


$1,300,000

- Land
- Active

## SUNSET DRIVE, VISTA, CA,

https://kellycrews.com

## General Info

**Possible Use Comments:** approved townhome project: The City of Vista approved a General Plan Amendment, Zone Change, Site Development Plan, Condominium Housing Permit, and Tentative Subdivision Map to construct a 38 Two-Story Townhome project at the site in January of 2024. The 38 townhomes would be developed as attached units divided into 10 separate buildings. The City of Vista has issued a Mitigated Negative Declaration for the project to declare the project complies with the California Environmental Quality Act (CEQA). The rights to the approved Townhome project are owned by a project Sponsor and will be sold and assigned separately to the property acquisition. **Contact Broker to learn more about the opportunity to have the rights to develop the 38 Townhomes assigned.

**Directions:** This project site consists of approximately 4.27 acres and is well located to the South of Hacienda Drive and South of the I-78 Freeway in the City of Vista, California. The property consists of three separate APN's. Access to the site will be provided via Sunset Drive. The property is zoned RM-10 allowing the development of Medium Density Residential. The property is located in close proximity to multiple commercial retail centers with tenants including Costco Wholesale, T.J. Maxx, Firestone Auto Care, Medical Facilities, and more. The ocean is within a 15 minute drive and close to all North County coastal cities.

**Zoning:** RM-10

**Community Features:** Sidewalks,Suburban

## Utilities

**Water Source:** See Remarks

## Exterior Details

**Association Fee:** 0.00

**View:** None

## Lot Information

**Lot Features:** 6-10 Units/Acre