

PRIVATE 5.02-ACRE ESTATE OPPORTUNITY IN NORTH ESCONDIDO

10390 TATAS PL | ESCONDIDO, CA 92026



Asking Price:

\$370,000

Rue De Lac

Holly Ave

Tatas Pl

- 5.02-acre rural residential site with A70 zoning and SR-1 General Plan designation
- Ideal opportunity for custom estate homes, conservation ownership, or long-term land investment
- Scenic North County setting with expansive views, privacy, and a tranquil rural environment

STEVIE BERMAN

760.448.2446

sberman@lee-associates.com

CalDRE Lic #02242051

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183



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DOWNTOWN
ESCONDIDO

SAN MARCOS



Rue De Fleur

Rue Montreux

Rue De Lac

Tatas Pl

Holly Ave

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property information

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location:

The subject property is located at 10390 Tatas Place in Escondido, California, within an established rural residential area of North County San Diego. The property offers a peaceful, private setting while remaining conveniently accessible to Interstate 15, Highway 78, and the amenities of Escondido and San Marcos. Surrounded by custom estate homes and open space, the site provides the ideal balance of rural living and regional connectivity.

property profile:

The subject property consists of approximately 5.02 acres and is designated SR-1 (1 dwelling unit per acre) with A70 zoning, presenting an excellent opportunity for custom estate development, conservation ownership, or long-term land investment. Featuring expansive views, exceptional privacy, and a highly desirable North County location, the property offers buyers the opportunity to create a premier rural residential estate while benefiting from the area's continued long-term growth.

jurisdiction:

County of San Diego

APN'S & acreage:

187-042-17-00 -> 5.02 acres

zoning:

A70

([Click to View SD County Zoning](#))

minimum lot size:

1 Acre

school district:

Escondido Union School District

services:

Water/Sewer: City of Escondido Utilities Department

Gas/Electric: San Diego Gas & Electric (SDG&E)

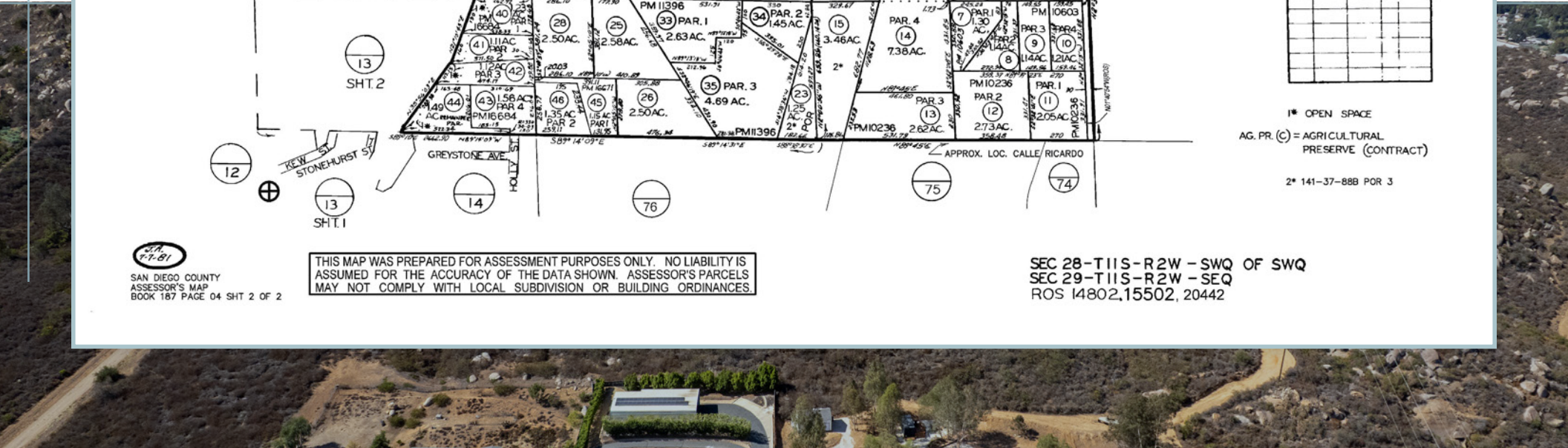
Police: Escondido Police Department

Fire: Escondido Fire Department

asking price:

\$370,000





2026 demographics

1 miles



population

2,177



estimated households

696



average household income

\$233,979



median household income

\$142,118



total employees

293

3 miles



population

36,378



estimated households

13,201



average household income

\$172,328



median household income

\$133,616



total employees

4,791

5 miles



population

164,008



estimated households

54,312



average household income

\$132,467



median household income

\$107,116



total employees

58,758

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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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

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Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 | lee-associates.com/sandiegonoorth | Corporate ID #01096996

