



\$450,000

- Land
- Active



LEAF LANE, ESCONDIDO, CA,

<https://kellycrews.com>

General Info



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

Soil Type: Bedrock (Mzu)

Topography: Mostly level. Seller has current geotechnical report.

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 Description: Zoned RS with a VR-7.3 General Plan designation allowing 7.3 DU/acre and 6,000 SF minimum lot size; supports single-family and by-right 6-bed RCFE use.

Cleared: Mowed

Possible Use Comments: This 0.58-acre infill parcel offers a rare opportunity to develop a small-scale residential care home community in a quiet, established neighborhood of North Escondido. The site supports subdivision into four legal single-family lots (minimum 6,000 SF per lot), allowing the construction of four detached residential homes. Each home may be operated as a licensed Residential Care Facility for the Elderly (RCFE) with up to six (6) residents, consistent with California Health & Safety Code provisions that treat 6-bed RCFEs as a residential use in single-family zones. This creates an ideal build-and-lease strategy for investors or operators seeking long-term, recession-resistant income in the senior housing sector. Alternative use includes traditional single-family development for resale or long-term rental. Utilities are available at the street, and the parcel's infill location supports strong demand and stable demographics.

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

Community Features: Urban

Road Surface Type: Paved

Utilities

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

Sewer: Public Sewer

Exterior Details

Association Fee: 0.00

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



Lot Information

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

