

FOR SALE

± 21 ACRES - WITH ± 5 ACRES ZONED COMMERCIAL
8331 NELSON WAY, ESCONDIDO, CA 92026

PRICE REDUCED!

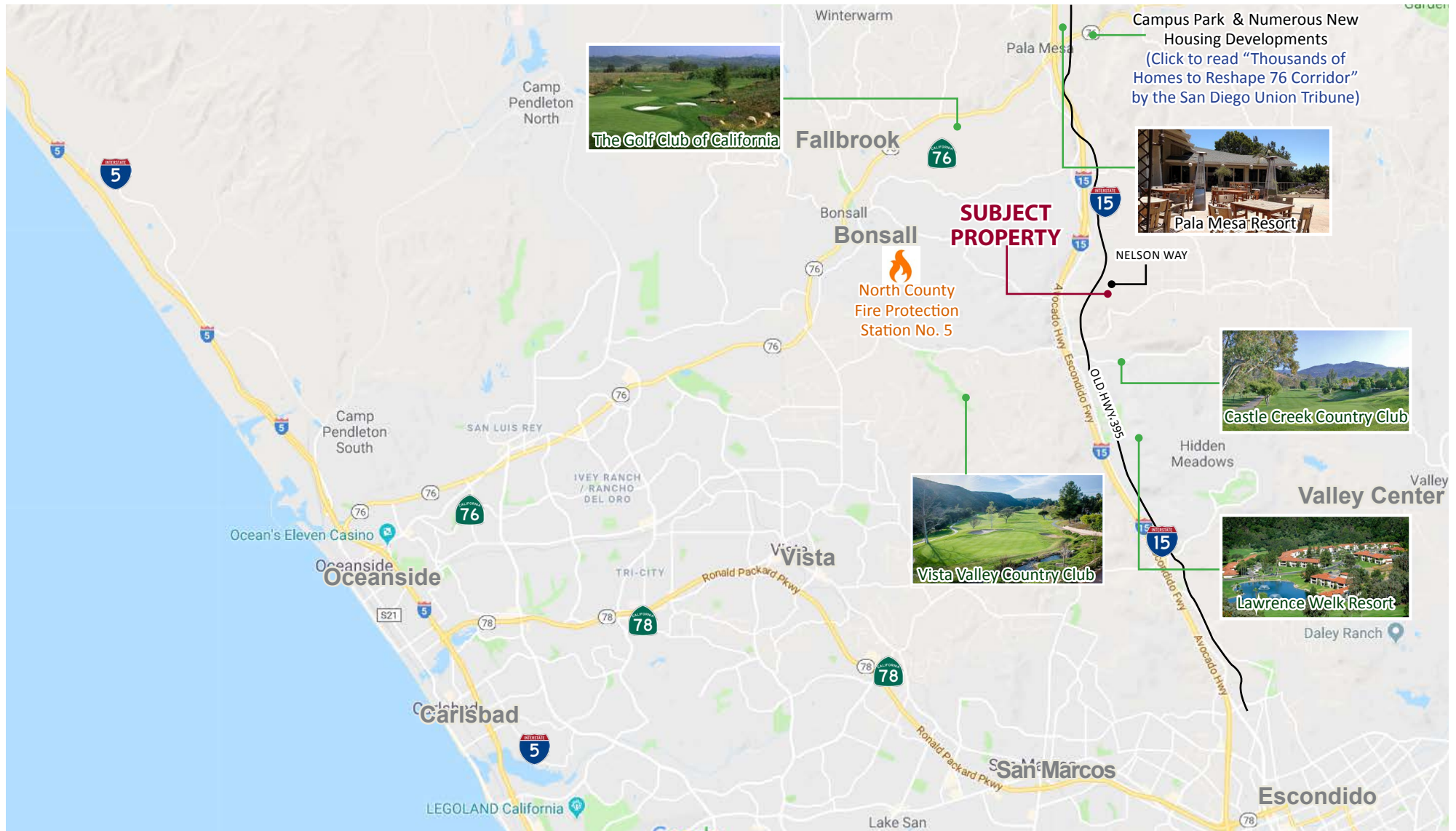
PROPERTY HIGHLIGHTS:

- **Zoning Permits Many Uses**
- **Approximately 5 Acres Zoned Commercial (Approximately 2.9 Usable Acres)**
- **Hwy-395 Frontage**
- **Near I-15 Offramps**
- **Near Resorts, Country Clubs and Casinos**
- **Easy Access to all North County Cities**
- **SALE PRICE: ~~\$1,200,000~~ \$995,000**

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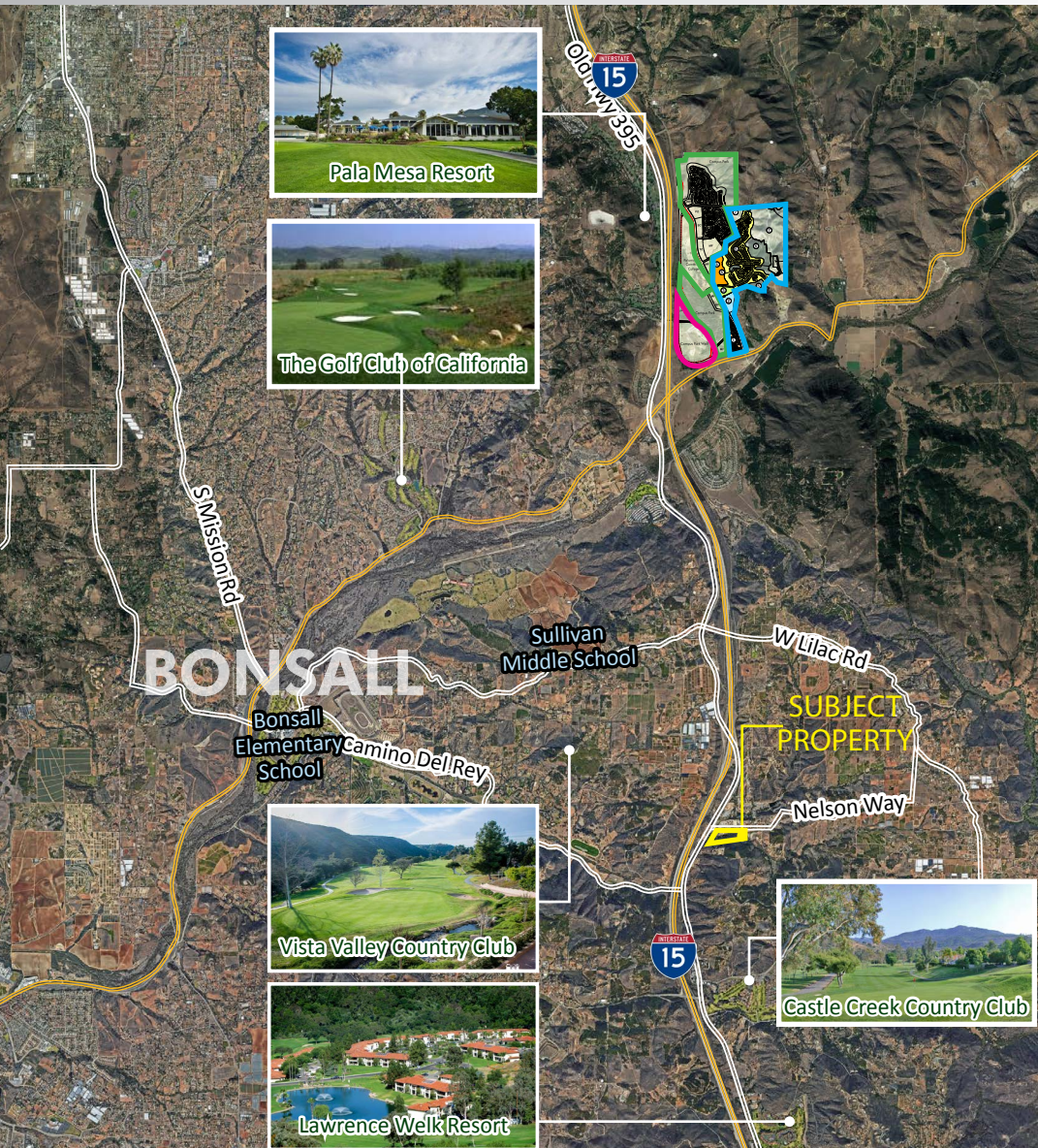
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Location Map



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Aerials



CAMPUS PARK: (APPROVED AND UNDER CONSTRUCTION)

The project calls for building 521 single-family homes, 230 multifamily residences, plus offices, retail, a community sports park and 5 miles of pedestrian and horse trails just northeast of the Interstate 15 and Highway 76 crossing. Approximately 300 Homes built with approximately 100 more under construction.

CAMPUS PARK WEST: (APPROVED) Includes approximately 107 acres amended land use plan is to create a “village” atmosphere that will not detract from the charm of downtown Fallbrook, but will offer a complimentary, attractive, and pedestrian-friendly place to work, shop, and live with retail conveniences and employment opportunities that reduce the need to commute to larger, more urbanized areas. The proposed plan includes limited impact industrial/office uses adjacent to the I-15 freeway which will allow for a variety of employment opportunities, a mixed-use village core, multi-family residential at a density of 20 dwelling units per acre, general commercial uses, open space, and a pedestrian trail system. The Specific Plan Amendment also includes detailed design guidelines specifying architectural character.

MEADOWOOD - CAMPUS PARK: Located on 390 acres immediately east of the Meadowood development proposed by Pardee Homes would transform land long known as the Pankey Ranch into a large neighborhood. Meadowood will have 1,244 housing units, as well as an 11-acre elementary school in the Bonsall Union School District.

Pardee Homes has offered to build an \$11 million wastewater treatment plant on Rainbow Municipal Water District property on Old Highway 395. The facility would serve all of Meadowood’s sewer needs, and would be large enough for the district to use it to serve its other customers.

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Property Information

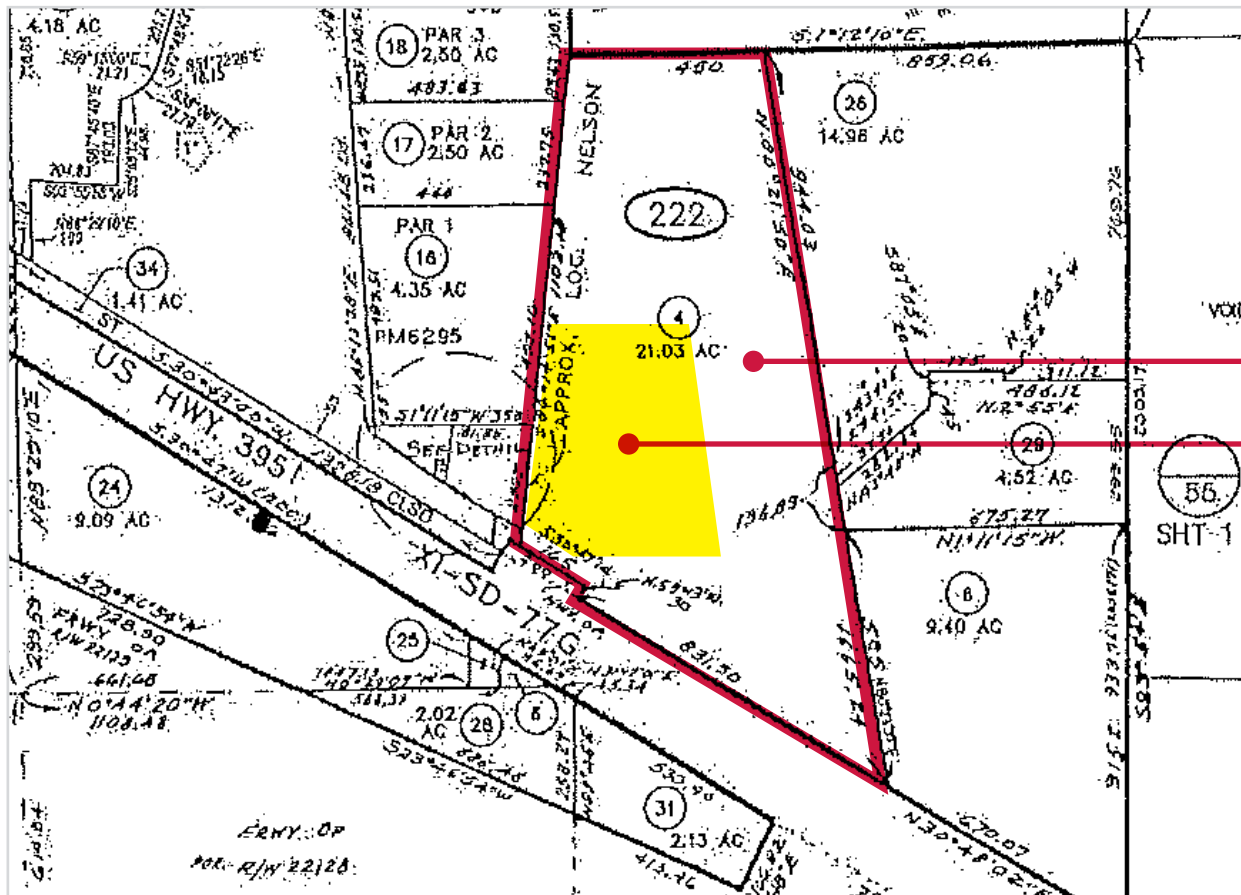
Acrage:	± 21 Acres
APN's:	127-222-04
Zoning:	C-36: General Commercial (Approx. 5 Acres) RR: Rural Residential (Approx. 15 Acres)
Topography:	Flat to Steep
Past Use:	Retail Nursery
Permitted Use:	C-36 Commercial (Approx. 2.9 Acres Usable)
Previous Use:	Retail Nursey
Other Potential Uses:	Residence, Agriculture
Services:	
Water:	Valley Center Municipal Water
Gas/Electric:	San Diego Gas & Electric
Fire:	Valley Center Fire Protection
Police:	San Diego Sheriff

Asking Price: \$995,000



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Plat Map



APN: 127-222-04

Zoned: A-70 SEMI-RURAL

Zoned: C36 GENERAL COMMERCIAL

Information Links

[General Plan: Commercial](#)

[General Plan: Semi-Rural](#)

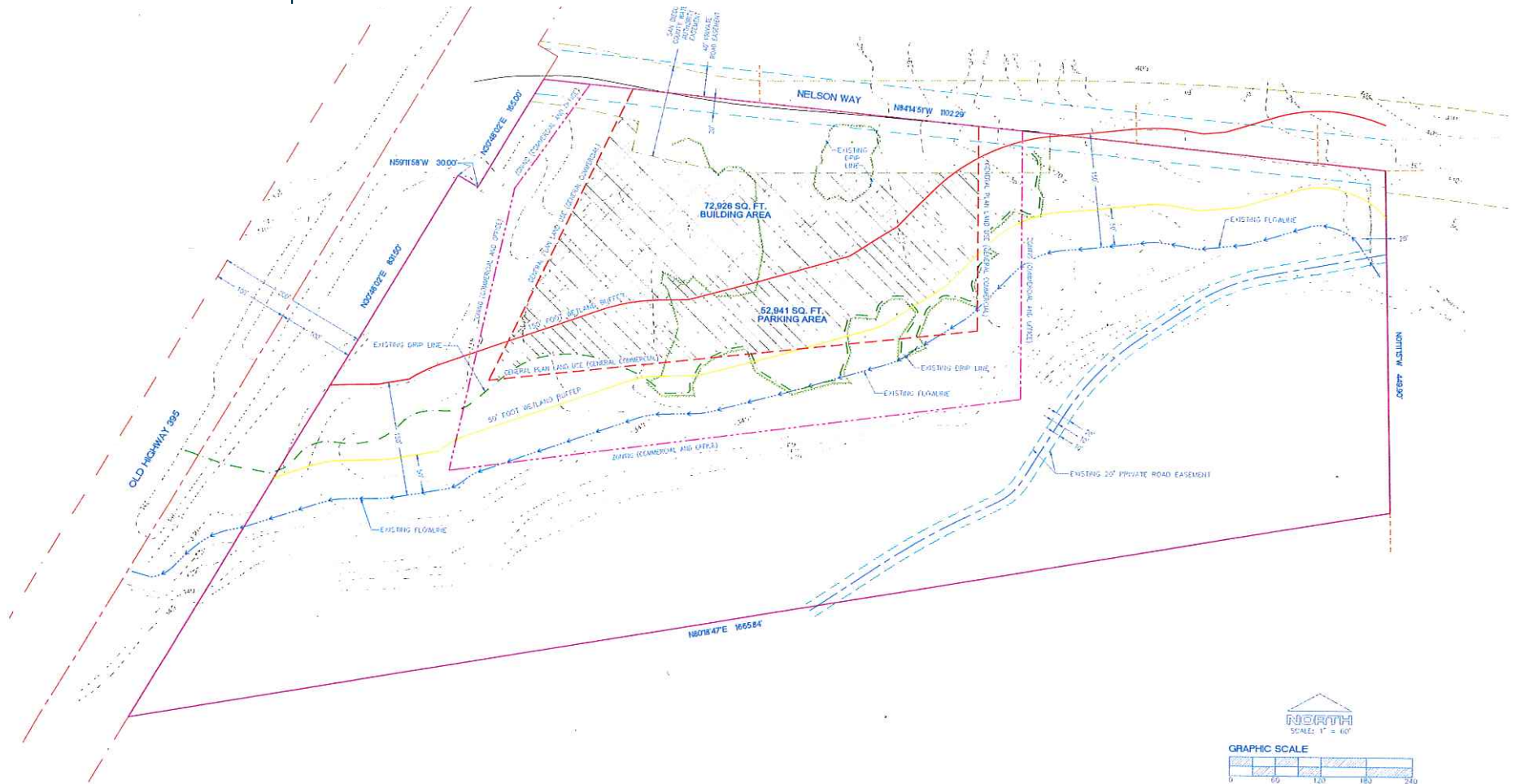
[C-36 Zoning Ordinance](#)

[A-70 Zoning Ordinance](#)

[Environmental Analysis](#)

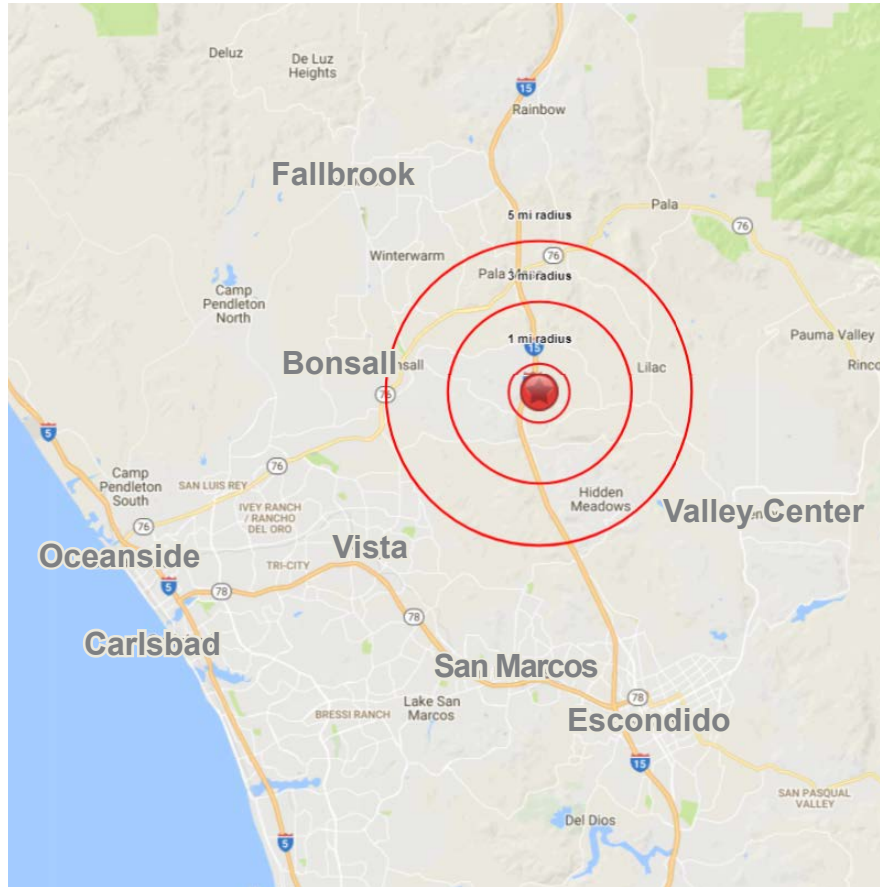
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Environmental Map



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Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2017 Total Population	325	6,257	20,936
2022 Projected Population	343	6,616	22,127
Average Age	43.6	44.4	45.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2017 Total Households	121	233	7,765
Household Growth 2017-2022	1.2%	1.2%	1.2%
Average HH Income	\$87,595	\$98,714	\$116,789

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