



\$750,000

- Land
- Active



LEAF LANE, ESCONDIDO, CA,

<https://kellycrews.com>

General Info



Possible Use: Buyer to verify, Investment, Multi-Family, Residential

Soil Type: Bedrock (Mzu)

Topography: Mostly level. Seller has current geotechnical report.

Zoning Description: By right use for four single family lots or six units on 2 lots permissible with SB-9 approval.

Cleared: Mowed

Possible Use Comments: Discover a prime development opportunity nestled in a tranquil residential enclave of North Escondido. This expansive 0.58-acre parcel (APN: 226-130-52-00) offers two highly valuable paths for developers, builders, and investors: subdivide into four single-family residential lots or utilize California SB9 to build up to six income-producing units. Take advantage of the RS zoning and VR-7.3 General Plan designation to subdivide the property into four legal lots, each with the potential to accommodate a custom or spec-built single-family residence. With utilities at the street and a favorable topography, this is an ideal infill project for builders seeking immediate upside in a high-demand area. Alternatively, maximize density and rental income through California Senate Bill 9: Split the parcel into two legal lots Construct up to three units per lot (main residence + ADU + junior ADU) Deliver up to six total income-generating units

Directions: Just left off of Rock Springs Road from Bennett Ave or right off of Rock Springs Road from Nordahl Road.

Road Frontage Type: Maintained, City Street

Trees: None

Zoning: RS, RD, RM, RV – Single Family, Duple...

Community Features: Urban

Road Surface Type: Paved

Utilities

Utilities: Cable Available, Natural Gas Available, See Remarks, Underground Utilities, Electricity Available

Sewer: Public Sewer

Exterior Details

Association Fee: 0.00

View: Mountain(s), Neighborhood, Panoramic, Pasture



Lot Information

Lot Features: 2-5 Units/Acre, Lot 20000-39999 Sqft

