

# 33 LOT FINAL MAP – FALLBROOK CA

## RANCHO ALEGRE ROAD | FALLBROOK, CA 92028

← Temecula (20 minutes away)  
Historic Old Town, Wine Country  
Hub, Extensive Trail Network

Tivoli Italian Villa  
Wedding Venue



Los Willows  
Wedding Estate

Horse Creek  
Ranch

MISSION RD OFFRAMP

Pala Mesa  
Resort & Golf

RANCHO ALEGRE RD

RANGER RD

LOS HERMANOS RD

KILLIAN RD

AQUEDUC RD

- AB1033 potential - split the lots and sell "ADUs" of 1,200 SF for a total of 66 for sale lots
- 33 parcels totaling approximately 115.92 gross acres
- Build-to-Rent potential (99+ units) or Assisted Living / resort-style development
- Potential for 87 lots with density bonus or 117 lots with double density bonus
- Home Sales in the immediate vicinity average over \$2,300,000
- Situated in Fallbrook Wine Country, with zoning that allows for vineyard development and grape cultivation
- Phase 1 plans complete for an exclusive gated community featuring 8 scenic-view estate lots

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108-481-01 2.29 acres	108-481-02 2.11 acres	108-481-20 2.96 acres	108-481-21 2.93 acres	108-481-05 4.81 acres	108-480-12 6.31 acres	108-480-07 4.10 acres
108-481-04 2.38 acres	108-481-03 2.93 acres	108-481-19 2.99 acres	108-481-18 4.10 acres	108-480-11 2.10 acres	108-480-08 5.20 acres	
	108-481-17 2.86 acres			108-480-10 3.19 acres	108-480-09 3.10 acres	
108-481-15 6.61 acres	108-481-16-00 3.09 acres	108-481-06 2.50 acres	108-480-01 2.52 acres	108-480-03 4.02 acres	108-480-06 2.33 acres	
	108-481-12 4.08 acres	108-481-07 2.36 acres	108-481-08 2.08 acres	108-480-02 3.60 acres	108-480-05 2.34 acres	
	108-481-11 8.04 acres	108-481-10 2.30 acres	108-481-09 2.15 acres	108-480-04 2.91 acres		
108-481-14 4.75 acres	108-481-13 5.88 acres					





Fallbrook Airpark

Fallbrook Union High School

James E Potter Junior High

Live Oak Elementary School

William H Frazier Elementary School

Red Mountain Reservoir

CAL FIRE Red Mountain Station

Pala Mesa Resort & Golf



KILLIAN RD  
YUCCA RD  
AQUEDUCT RD  
RANGER RD  
RECHE RD  
RANCHO ALEGRE RD  
EMISION RD  
Old Hwy 395  
INTERSTATE 15





**Future Retail Center**  
Pala Ranch Approximately  
500,000 sf of Commercial Space

**Future Police Station**

**Cypress Hill Farms**

**The Golf Club of California**

**Good Taste Farm**

**North County Fire Protection District Station 4**

**Palomar College Fallbrook Campus**

**Pala Mesa Resort & Golf Course**

**Monserate Winery**

**Live Oak County Park**

**Temecula (20 minutes away)**  
Historic Old Town, Wine Country Hub, Extensive Trail Network



Red Mountain Reservoir

CAL FIRE Red Mountain Station

Temecula (20 minutes away)  
Historic Old Town, Wine Country Hub, Extensive Trail Network

Tivoli Italian Villa Wedding Venue

Los Willows Wedding Estate



Yucca Rd

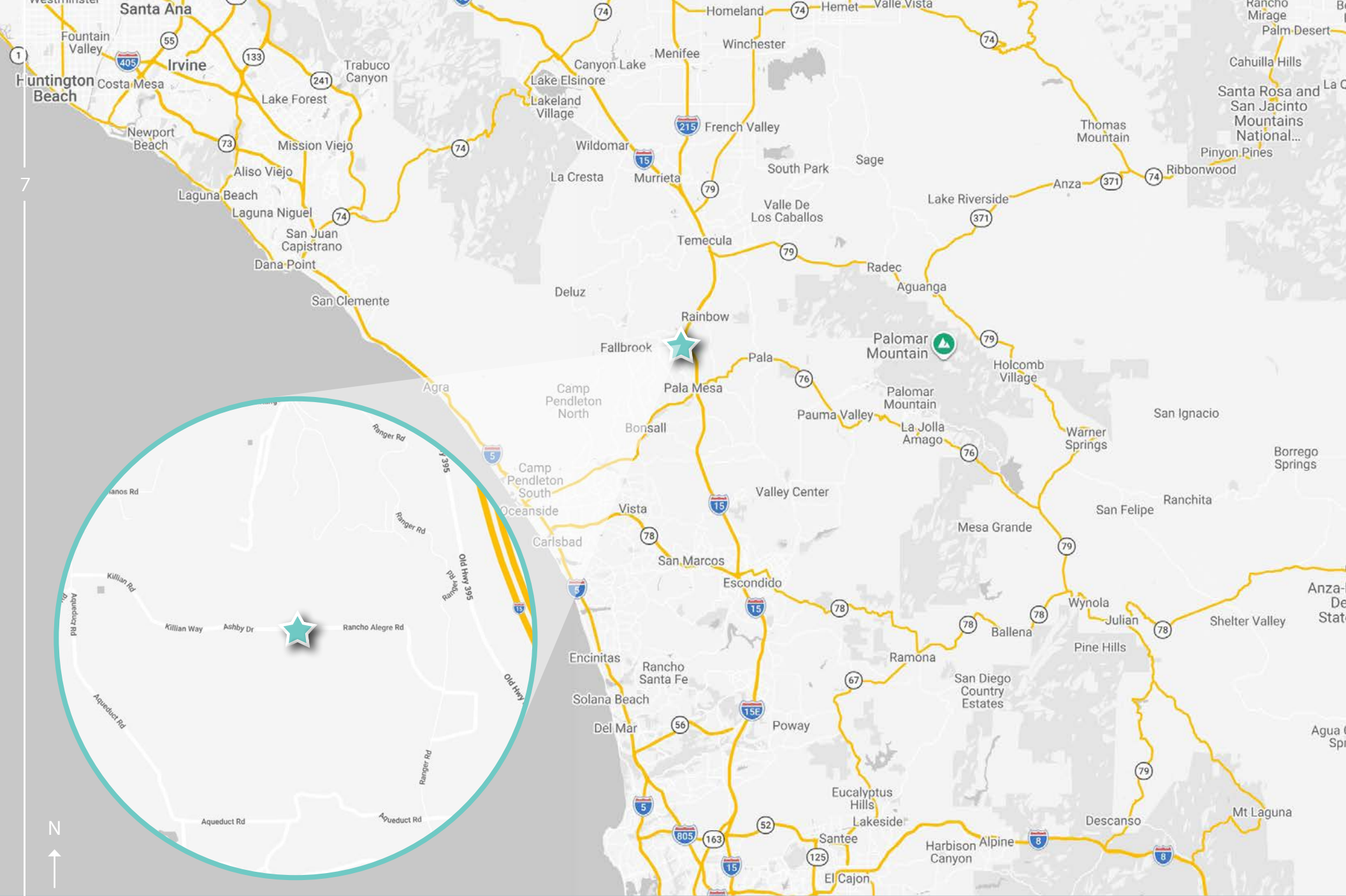
KILLIAN RD

RANCHO ALLEGRE RD

RANGER RD

AQUEDUCT RD





location map

# property profile

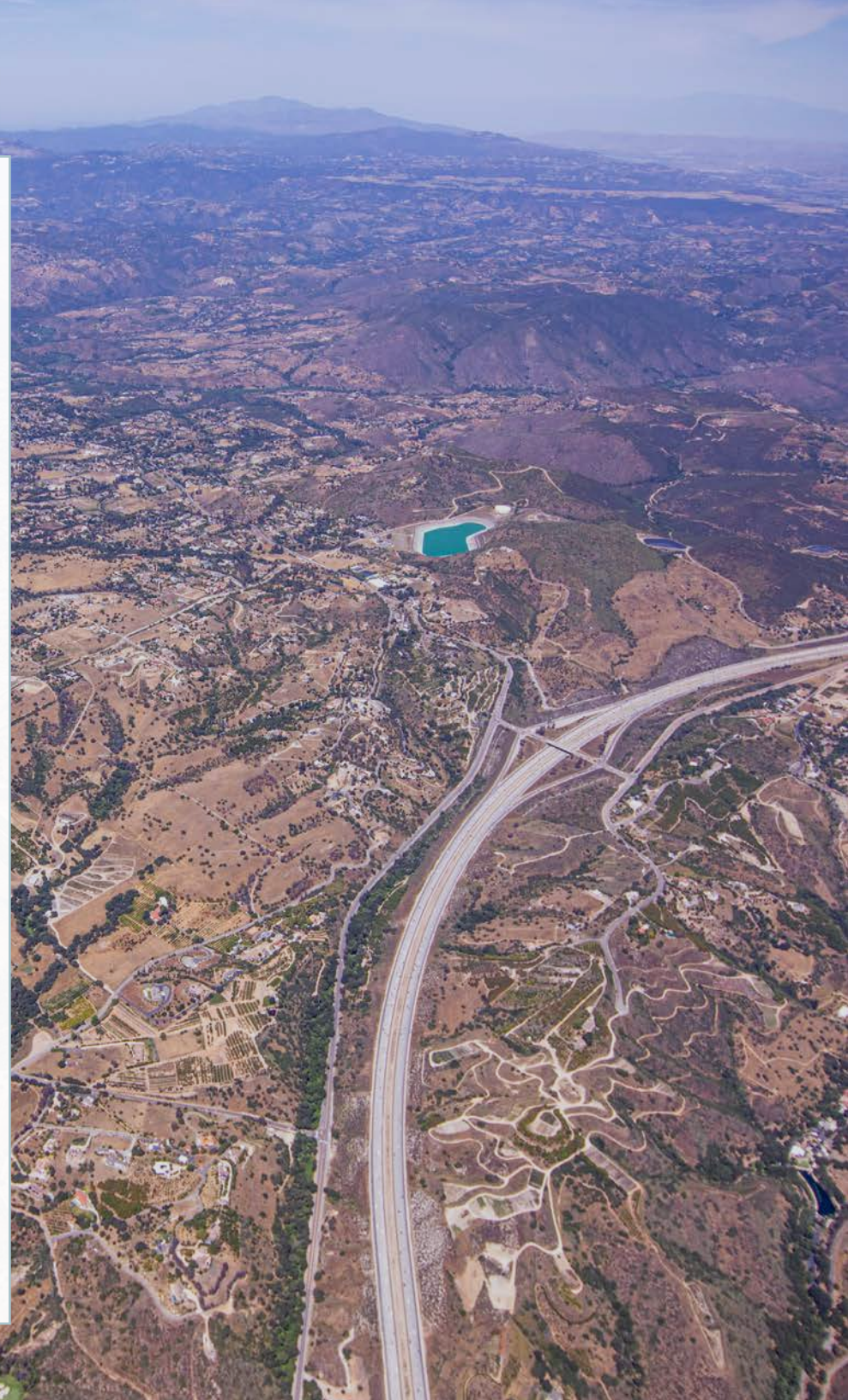
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The subject property comprises 33 parcels totaling approximately 115.92 acres of vacant land, zoned for single-family residential development. The Rancho Alegre Development features a fully approved final map, creating 33 subdivided estate-sized lots ranging from approximately 2 to 8 acres each. The project thoughtfully incorporates nine designated open space areas, enhancing the overall character while preserving the natural landscape.

On-site infrastructure includes three installed water meters (2", 3", and 4"), with electrical service readily available. The development is planned in two phases: Phase 1 consists of 8 lots and is envisioned as a gated community offering an elevated level of privacy, exclusivity, and luxury living. These premier homesites are positioned to capture scenic views of the surrounding hills and countryside, making them ideal for custom estate residences. Phase 2 includes the remaining 25 lots, with improvement plans scheduled to be completed as part of Phase 1.

Currently designed for septic systems, the project also offers the potential to connect to sewer, with an access point located at the intersection of Reche Road and Ranger Road, approximately 2,200 feet from the site.

The property is ideally situated within an established and growing area, surrounded by residential neighborhoods, parks, and schools, with convenient access to Interstate 15 and the Pala Mesa Resort & Golf Course. Strong housing demand continues to grow along the I-15 corridor, driven by its strategic connectivity between Riverside and San Diego. The property's location offers a compelling advantage for commuters, with meaningful time savings compared to longer-distance alternatives making it an attractive option for buyers seeking both accessibility and lifestyle convenience. Additionally, Fallbrook has gained recognition as an emerging wine country destination, and the underlying zoning allows for the cultivation of grapes—presenting a unique opportunity for vineyard estates or agrarian luxury living.



# property information

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## APN's:

108-481-01-00	→	2.29 acres
108-481-02-00	→	2.11 acres
108-481-03-00	→	2.93 acres
108-481-04-00	→	2.38 acres
108-481-20-00	→	2.96 acres
108-481-19-00	→	2.99 acres
108-481-21-00	→	2.93 acres
108-481-05-00	→	4.81 acres
108-481-18-00	→	4.10 acres
108-481-15-00	→	6.61 acres
108-481-17-00	→	2.86 acres
108-481-16-00	→	3.09 acres
108-481-12-00	→	4.08 acres
108-481-11-00	→	8.04 acres
108-481-06-00	→	2.50 acres
108-481-07-00	→	2.36 acres
108-481-10-00	→	2.30 acres
108-480-01-00	→	2.52 acres
108-481-08-00	→	2.08 acres
108-481-09-00	→	2.15 acres
108-481-13-00	→	5.88 acres
108-481-14-00	→	4.75 acres
108-480-08-00	→	5.20 acres
108-480-12-00	→	6.31 acres
108-480-10-00	→	3.19 acres
108-480-11-00	→	2.10 acres
108-480-09-00	→	3.10 acres
108-480-07-00	→	4.10 acres
108-480-02-00	→	3.60 acres
108-480-03-00	→	4.02 acres
108-480-06-00	→	2.33 acres
108-480-04-00	→	2.91 acres
108-480-05-00	→	2.34 acres
<b>Total Acreage:</b>	→	<b>115.92 acres</b>

## jurisdiction:

County of San Diego

## location:

The subject property is located along Rancho Allegre Road in Fallbrook, CA. The site is 0.50 mile west of Interstate 15, 6.00 miles east of Downtown Fallbrook, and approximately 4.00 miles north from Highway 76.

## acreage:

115.92 gross acres

## zoning:

Agriculture (A-70)

[\(Link to Zoning\)](#)

## general plan:

Semi-Rural Residential (SR-2)

[\(Link to General Plan\)](#)

## estimated infrastructure cost per lot:

\$315,762

## estimated cost for building permits & fees per lot:

\$115,784

## density:

1du/2 acres

## minimum lot size:

2.00 acres

## max height:

35' or 2 stories

## development status:

Approved Final Map for 33 Lots

Improvement plans for Phase 1 nearly complete (8 lots)

## school district:

Fallbrook Union School District

## services:

**Water:** Rainbow Municipal Water District

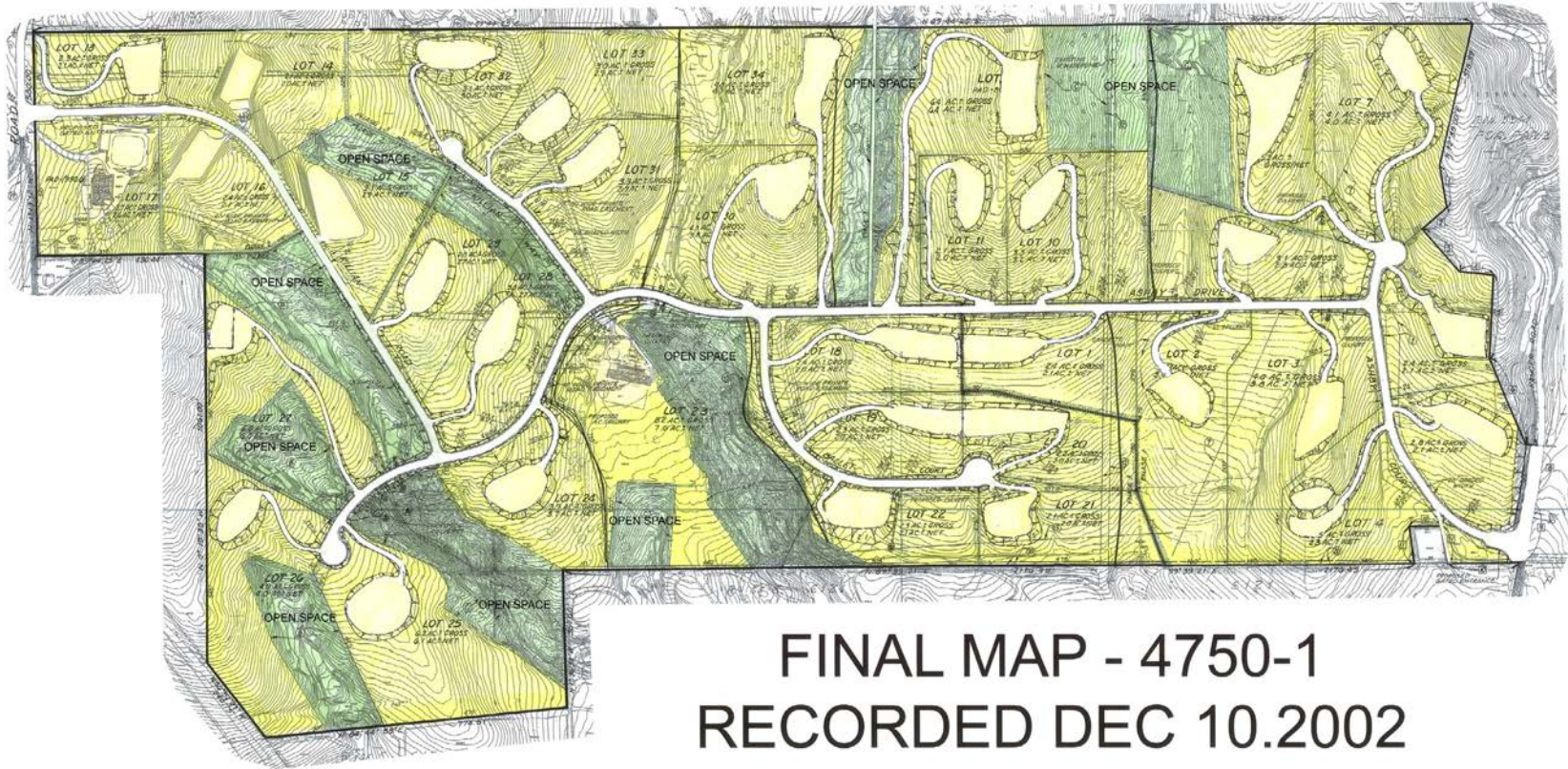
**Gas/Electric:** SDG&E

**Fire:** North County Fire Department

**Police:** San Diego County Sheriff's Department



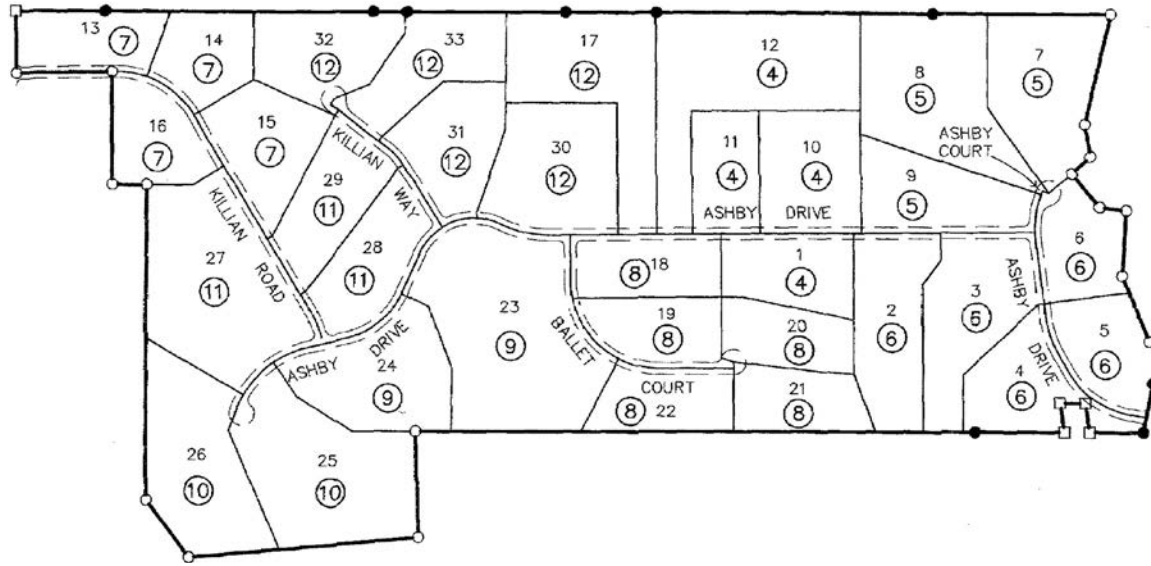
# RANCHO ALEGRE



FINAL MAP - 4750-1  
RECORDED DEC 10.2002

# final map

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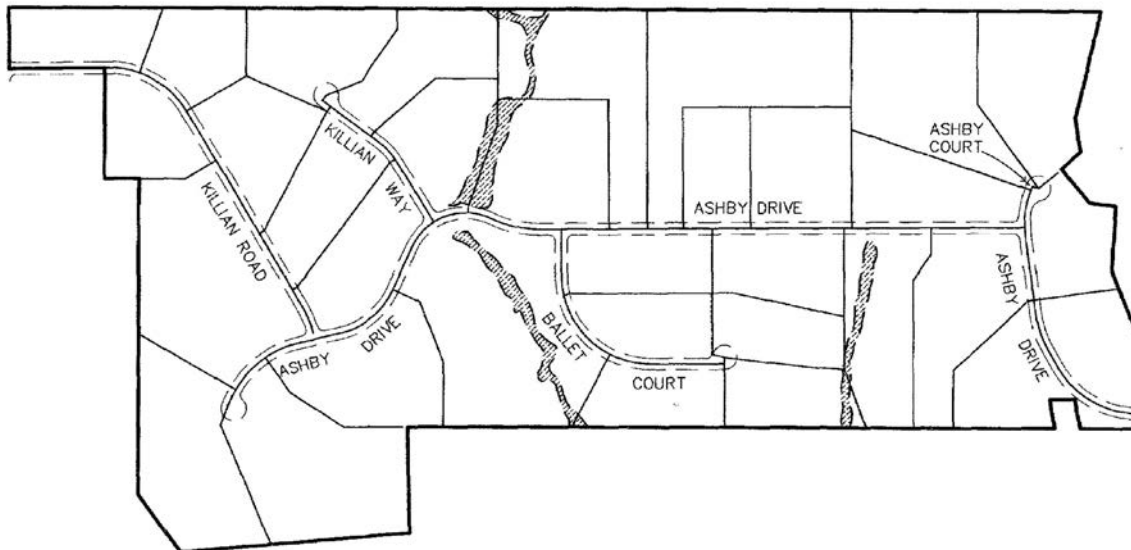
## LEGEND

④ INDICATES MAP SHEET NUMBER

## SOLAR NOTE

THIS SUBDIVISION HAS A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH EXISTING AND/OR PROPOSED DWELLING UNIT AS REQUIRED BY SECTION 81.401(m) OF THE SUBDIVISION ORDINANCE

[CLICK HERE TO VIEW FINAL MAP](#)



## LEGEND

NOTE A: INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST

NOTE B: INFORMATION SHOWN HEREON IS COMPILED FROM PUBLIC RECORDS OR REPORTS, AND ITS INCLUSION ON THIS MAP DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP.



APPROXIMATE LIMITS OF THE 100 YEAR FLOOD LINE OF THE NATURAL CHANNELS WITH DRAINAGE WATERSHEDS IN EXCESS OF 25 ACRES.

# estimated land development cost

[CLICK HERE TO VIEW BUDGET](#)

## LAND DEVELOPMENT AND IMPROVEMENT CONSTRUCTION COST

Rancho Alegre

Prepared: March 23, 2024

Subdivision Tract Cost Estimate

Revised: August 20, 2024

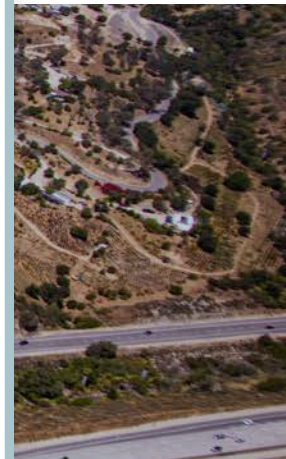
33 Lots

Revised: November 14, 2025

### SUMMARY OF COSTS

#### Onsite Construction

	<u>Total Cost</u>	<u>Cost per Lot</u>
		33
Land Development	\$1,324,837	\$40,147
Street Improvement	\$1,490,251	\$45,159
Storm Drain Improvement	\$651,730	\$19,749
Sewer Improvement (Assume Septic)		\$0
Water Improvement	\$2,100,865	\$63,663
Bridge	\$0	\$0
Landscape & Irrigation	\$349,650	\$10,595
Common Area Amenties	\$507,300	\$15,373
Miscellaneous	\$854,488	\$25,894
HMMP/Revegetation Implementation	\$0	\$0
Off-site Mitigation	\$0	\$0
Subtotal	\$7,279,121	\$220,579
20 Percent Contingency	\$1,455,824	\$44,116
<b>Total Onsite Construction Cost</b>	<b>\$8,734,945</b>	<b>\$264,695</b>
Public Works Fees	\$304,438	\$9,225
Miscellaneous Costs	\$1,380,757	\$41,841
Subtotal Fees	\$1,685,194	\$51,066
Onsite Infrastructure Cost	\$8,734,945	\$264,695
Public Works Fees & Miscellaneous	\$1,685,194	\$51,066
<b>Total Infrastructure Cost</b>	<b>\$10,420,140</b>	<b>\$315,762</b>



# cma summary

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RESIDENTIAL Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$2,900,000	\$1,950,000	\$2,346,750	\$2,322,500
SP:	\$2,825,000	\$2,000,00	\$2,307,375	\$2,292,500

RESIDENTIAL - Sold														Number of Properties: 8		
Num	MLS #	Status	PropSu bT	Address	MLSAreaMjr	Total Bdrms	Total Baths	Close Date	LotSzSqft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea	
1	NDP2405937	S	SFR	5808 Lake Vista Drive	Bonsall (92003)	4	5	9/4/2024	87,120.00	4008	23	\$2,300,000	\$573.85	\$2,260,000	\$622.16	
2	NDP2309292	S	SFR	31463 lake Vista Circle	Bonsall (92003)	4	3	7/10/2024	89,733.60	3737	67	\$2,385,000	\$638.21	\$2,325,000	\$585.02	
3	SW25058640	S	SFR	6020 Lake Vista Drive	Bonsall (92003)	3	4	7/10/2025	87,120.00	3658	85	\$2,345,000	\$641.06	\$2,140,000	\$518.81	
4	NDP2306022	S	SFR	7 Country Glen	Fallbrook (92028)	4	5	11/7/2023	118,483.20	3855	4	\$1,950,000	\$505.84	\$2,000,000	\$531.78	
5	NDP2505335	S	SFR	1010 Willowcreek Lane	Fallbrook (92028)	4	4	11/18/2025	388,990.80	3855	72	\$2,099,000	\$544.49	\$2,050,000	\$683.52	
6	230002851SD	S	SFR	5107 Tangerine Lane	Fallbrook (92028)	5	5	4/26/2023	135,907.00	4133	43	\$2,900,000	\$701.67	\$2,825,000	\$554.53	
7	NDP2304135	S	SFR	3311 Sagewood Hills Rd	Vista (92084)	4	5	6/26/2023	49,222.00	4328	2	\$2,300,000	\$531.42	\$2,400,000	\$605.22	
8	SW25155853	S	SFR	3325 Sagewood Hills Road	Vista (92084)	5	5	8/21/2025	52,708.00	4063	10	\$2,495,000	\$614.08	\$2,459,000	\$583.11	
<b>Avg</b>						<b>4</b>	<b>4</b>		<b>126,160.58</b>	<b>3954</b>	<b>38</b>	<b>\$2,346,750</b>	<b>\$593.83</b>	<b>\$2,307,375</b>	<b>\$518.81</b>	
<b>Min</b>						<b>3</b>	<b>3</b>		<b>49,222.00</b>	<b>3658</b>	<b>2</b>	<b>\$1,950,000</b>	<b>\$505.84</b>	<b>\$2,000,000</b>	<b>\$386.36</b>	
<b>Max</b>						<b>5</b>	<b>5</b>		<b>388,990.80</b>	<b>4328</b>	<b>85</b>	<b>\$2,900,000</b>	<b>\$701.67</b>	<b>\$2,825,000</b>	<b>\$683.52</b>	
<b>Med</b>						<b>4</b>	<b>5</b>		<b>88,426.80</b>	<b>3931</b>	<b>33</b>	<b>\$2,322,500</b>	<b>\$593.97</b>	<b>\$2,292,500</b>	<b>\$574.45</b>	

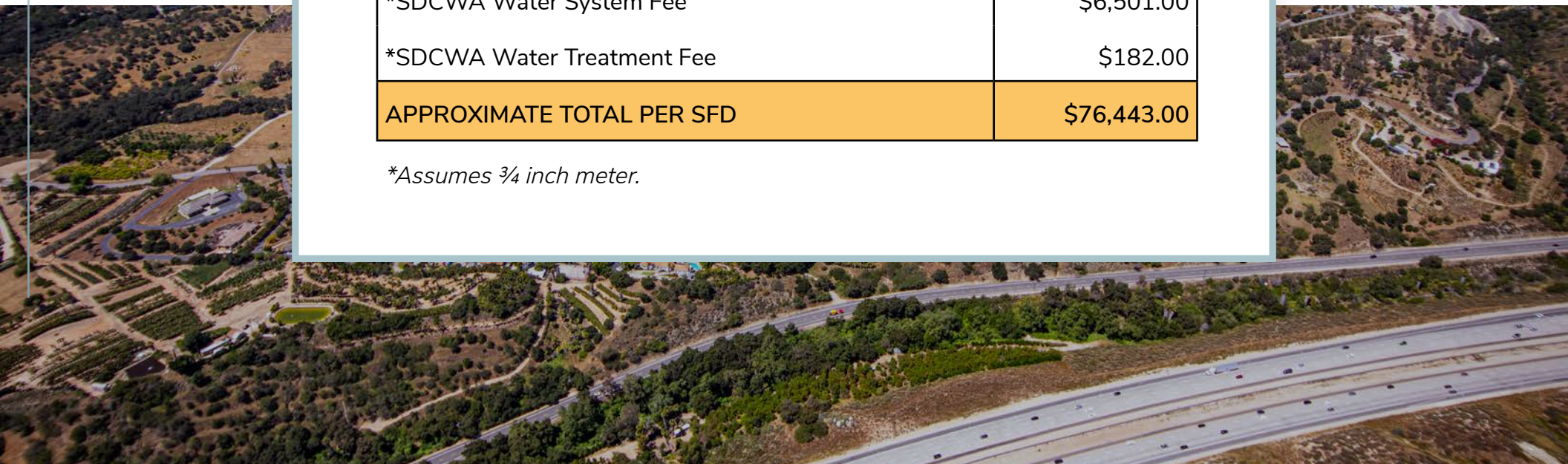
# development impact fees

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## Estimated Development Impact Fees Per Approximate 3,500 SF Residence

Item	Amount
School Fee (\$5.17/SF)	\$18,095.00
RTCIP & TIF Fee	\$5,012.00
Park Fee	\$9,864.00
*Wastewater System Capacity Fee	\$22,632.00
*Water System Capacity	\$14,157.00
*SDCWA Water System Fee	\$6,501.00
*SDCWA Water Treatment Fee	\$182.00
<b>APPROXIMATE TOTAL PER SFD</b>	<b>\$76,443.00</b>

*\*Assumes ¾ inch meter.*

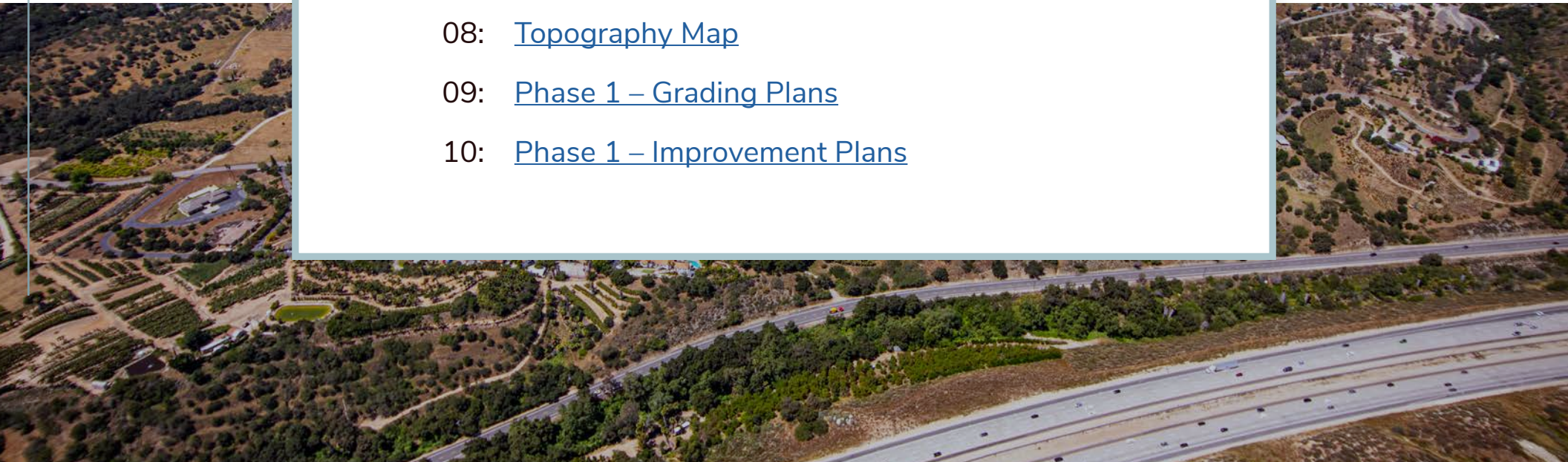


# due diligence

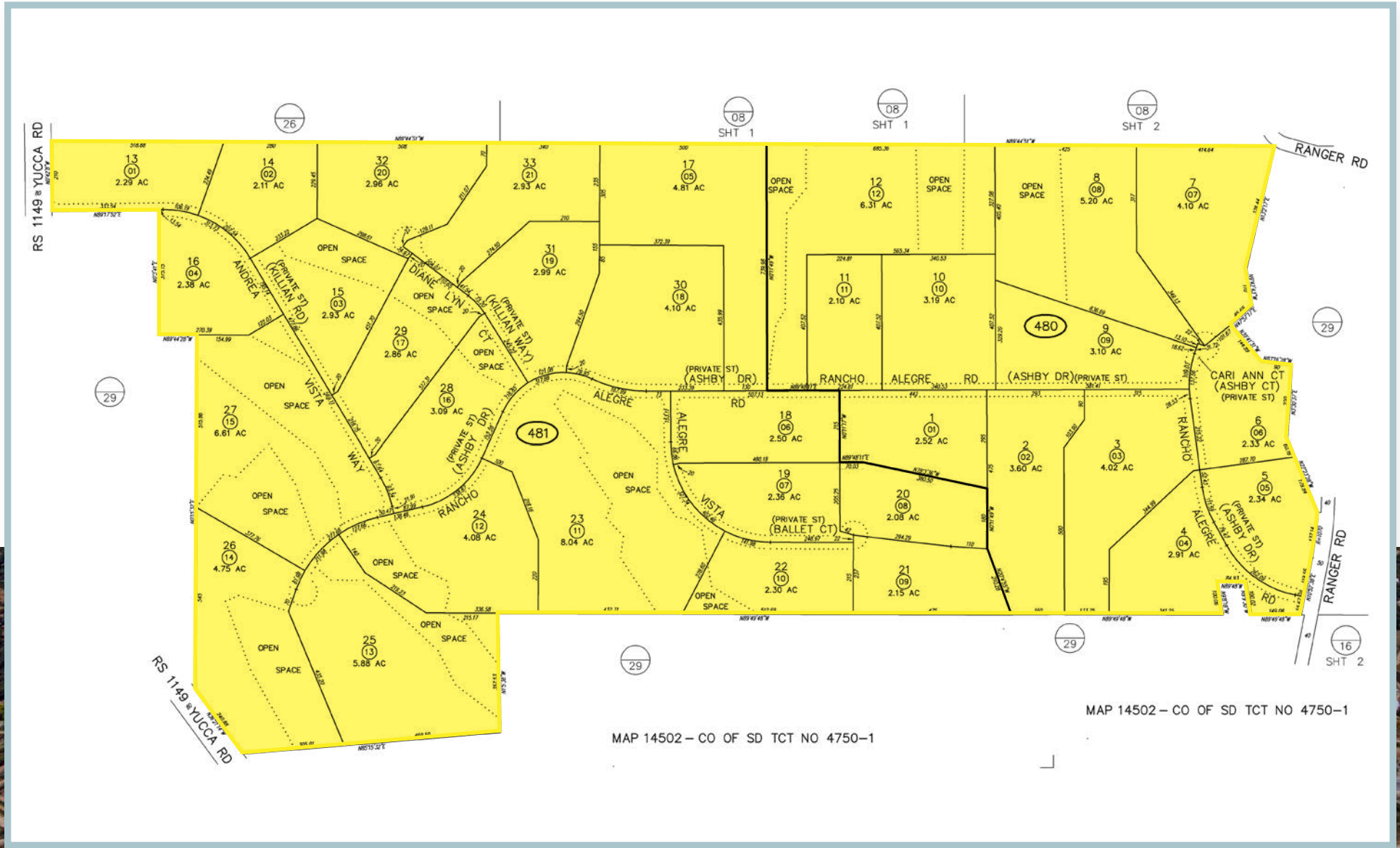
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>>> Click the Links Below to View Documents <<<

- 01: [Final Map](#)
- 02: [Conditions of Approval](#)
- 03: [Phase 1 – 2025 Landscape Plans](#)
- 04: [Site Plan](#)
- 05: [Soil Report](#)
- 06: [Biology Report](#)
- 07: [Budget](#)
- 08: [Topography Map](#)
- 09: [Phase 1 – Grading Plans](#)
- 10: [Phase 1 – Improvement Plans](#)



# tax map



MAP 14502 - CO OF SD TCT NO 4750-1

MAP 14502 - CO OF SD TCT NO 4750-1

# 2025 demographics

3 miles



population  
1,149



estimated households  
470



average household income  
\$143,139



median household income  
\$122,567



total employees  
295

5 miles



population  
14,077



estimated households  
5,111



average household income  
\$164,150



median household income  
\$132,719



total employees  
2,547

7 miles



population  
48,846



estimated households  
16,445



average household income  
\$137,327



median household income  
\$111,966



total employees  
11,131

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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.





for more information, please contact

**MATT WEAVER**

760.448.2458  
mweaver@lee-associates.com  
DRE Lic# 01367183

**AL APUZZO**

760.448.2442  
aapuzzo@lee-associates.com  
DRE Lic# 01323215

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | [www.lee-associates.com/sandiegonth](http://www.lee-associates.com/sandiegonth)