

# ±57 ACRE LAND OPPORTUNITY

Available For Sale | Located in Fallbrook, CA



3125 LIVE OAK PARK RD, FALLBROOK CA 92028



# INVESTMENT OVERVIEW

Kidder Mathews is pleased to present 3125 Live Oak Park Rd, Fallbrook, CA, a ±57 acre diverse land opportunity

Located in Fallbrook, California lies a gem of opportunity, ready to be sculpted according to your vision.

Maintain the property's agricultural legacy, where farmers can nurture the land and provide sustenance to the community. Alternatively, envision a graceful transformation into a picturesque neighborhood of single-family houses, where families can forge lasting memories. This versatile property is the epitome of potential offering prime California soils and climate for agricultural production or development to 19 single family homes.

This property provides an excellent opportunity for a developer to take advantage of one of the few remaining large tracts in Fallbrook, San Diego

County. Sweeping views provide a panorama of the coast and local mountains. Extensive time, money and effort have been undertaken to get the property entitled for this 19-lot subdivision, which boasts gentle topography, available utilities, outstanding views, and approved entitlements.

Do not miss this opportunity to build a legacy project in the wonderful rolling hills of Fallbrook. The approach to the project along the idyllic Live Oak Park Road provides a tranquil setting. The views and larger lots will attract purchasers of the final product home sales. These new owners will love the park-like setting of this area of Fallbrook, and the sense of open space as they enjoy their new home.

**NO 14462**

COUNTY OF SAN DIEGO  
FINAL MAP

**±57**

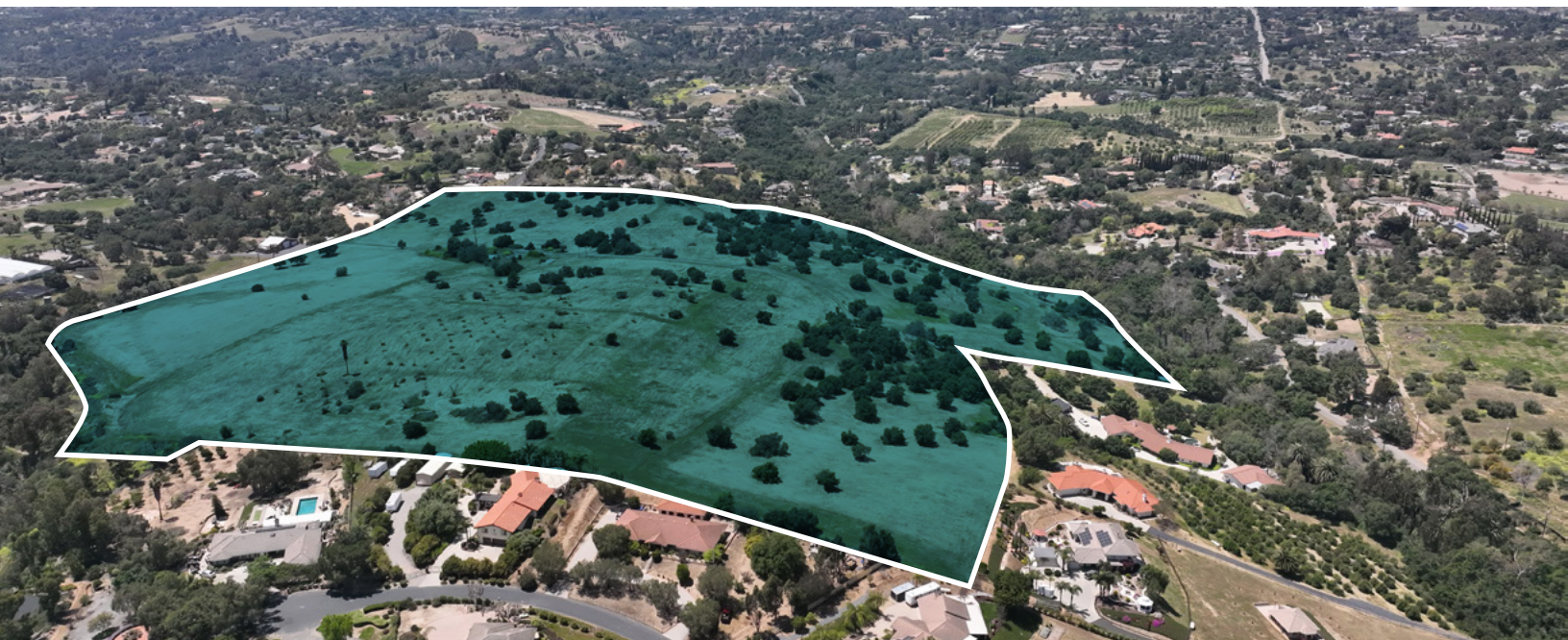
GROSS ACRES

**19**

LOT FINAL MAP  
APPROVED

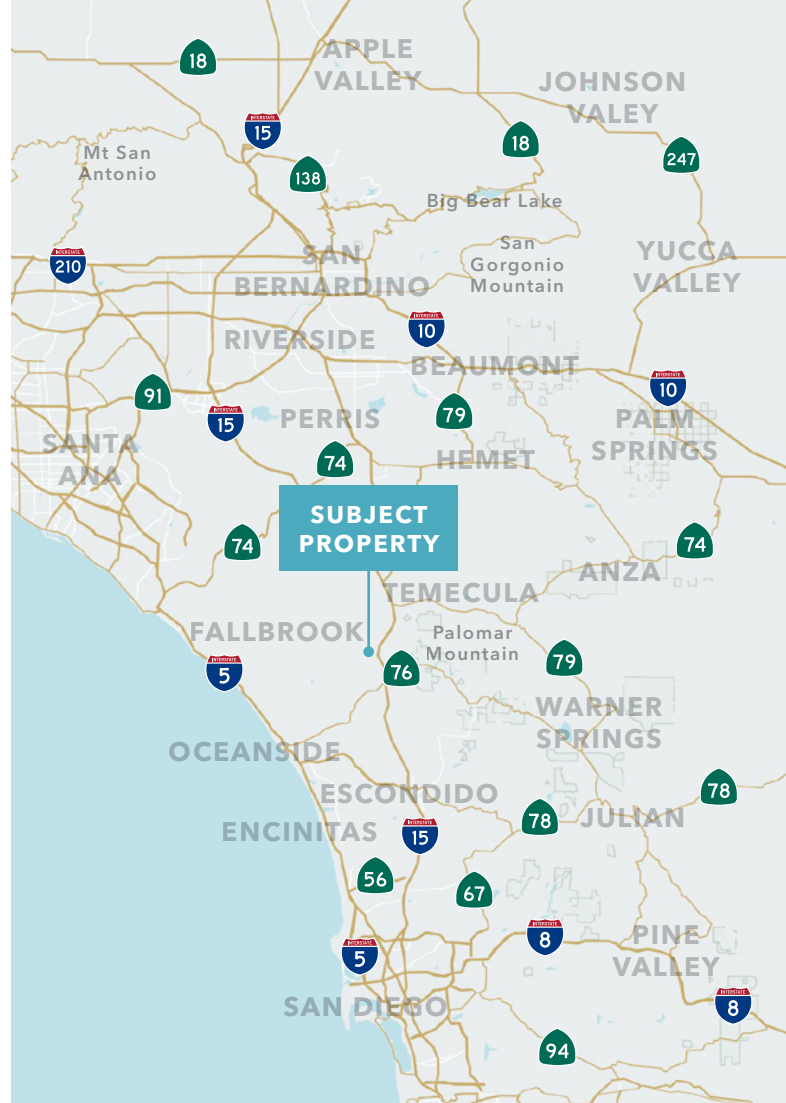
**R-1**

ZONING





SITE	PARCEL #	APN ACRES ±	ZONING
1	105-210-66-00	4.82	R-1
2	105-210-67-00	4.31	R-1
3	105-210-68-00	4.4	R-1
4	105-210-69-00	7.16	R-1
5	105-210-70-00	2.35	R-1
6	105-210-71-00	2.8	R-1
7	105-210-72-00	4.27	R-1
8	105-210-73-00	3.44	R-1
9	105-210-74-00	4.03	R-1
10	105-210-75-00	3.16	R-1
11	105-210-76-00	2.06	R-1
12	105-210-77-00	2.06	R-1
13	105-210-78-00	2.09	R-1
14	105-210-79-00	2.11	R-1
15	105-210-80-00	2.25	R-1
16	105-210-81-00	1.41	R-1
17	105-210-82-00	1.59	R-1
18	105-210-83-00	1.53	R-1
19	105-210-84-00	1.37	R-1
Total Acreage		57.21	





# FINAL MAP & ENTITLEMENTS

The County of San Diego approved the Final Map No. 14462 in September 2002. The Improvement plans, which satisfy the requirements as stated in the resolution for TM 4823-1 and the standard for private streets were certified in July 2002. The Owners received a County certified CEQA Negative Declaration and completed numerous studies which may help expedite the final processing before pulling building permits.

Resource permits are still required before pulling building permits.

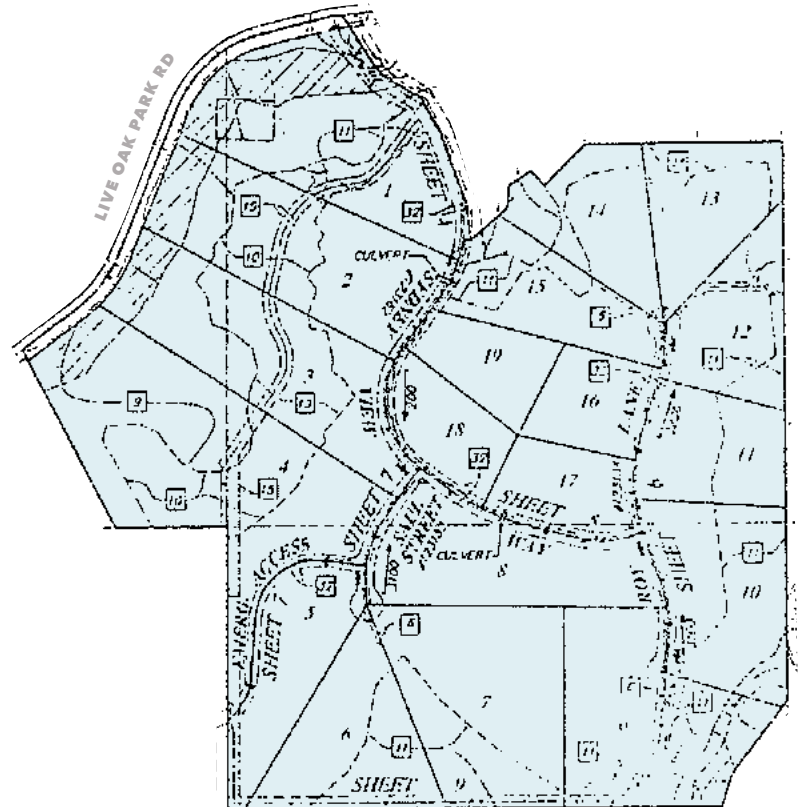
Discretionary approvals for the Project have all been obtained. A tentative map for the Property was approved by the County in September 1991, and Final Map No. 14462 was recorded on September 20, 2002. While final engineering plans for the Project were approved concurrent with the Final Map (including storm water and septic plans), those plans are expired and the Buyer will be required to update the same.

The Property, which features luxury lots ranging from 1.3 acres to over seven acres, is located conveniently off Interstate 15 at the Mission Road off-ramp. While tucked away in Fallbrook's picturesque

hillsides, the Property is still centrally located between San Diego and Temecula, allowing for easy commutes to the area's major job center

The Property currently consists of undeveloped vacant land, with foothill topography and east, south, and west-facing exposures. Elevation ranges from 990 feet on the western edge of the Property to 1,046 feet on the eastern edge. Live Oak Creek, which must be crossed to access the Property from Live Oak Creek Road, runs alongside the northwestern edge of the Property.

In lieu of bonds, the Seller has entered into a lien contract with the County to construct the Project's required improvements at some point in the future, securing the Seller's performance by granting the County a lien on the Property. Concurrent with the Close of Escrow, the Buyer will be required to either assume Seller's obligations under the lien contract or to post bonds to secure performance.







CHULA VISTA

CORONADO

PACIFIC OCEAN

SAN DIEGO

DEL MAR

ENCINITAS

CARLSBAD

ESCONDIDO

SAN MARCOS

VISTA

OCEANSIDE

BONSALL

FALLBROOK

Camp Pendleton North

SUBJECT PROPERTY

Santa Margarita Ecological Preserve

DE LUZ

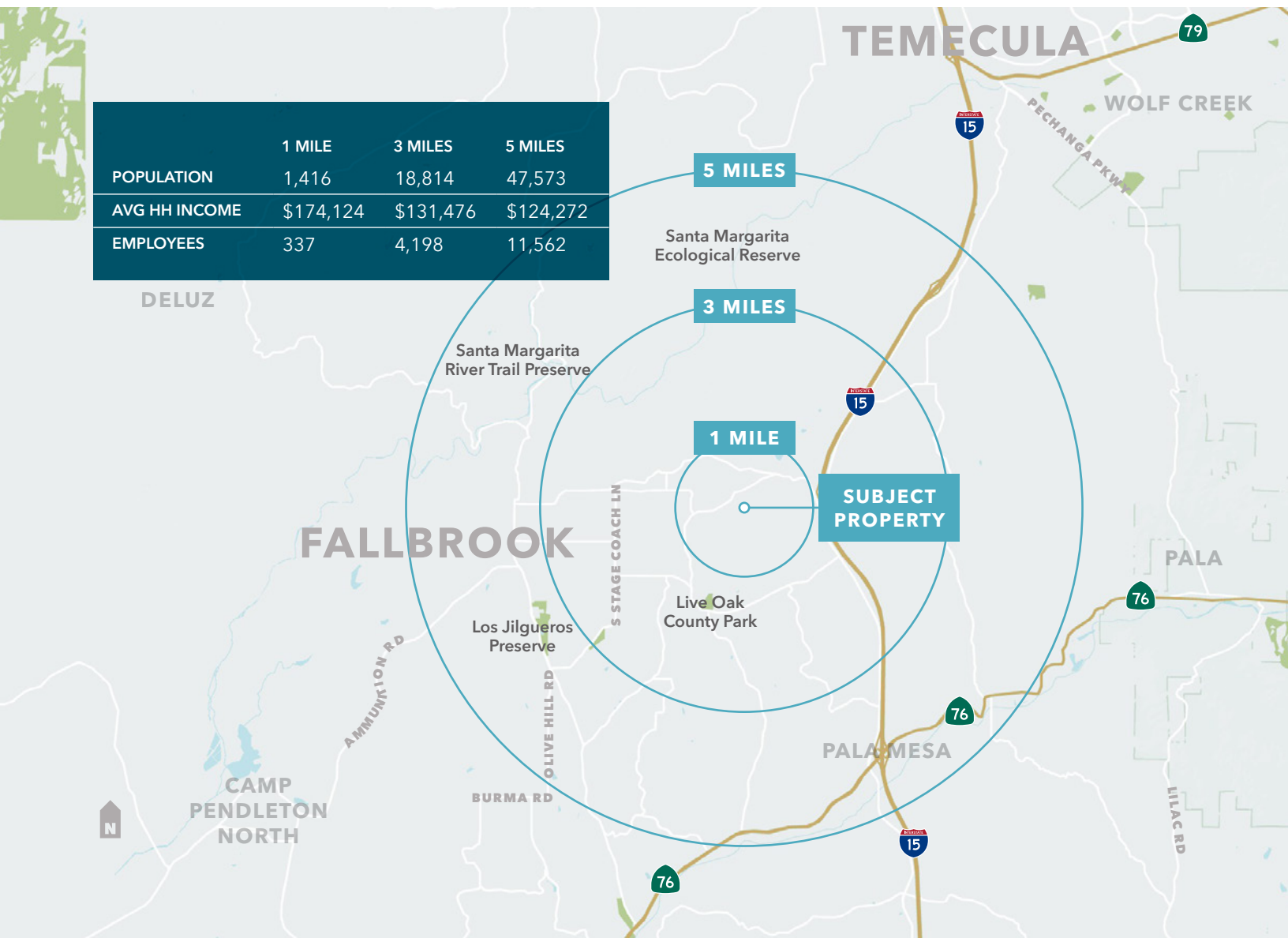
TEMECULA

MURRIETA





	1 MILE	3 MILES	5 MILES
POPULATION	1,416	18,814	47,573
AVG HH INCOME	\$174,124	\$131,476	\$124,272
EMPLOYEES	337	4,198	11,562





# SAN DIEGO HOUSING MARKET OVERVIEW

Those familiar with California can attest, real estate in the state differs from other regions, and this holds especially true for San Diego, a region known for its appeal.

Thanks to its coveted location by the coast, favorable climate, and consistently strong job market, people have flocked to the southernmost part of California, contributing to the population of the state's second largest county.

Similar to many other housing markets across the U.S., the San Diego metro experienced a surge in home prices in the past couple years due to the historically low mortgage rates. However, recent trends in 2023 show declining home prices that are luring

prospective homebuyers back to the market. While San Diego can still be argued to be a seller's market, buyers can gain some ground as data suggests the local housing market has shown signs of leveling out even if listings remain below historic norms.

The supply of housing in San Diego, which had dipped as low as 0.70 months in March 2022, has gradually increased into the new year. Despite more homeowners taking advantage of high home values and a strong seller's market, inventory remained limited. In October of 2022, housing supply peaked at 2.31 units, but has since decreased to 1.9 months in January 2023.

Because inventory has been extremely low, when new homes are available, they sell quickly in the region as demand for new properties may be higher than ever. December 2022 showed San Diego coming back with strongest new home sales rates in Southern California, back to prepandemic numbers. Additionally, single-family housing starts increased for a second consecutive month, rising 2.7%, while single-family housing completions were up 2.4% month-over-month. Despite fluctuations and economic factors that have impacted the local housing market, San Diego remains in high demand as a popular destination for homebuyers and investors alike.



REPRESENTATIVE PHOTO





**\$2,185,000**

**LIST PRICE**

All Due Diligence Information  
will be provided to qualified  
Buyers who execute an NDA.

## For more information contact

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