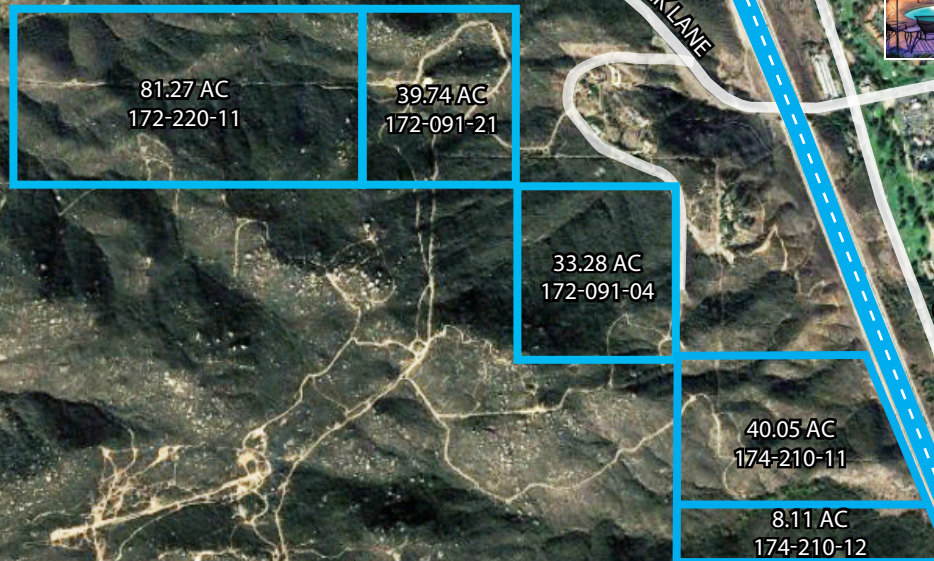


+/- 204.45 ACRES

\$1,600,000

LAWRENCE WELK LANE & INTERSTATE 15 | SAN DIEGO



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PROPERTY OVERVIEW

THE PROPERTY

The property consists of approx. 204 acres of land with a Certificate of Compliance which would create 4 separate parcels.

The land sits west of Interstate 15, across the highway from Welk Resort San Diego and the Lawrence Welk Golf Club.

The I-15/78 interchange is less than 9 miles south, with the I-15/76 interchange 8 miles to the north.

Access to property and parcel boundaries to be verified by Buyer.

Parcel	APN	Acres
1 & 2	172-220-11	81.27
3	172-091-21	39.74
4	172-091-04	33.28
4	174-210-11	42.05
4	174-210-12	8.11
		<hr/> 204.45

Overview:

Water/Irrigation District:

Fire Agency:

School District:

General Plan Land Use Designation:

Use Regulation:

Animal Regulation:

Vallecitos Water District

Deer Springs Fire Protection Union

Unified Bonsall and Escondido Union

Rural Lands (R1-20) 1 Du/20 AC

RR & S92

L & M

Jurisdiction:

County of San Diego

County Use Regulations:

[Click Here](#)

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CERTIFICATE OF COMPLIANCE

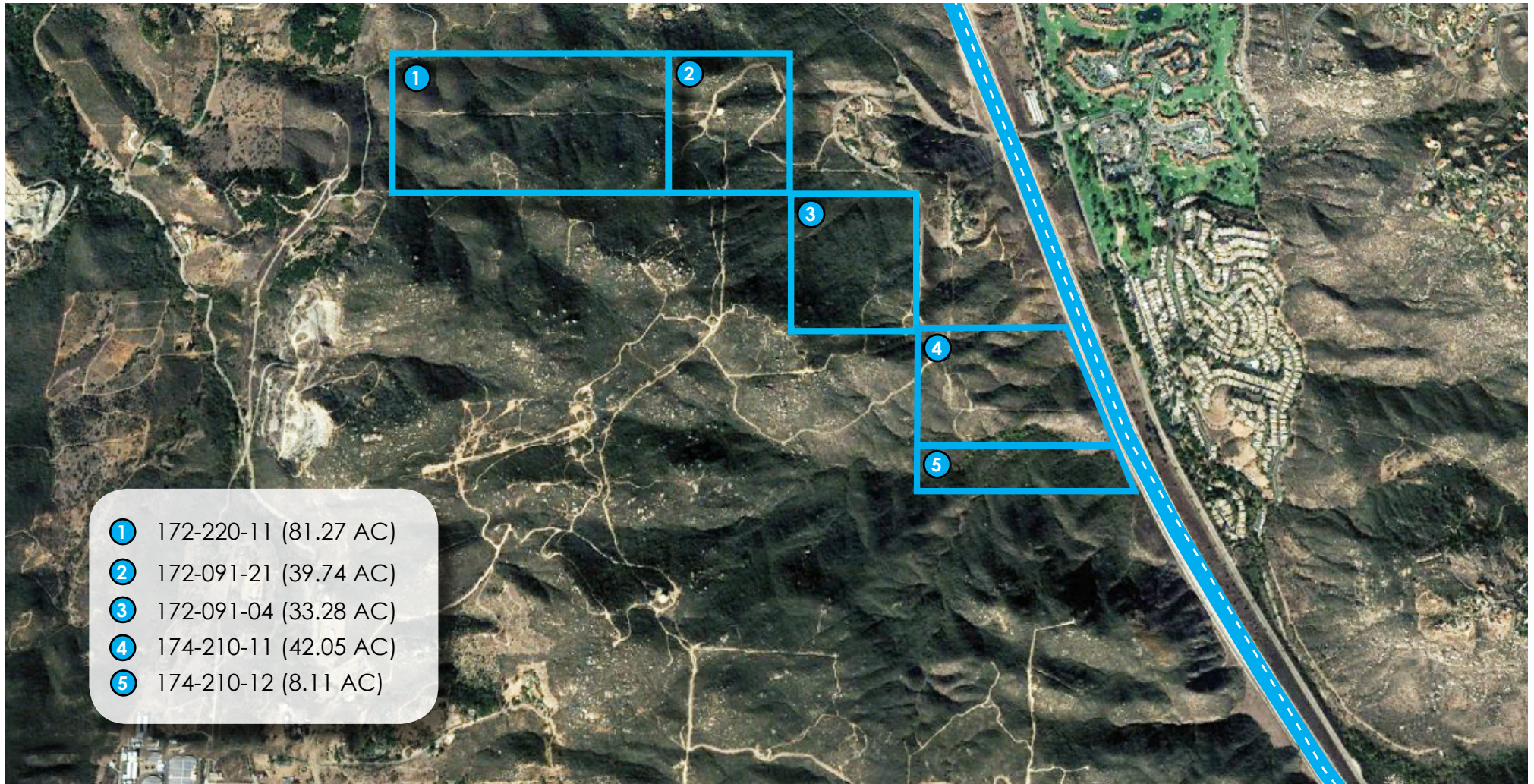


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PROPERTY OVERVIEW



- ① 172-220-11 (81.27 AC)
- ② 172-091-21 (39.74 AC)
- ③ 172-091-04 (33.28 AC)
- ④ 174-210-11 (42.05 AC)
- ⑤ 174-210-12 (8.11 AC)

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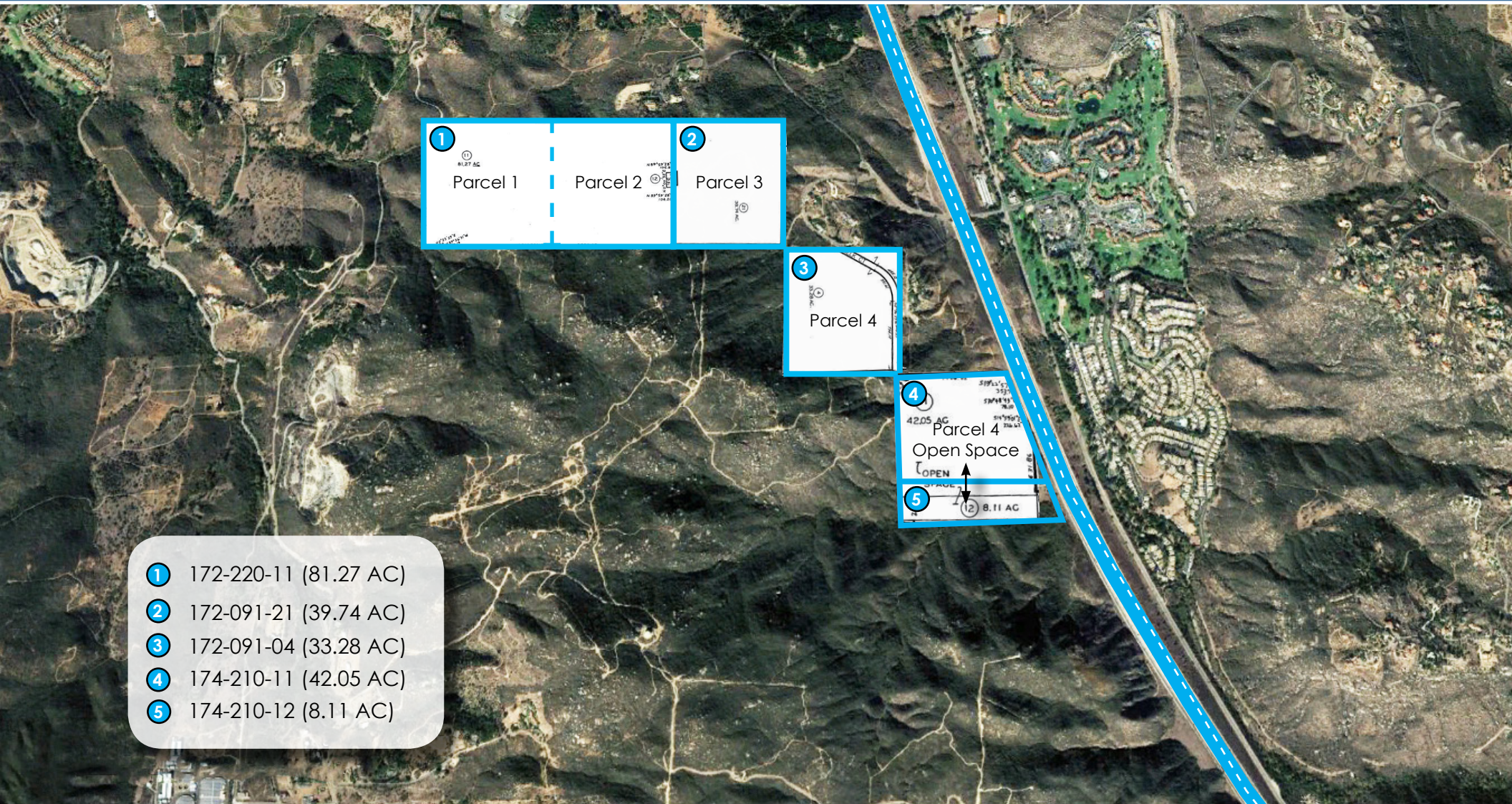
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PLAT MAP



- ① 172-220-11 (81.27 AC)
- ② 172-091-21 (39.74 AC)
- ③ 172-091-04 (33.28 AC)
- ④ 174-210-11 (42.05 AC)
- ⑤ 174-210-12 (8.11 AC)

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81.27 AC
172-220-11

49.94 AC

34.53 AC

29.97 AC

14.63 AC

27.26 AC

MICHIGAN RIVER

ADAMS CREEK

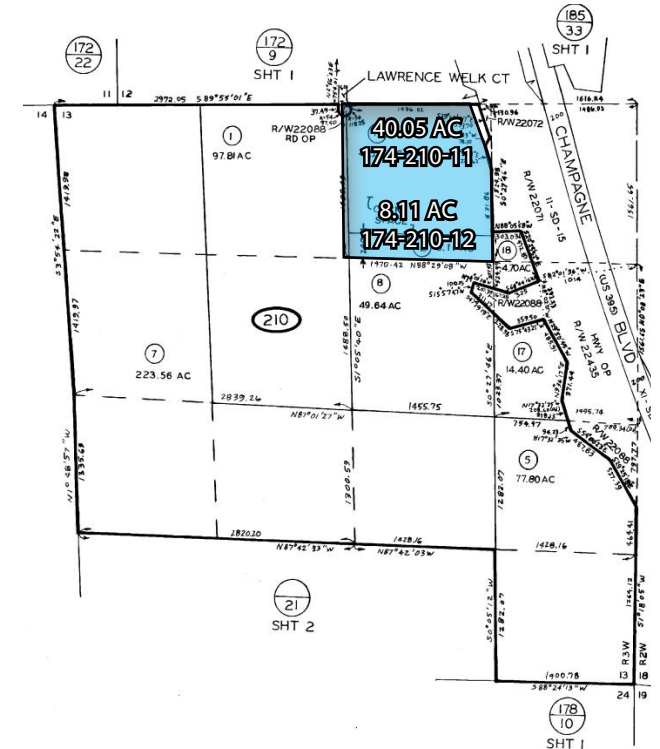
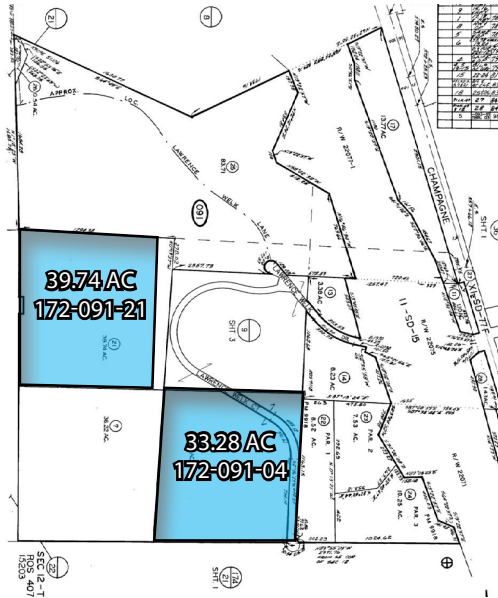
BEARING AND DISTANCE

AREA

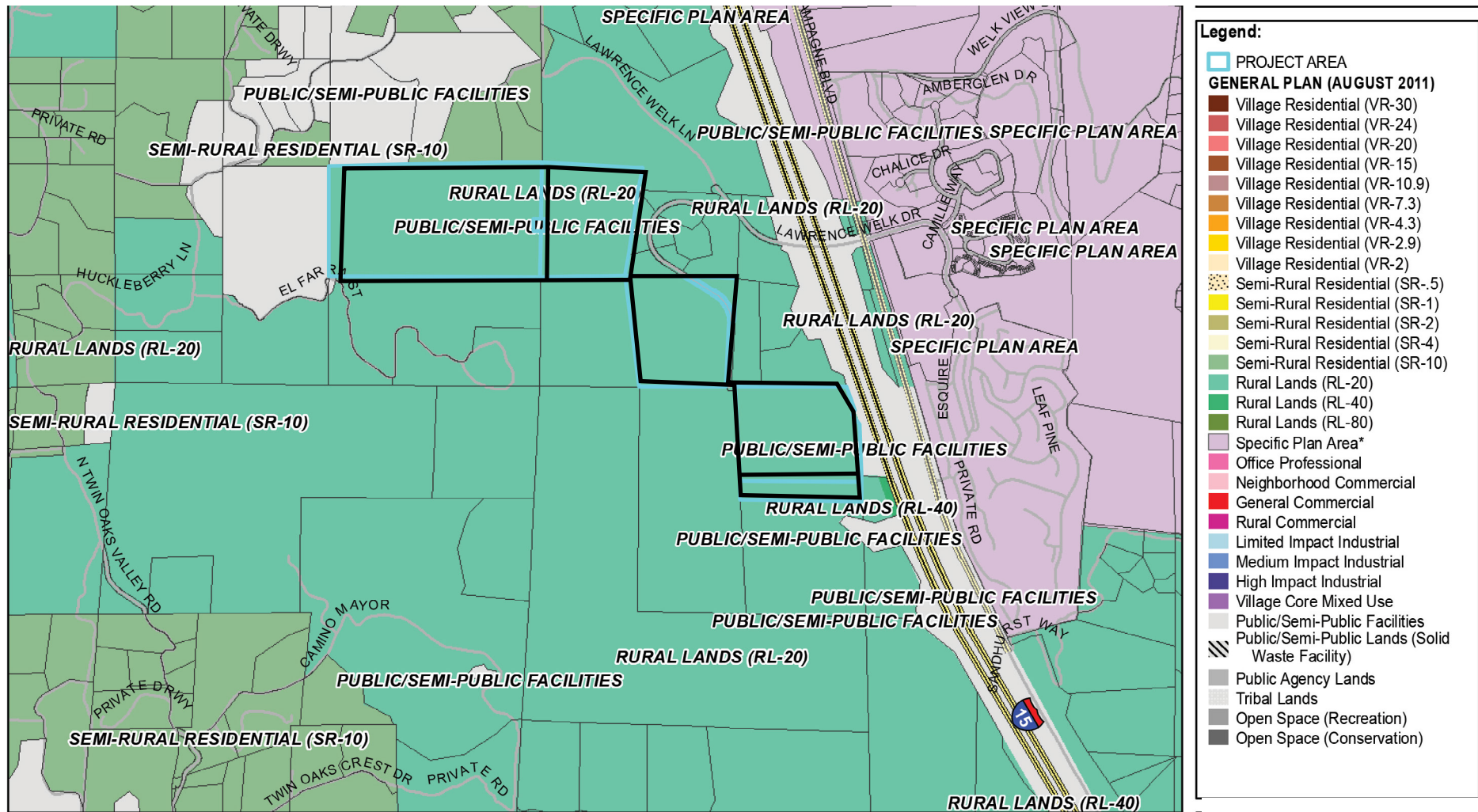
SECTION 17

TOWNSHIP 22N

RANGE 11E



LAND USE



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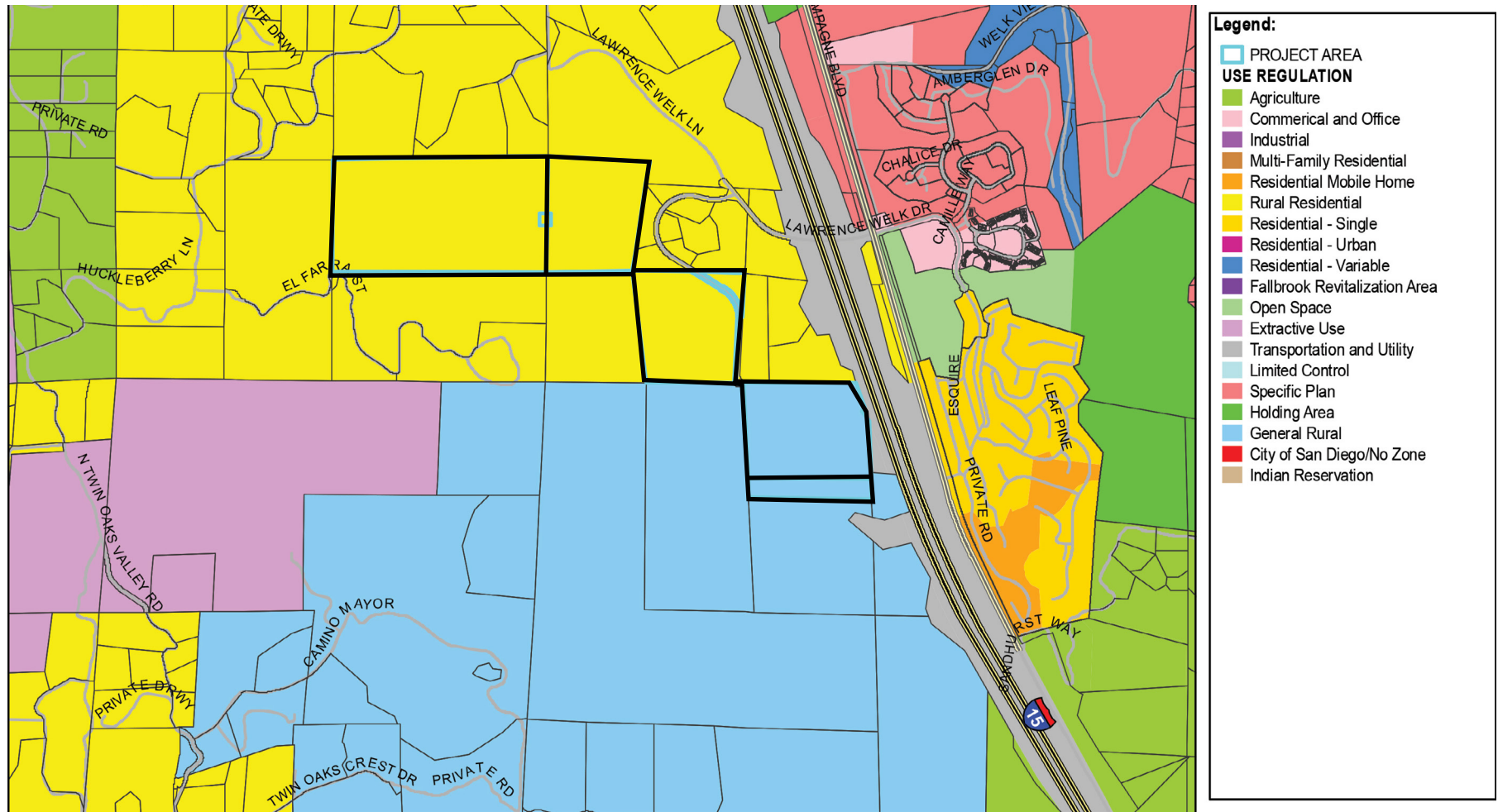
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SC

ZONING



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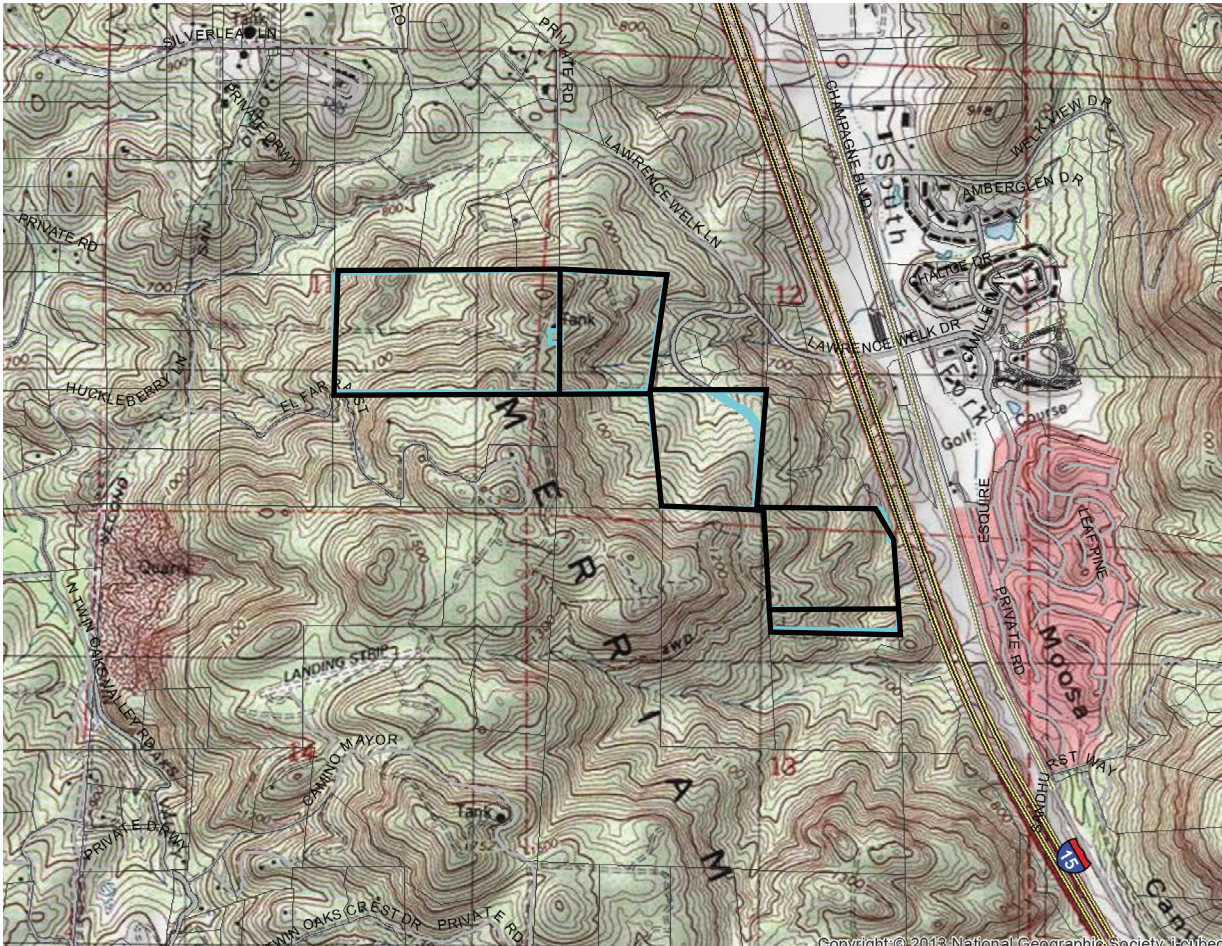
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SC

TOPOGRAPHY



Legend:

 PROJECT AREA

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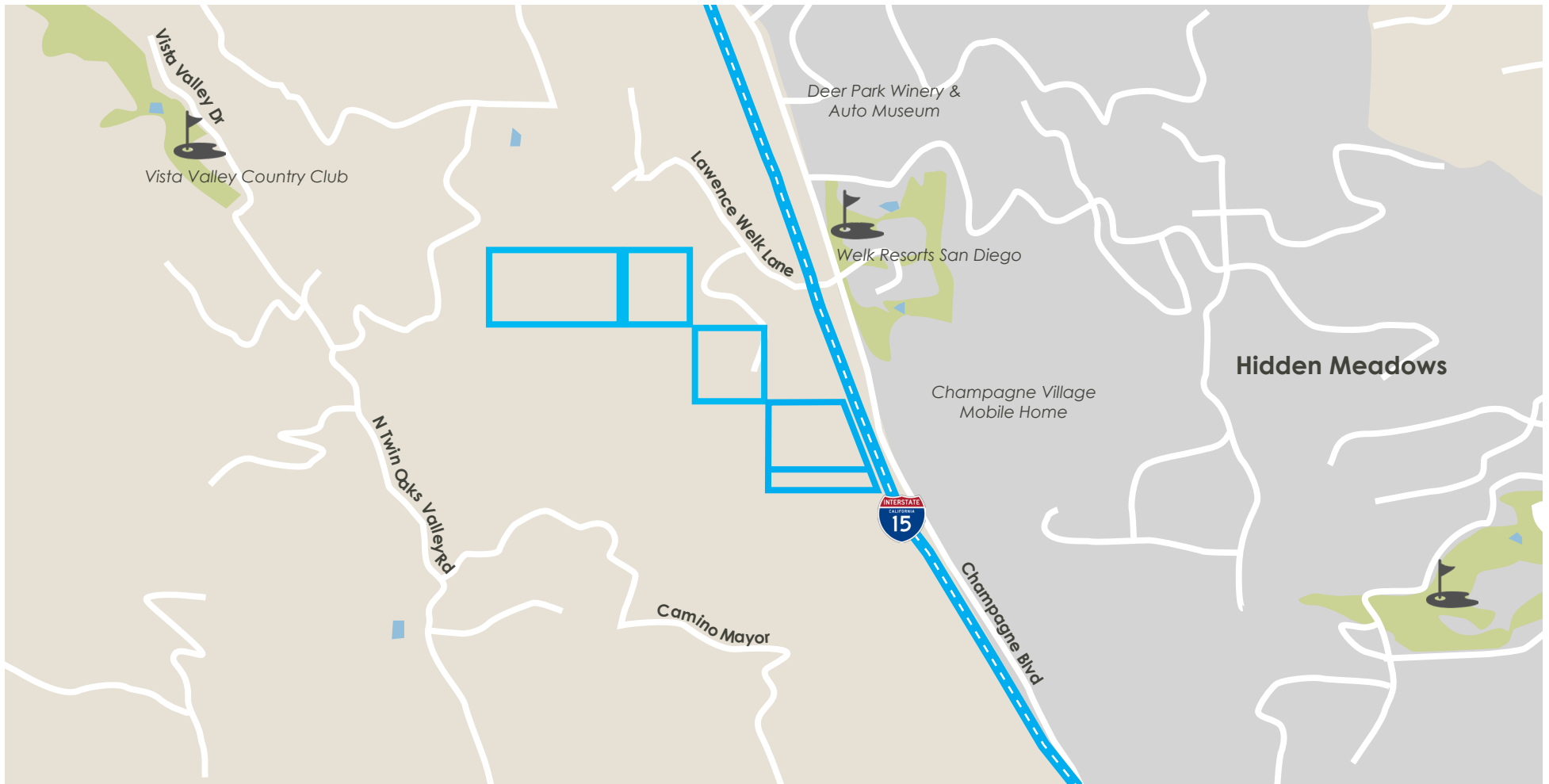
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LOCATION OVERVIEW



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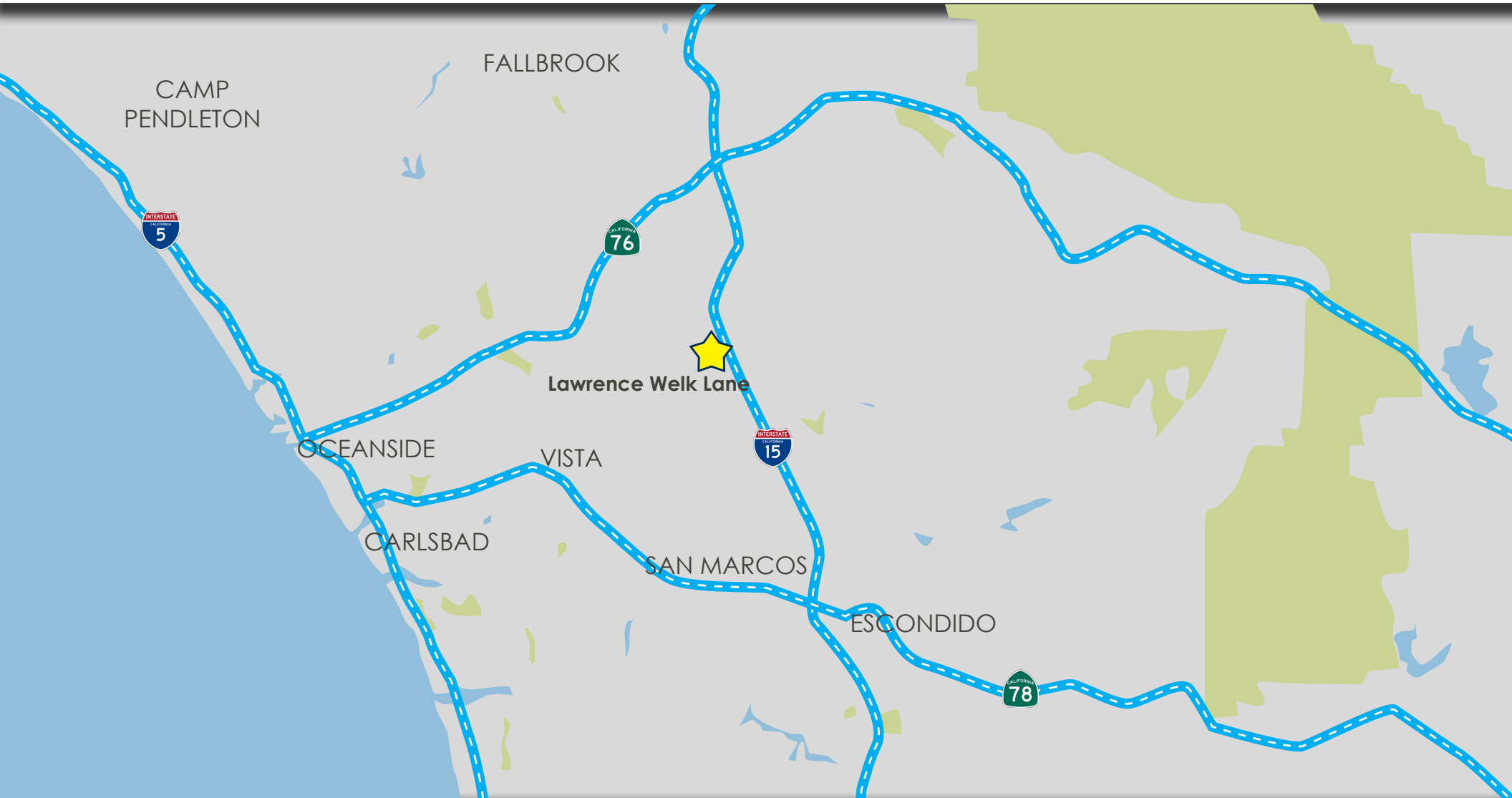
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