

Offering Memorandum

# Escondido Lot

0 Nordahl Rd, CA 92026



# Content



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# Property Description

## EXECUTIVE SUMMARY

Remarkable Investment Opportunity! This 3-acre parcel presents an exceptional chance for investors or individuals looking to build their dream home while generating rental income! Currently in the process of being subdivided into five parcels, this property offers incredible development potential, Four smaller parcels, each designed for two buildings with three units. Plus, the largest unit has the potential to be split, creating a total of four units per parcel. Ample parking to accommodate all units. The other 1.5-acre can be used for storage project, single-family home with ADU & JADU, senior citizen daycare, or other creative ventures. This is a rare opportunity to capitalize on a high-potential project—whether for residential development, multi-unit rentals, or a unique business venture.

# Exhibits

Exhibit A – Approved TPM

Exhibit B – TPM Approval Conditions

Exhibit D – Nordahl Concept Floor Plans



# Property Facts & Details

- Price: \$1,250,000
- Property Subtype: Residential
- Sale Type: Investment
- Proposed Use: Single Family Development
- No. Lots: 1
- Total Lot Size: 3.00 AC
- Property Type: Land Lot
- Zoning: R1
- Property Status: For Sale, New Listing

# Property Facts & Details

Parcel 1:

Net Area: 12,275 SF

Gross Area: 12,899 SF

Parcel 2:

Net Area: 13,140 SF

Gross Area: 13,762 SF

Parcel 3:

Net Area: 12,781 SF

Gross Area: 13,366 SF

Parcel 4:

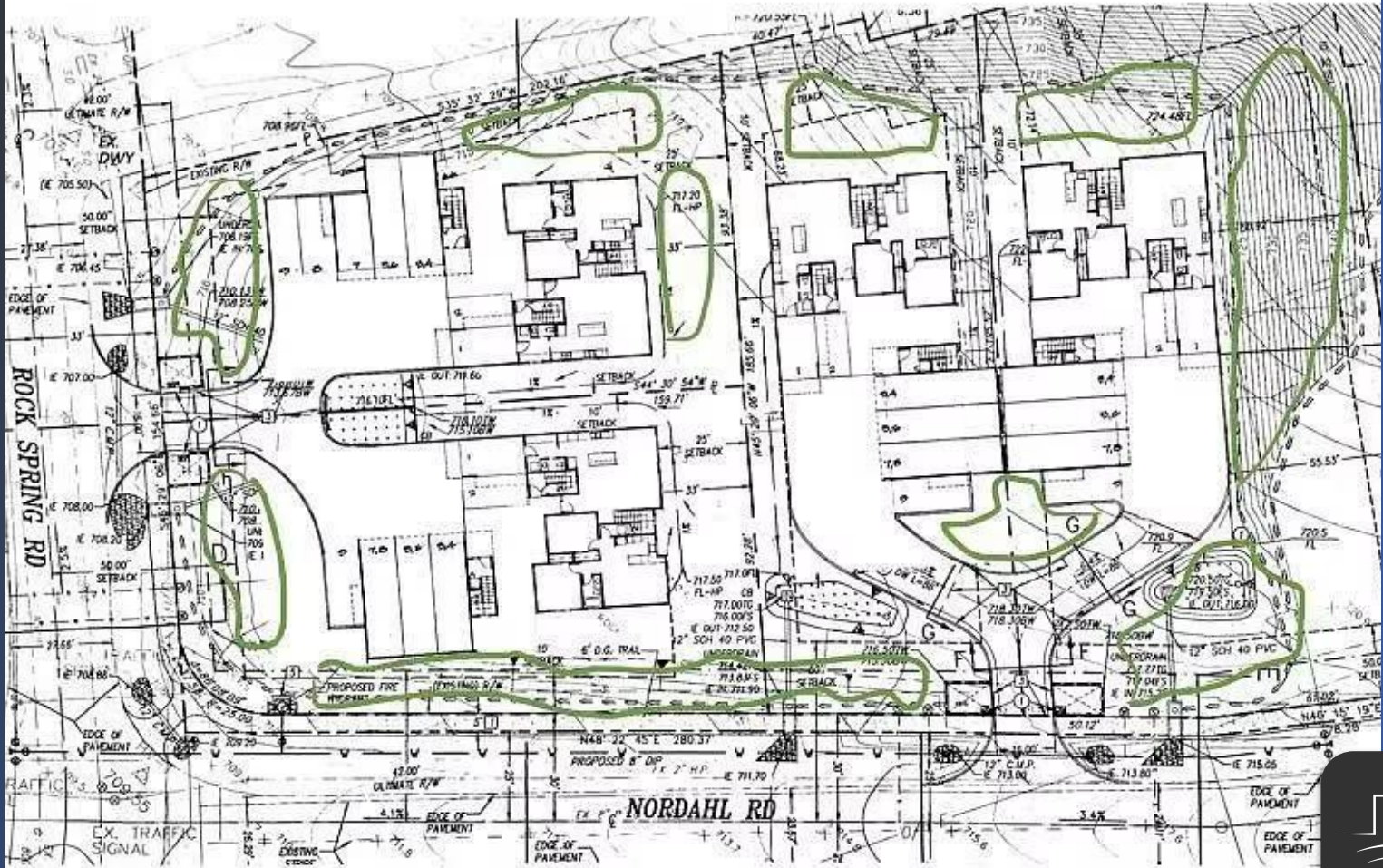
Net Area: 20,487 SF

Gross Area: 21,095 SF











## Disclaimer: 0 Nordahl Rd | Escondido, CA 92026

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PROPERTY SHOWINGS ARE AVAILABLE BY APPOINTMENT ONLY.

PLEASE CONTACT BLUXEN REAL ESTATE FOR ADDITIONAL INFORMATION.



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