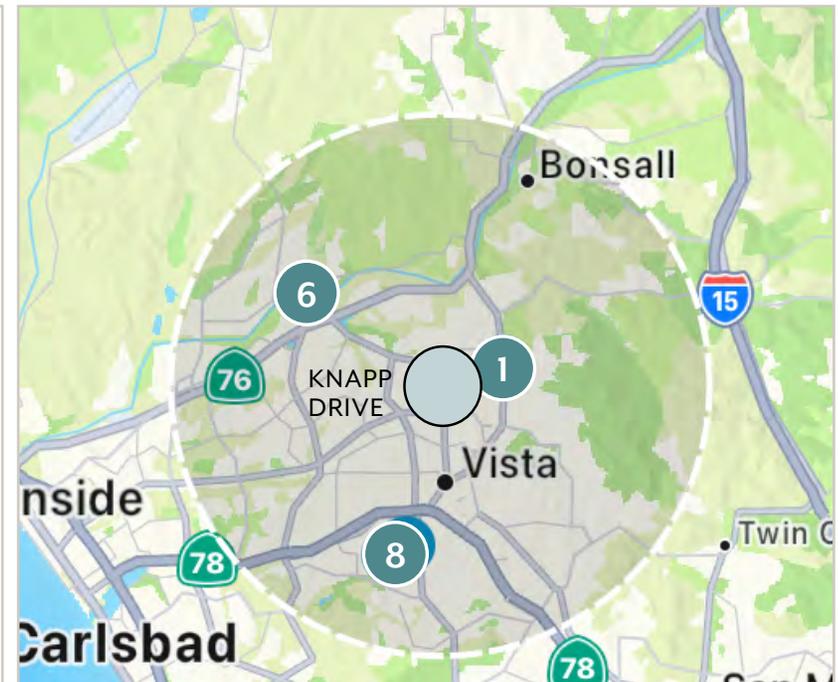
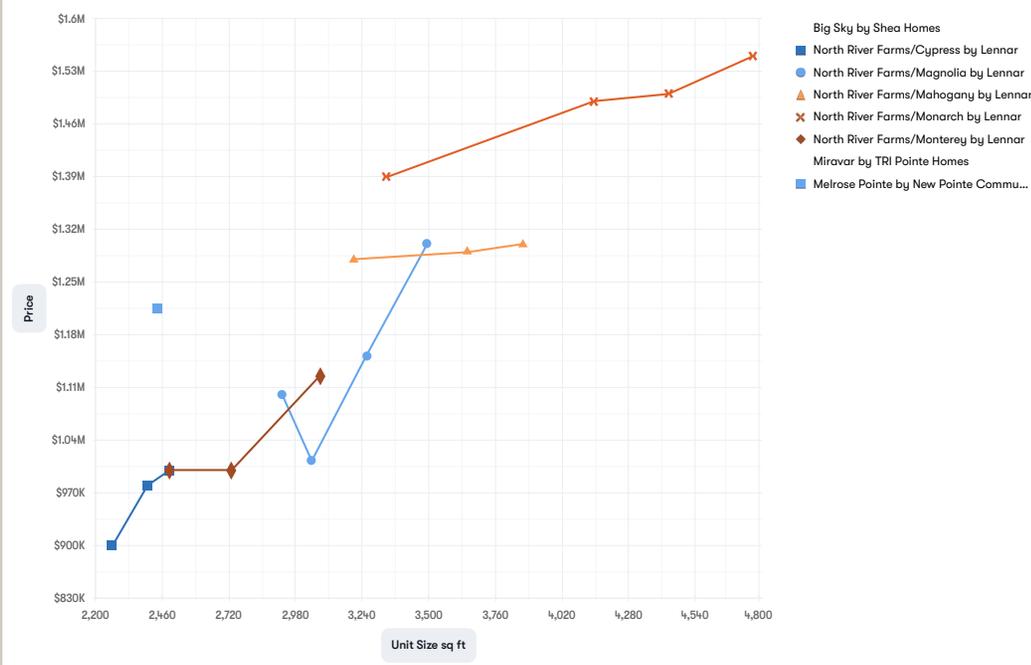


432 ADOBE ESTATES DR

NEW HOME COMPARABLES

CHART KEY	MAP KEY	PROJECT NAME	BUILDER	CITY	UNIT SIZE SQFT	PRICE RANGE	AVG SALES RATE %	LOT SIZE/TYPE
Averages					2,778 - 3,355	\$1.13M - \$1.25M	3.21	5,900
	1	Big Sky	Shea Homes	Vista	2,967 - 3,951	-	-	Detached
■	2	North River Farms/Cypress	Lennar	Oceanside	2,265 - 2,490	\$900K - \$1M	2.75	4,000
●	3	North River Farms/Magnolia	Lennar	Oceanside	2,928 - 3,494	\$1.01M - \$1.3M	3.21	5,500
▲	4	North River Farms/Mahoga...	Lennar	Oceanside	3,209 - 3,866	\$1.28M - \$1.3M	2.29	6,600
×	5	North River Farms/Monarch	Lennar	Oceanside	3,335 - 4,764	\$1.39M - \$1.55M	4.13	8,400
◆	6	North River Farms/Monterey	Lennar	Oceanside	2,490 - 3,076	\$1M - \$1.12M	3.67	5,000
	7	Miravar	TRI Pointe Homes	Vista	2,321 - 2,435	-	-	Detached

New homes 5 miles



OFFERING GUIDELINES

PRICE

No stated price. The Buyer is requested to base their offer upon a price they can support. Please provide both a finished unit price and a residual unit price in your offer.

DEPOSIT

Upon acceptance of an offer, the selected Buyer shall deposit \$50,000 to open the escrow. Upon the successful completion of the Due Diligence period, the Buyer shall increase the deposit to 10% of the purchase price. The deposit shall become non-refundable and be released by escrow to Seller.

OFFERS DUE

All offers shall be submitted to

Erin McKinley
c/o Colliers International
4350 La Jolla Village Drive, Suite 500
San Diego, CA 92122
erin.mckinley@colliers.com

DUE DILIGENCE

Buyer shall have sixty (60) days from the acceptance of the Letter of Intent to complete their due diligence.

ESCROW

Escrow shall be opened at the San Diego office of Lawyers Title & Escrow.

CLOSE

Close of Escrow upon approval of final engineering.

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