

11.69 Acre Development Opportunity Near Cal State San Marcos

La Moree Road | San Marcos, CA

- City of San Marcos Heart of the City Specific Plan
- 6,000 SF min. lot size
- Excellent location in the heart of San Marcos east of the 78 Freeway
- Area home sales of \$1,100,000 - \$1,500,000

ASKING PRICE: \$3,100,000



La Moree Rd



E Barham Dr



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Nordahl Marketplace



La Moree Rd





KAISER PERMANENTE

IN-N-OUT BURGER **Jersey Mike's** **WinCo FOODS**
Chick-fil-A **BEST BUY** **HOBBY LOBBY**

LAIFITNESS **PITA GUYS**
the old spaghetti factory **PIZZA NOVA**

Campus Marketplace

Ralphs **Orangetheory** **SUBWAY**
CHASE **CVS** **IT'S TABU SUSHI**
Great Clips **The UPS Store** **ups**

CSUSM

DRAFT★REPUBLIC
MESA RIM CLIMBING & FITNESS
BUONA FORCHETTA
WYNSTON'S ICE CREAM CO.

La Moree Rd

E Barham Dr

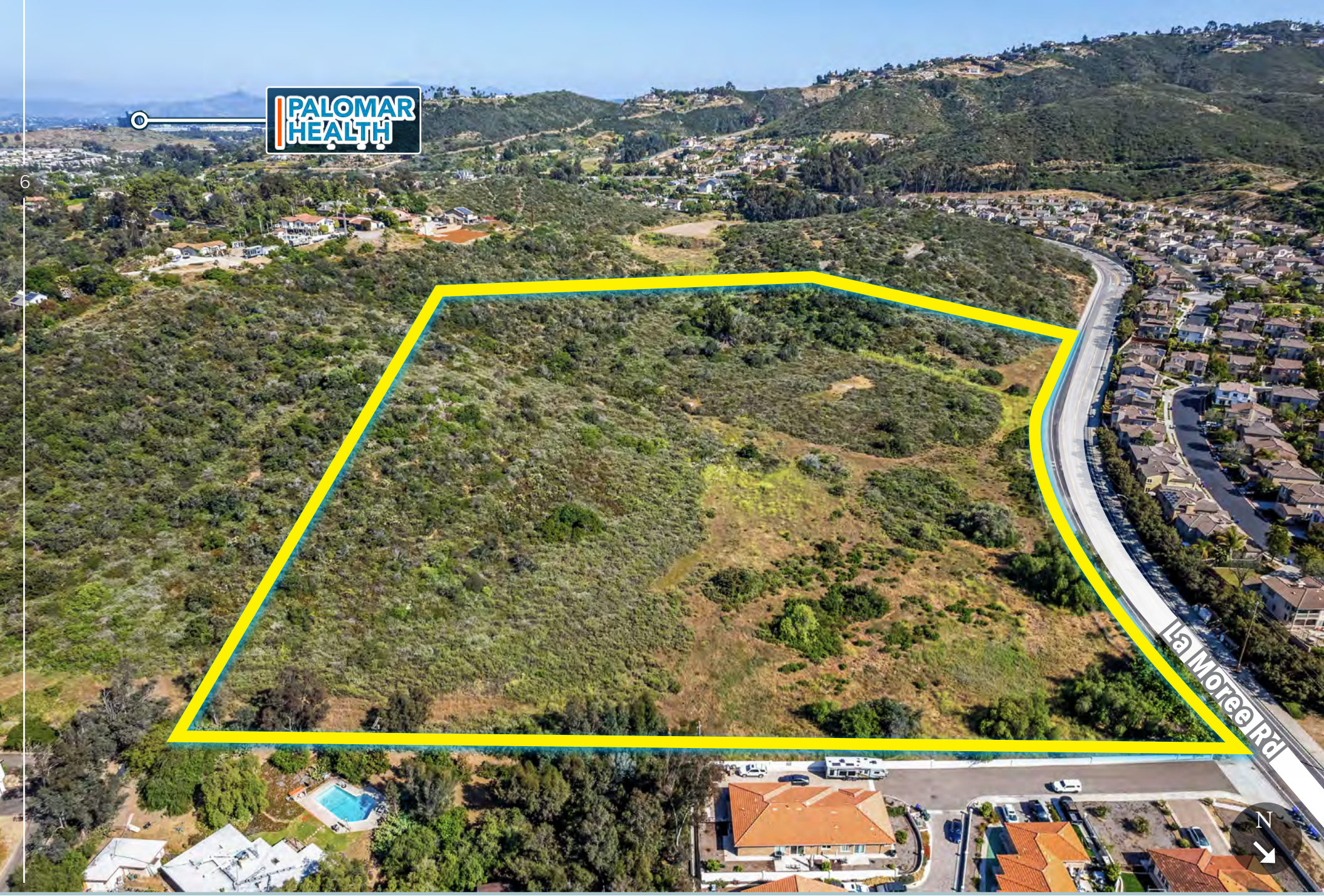


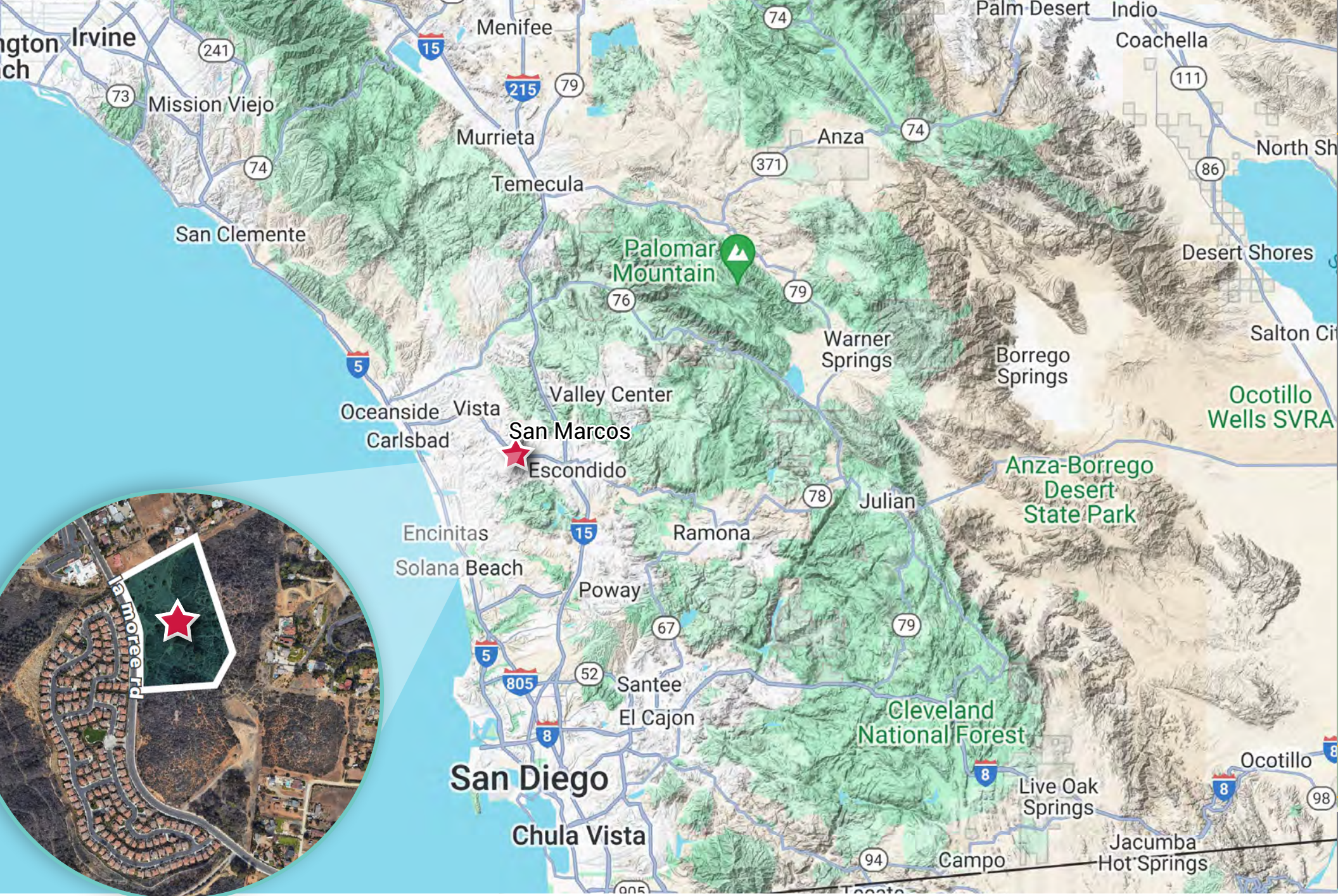
Nordahl Marketplace



La Moree Rd







location map

property information

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location:

The subject property is located along La Moree Road in San Marcos, CA. It is located on the east side of La Moree Road directly across from the Center for Children and Families at CSUSM, and directly north of Lake Moree Park. It is just east of Cal State San Marcos, less than a mile south of the 78 Freeway, and approximately 5 miles west of I-15.

property profile:

The subject property is approximately 11.69 gross acres of residential land located directly east of CSUSM. It is located within the Heart of the City Specific Plan and is zoned for single-family detached residential. There is some topography on the site, but there is a semi-flat area on the northwestern side of the property that would be an excellent location for a single-family development. Number of lots permitted will be determined by the net useable acreage.

jurisdiction:

City of San Marcos

APN:

220-341-02-00

acreage:

11.69 gross acres

zoning:

Heart of the City Specific Plan- SFDR ([Link](#))

general plan:

Barham/Discovery Community

density:

2-4 du/acre

minimum lot size:

10,000 SF or 6,000 SF for a Clustered/Planned Unit Development (See 2.1.1 in the Heart of the City Specific Plan)

max height:

35'

estimated dif fees:

\$65,514.50

school district:

San Marcos Unified School District

services:

Water/Sewer- Vallecitos Water District

Gas/Electric- SDG&E

Police- San Diego County Sheriff- San Marcos

Fire- San Marcos Fire Department

asking price:

\$3,100,000



new home comparable projects



1

Ridgeview

Project Name	KB Homes
Builder Name	San Marcos
City	Detached
Product type	2,274
Min Unit Size	2,926
Max Unit Size	\$1,267,180
Min Price	\$1,543,465
Max Price	\$528.00
Min \$/SF	\$557.00
Max \$/SF	80
Total Units Planned	92069
Zip Code	



2

The Foothills

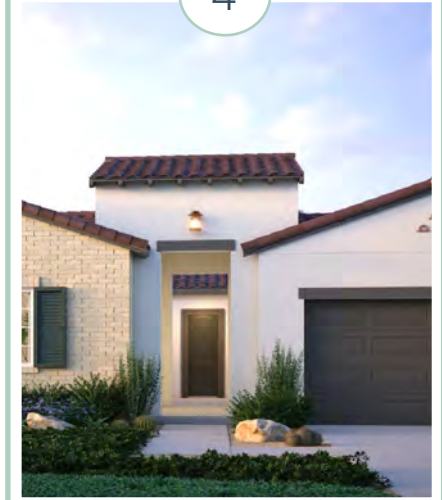
Builder Name	KB Homes
City	San Marcos
Product type	Detached
Min Unit Size	1,867
Max Unit Size	2,641
Min Price	\$1,036,604
Max Price	\$1,439,990
Min \$/SF	\$545.00
Max \$/SF	\$555.00
Total Units Planned	107
Zip Code	92069



3

Skylark

Builder Name	Lennar
City	San Marcos
Product type	Detached
Min Unit Size	2,835
Max Unit Size	3,332
Min Price	\$1,267,900
Max Price	\$1,389,900
Min \$/SF	\$417.00
Max \$/SF	\$447.00
Total Units Planned	89
Zip Code	92069



4

Mountain House

Builder Name	Cal West
City	Escondido
Product type	Detached
Min Unit Size	2,726
Max Unit Size	3,860
Min Price	\$1,387,900
Max Price	\$1,631,900
Min \$/SF	\$422.77
Max \$/SF	\$509.13
Total Units Planned	36
Zip Code	92026

residential comps

CMA Summary Report

RESIDENTIAL Summary Statistics				
High	Low	Average	Median	
LP:\$1,599,999	\$1,022,005	\$1,183,743	\$1,153,518	
SP:\$1,500,000	\$1,031,990	\$1,168,564	\$1,155,584	

RESIDENTIAL - Sold

Number of Properties: 16

Num	MLS #	Stat	PropSu	Address	MLSAreaMjr	TotalBdr	TotalBat	CloseDa	LotSzS	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
		us	bT			ms	hs	te	qft						
1	NDP2301038	S	SFR	1023 Piedmont Road	SAN MARCOS (92069)	4	2	9/29 /2023	5,345.00	1867	12	\$1,031,990	\$552.75	\$1,031,990	\$552.75
2	NDP2302388	S	SFR	1035 Piedmont Road	SAN MARCOS (92069)	3	2	10/30 /2023	5,250.00	1867	25	\$1,022,005	\$547.40	\$1,036,604	\$555.22
3	NDP2306902	S	SFR	1200 Andrea Lane	SAN MARCOS (92069)	4	3	11/7 /2023	5,662.80	2388	38	\$1,050,000	\$439.70	\$1,050,000	\$439.70
4	NDP2304004	S	SFR	1338 Topanga Drive	SAN MARCOS (92069)	4	2	8/16 /2023	5,253.00	1991	59	\$1,143,118	\$574.14	\$1,065,990	\$535.40
5	NDP2304886	S	SFR	814 Kelley Way	SAN MARCOS (92069)	4	3	9/13 /2023	4,791.60	2744	45	\$1,100,000	\$400.87	\$1,100,000	\$400.87
6	NDP2308827	S	SFR	1043 Piedmont Road	SAN MARCOS (92069)	3	2	2/27 /2024	5,250.00	1867	59	\$1,137,737	\$609.39	\$1,113,737	\$596.54
7	NDP2302394	S	SFR	1028 Piedmont Road	SAN MARCOS (92069)	5	4	9/29 /2023	5,986.00	2641	34	\$1,145,590	\$433.77	\$1,145,590	\$433.77
8	NDP2304005	S	SFR	1032 Piedmont Road	SAN MARCOS (92069)	4	3	11/27 /2023	6,120.00	2391	112	\$1,128,690	\$472.06	\$1,149,722	\$480.85
9	NDP2304006	S	SFR	1027 Piedmont Road	SAN MARCOS (92069)	4	3	11/6 /2023	5,250.00	2391	159	\$1,161,446	\$485.76	\$1,161,446	\$485.76
10	NDP2305285	S	SFR	1322 Topanga Drive	SAN MARCOS (92069)	4	3	8/29 /2023	6,041.00	2391	17	\$1,193,136	\$499.01	\$1,169,990	\$489.33
11	NDP2211824	S	SFR	946 Woodhaven Road	SAN MARCOS (92069)	4	3	6/2/2023	6,015.00	2274	164	\$1,193,900	\$525.02	\$1,180,000	\$518.91
12	NDP2308862	S	SFR	1355 Chaparral Drive	SAN MARCOS (92069)	4	3	2/5/2024	6,041.00	2391	11	\$1,195,138	\$499.85	\$1,195,138	\$499.85

Information Provided Courtesy of:

Alexandra M Bentley

DRE Lic# CA 02062959

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Lee & Associates - Office: 760-929-9700

Search Criteria

Class=RE AND Close Date=12
 Months Back AND City=SAM AND
 YearBuilt2>=2019 AND
 LotSzSqft=4000-8500 AND Listing
 Visibility Type=MLS
 Listing.Coming Soon AND
 Status=S AND Type=SFR

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

05/29/2024

development impact fees

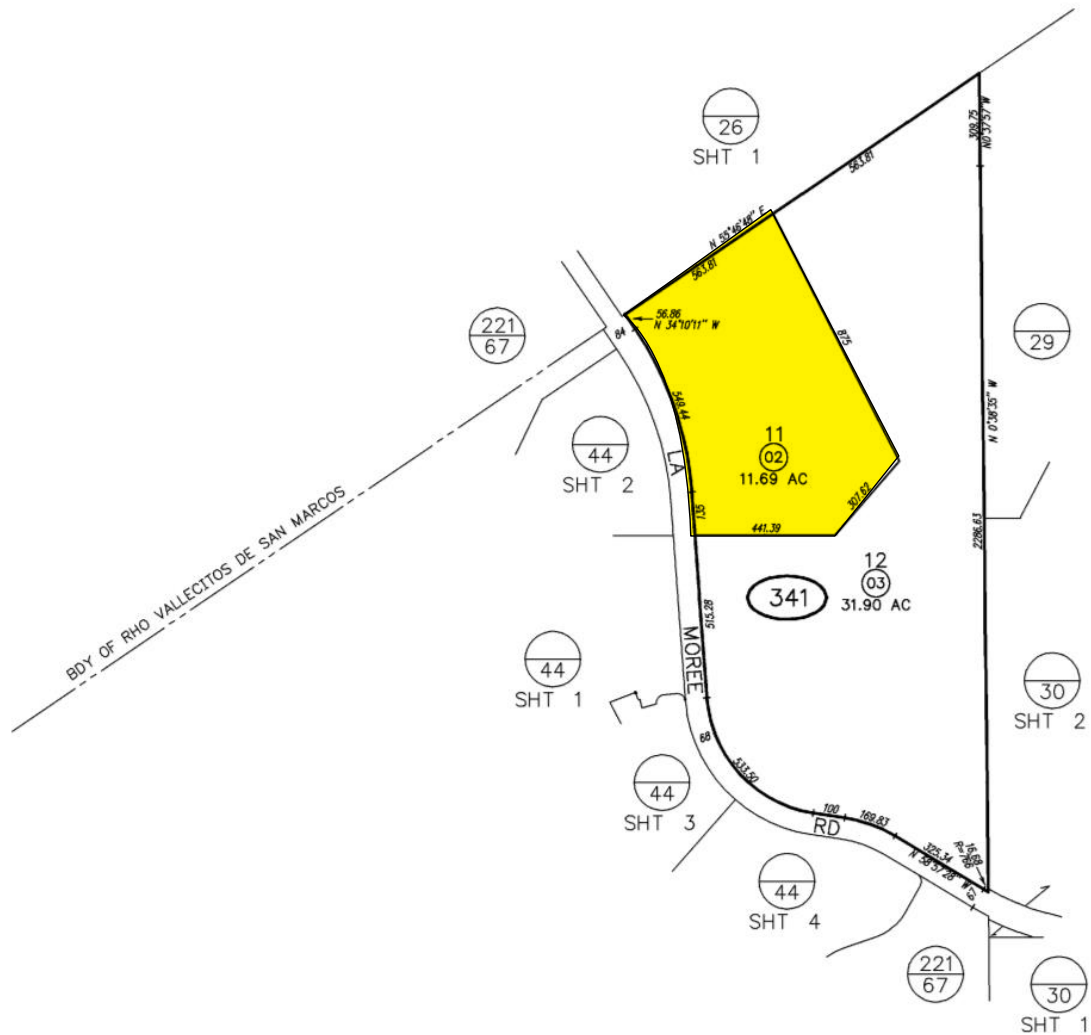
Estimated Development Impact Fees Per Approximate 2,750 SF Residence

<u>Item</u>	<u>Amount</u>
School Fees (\$4.79/SF)	\$ 13,172.50
Circulation Streets	\$ 6,747.00
SR-78 Interchanges	\$ 3,204.00
NPDES	\$ 221.00
Technology Improvements	\$ 44.00
Parks	\$ 6,251.00
Habitat Conservation	\$ 103.00
*Drainage (Basin Area C)	\$ 6,143.00
SDCWA Water System Fee	\$ 5,700.00
SDCWA Water Treatment Fee	\$ 159.00
Wastewater System Capacity Fee	\$ 14,782.00
Water System Capacity Fee	\$ 8,988.00
TOTAL	\$ 65,514.50

*Assumes only estimated useable acreage

plat map

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SAN DIEGO COUNTY ASSESSOR'S MAP

220 - 34



1" = 400'
1/17/03 JGRO

Drawn: 10/10/90 By: AAG From: 220-340

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
341		01 THRU 04	91	14
	04	PCS 43 SHTS 1&2	99	169
	01	05 & PCS 44 SHTS 1&2	02	85
	05	PCS 44 SHTS 3&4	03	124

MAP 12591 - SAN MARCOS TCT NO 347 RANCHO CORONADO

2024 demographics

1 mile



population
9,429



estimated households
3,143



average household income
\$120,429



median household income
\$108,871



total employees
505

3 miles



population
82,786



estimated households
27,628



average household income
\$142,635



median household income
\$117,978



total employees
4,425

5 miles



population
220,438



estimated households
73,583



average household income
\$138,687



median household income
\$106,176



total employees
10,583

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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