

±79 AC - For Sale | Entitled Residential Land

PALM CANYON DRIVE

PRICE REDUCED TO \$275K (<3,500/AC)
OWNERSHIP TARGETING QUICK CLOSE

Highlights:

- 30.9 AC Southern Portion – Entitled for 95 Single Family Lots
- 48.1 AC Northern Portion – VR-2 Land Use Designation (2 DU/AC)

Di Giorgio Road

Borrego Valley Road

Approx.
79 AC

Palm Canyon Drive

Borrego Springs, California



COLDWELL BANKER
COMMERCIAL
LAND TEAM

Executive Summary

PROPERTY FACTS

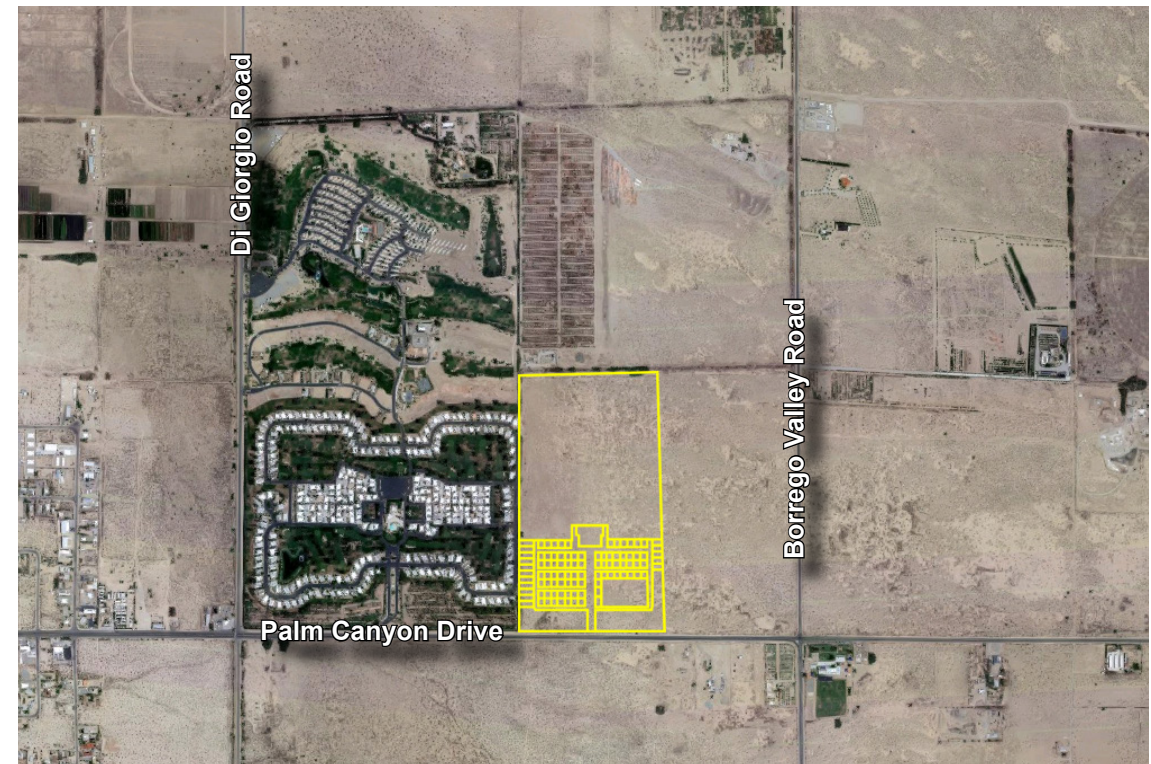
- LOCATION: Borrego Springs, San Diego County, CA
- TOTAL SITE AREA: ±79 Acres
- APN: 141-210-47-00
- ENTITLEMENTS: San Diego Tract 4470-1 (Map 12750)
- Zoning: RMH4
- General Plan:
 - Entitled Portion: Village Residential 4.3
 - Northern Portion: Village Residential 2
- PURCHASE PRICE: ~~\$525,000~~ \$275,000
- PRICE/ACRE: ~~\$6,645~~ \$3,481

PROPERTY OVERVIEW

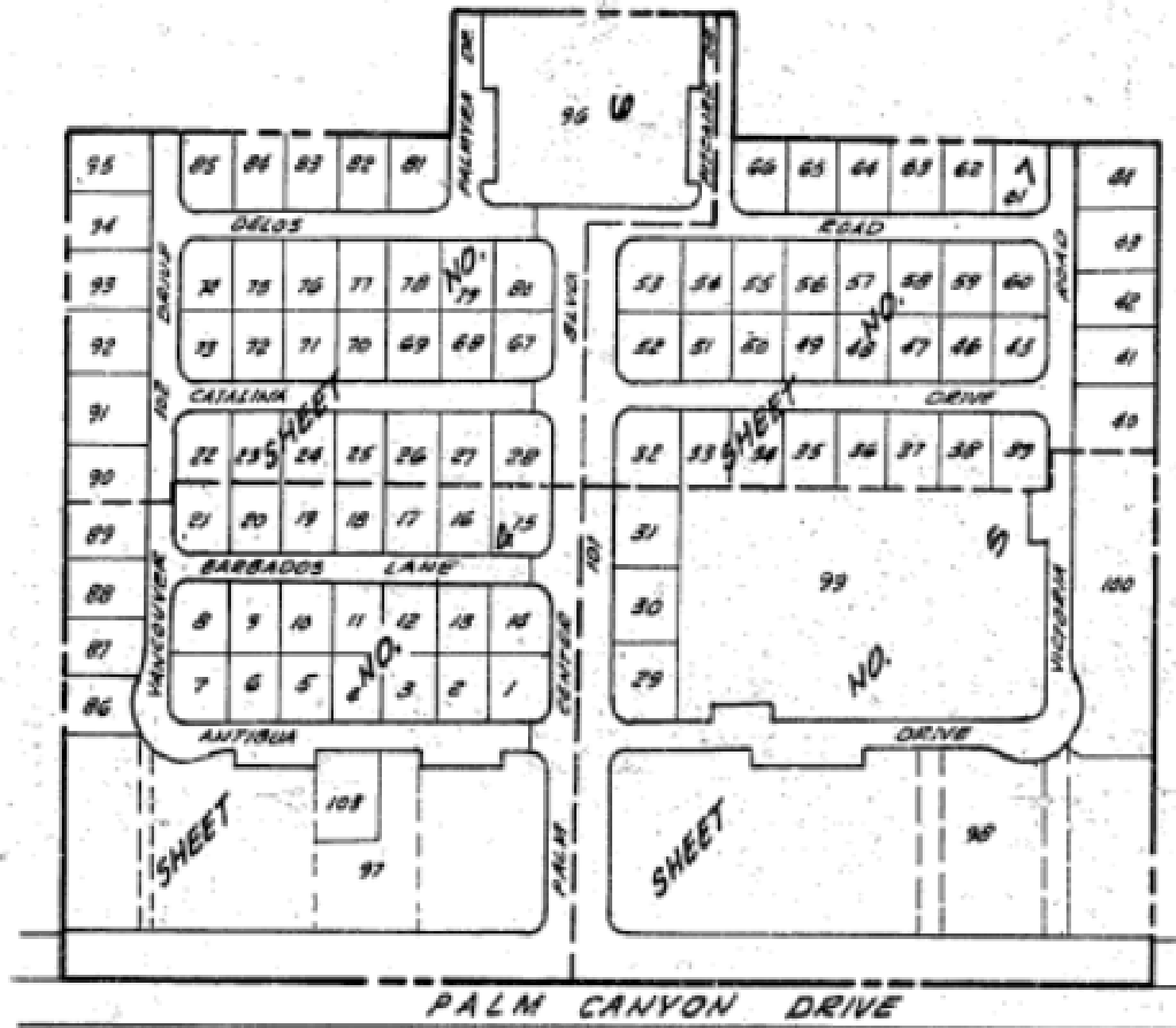
The property being offered consists of approximately 79 acres of flat land along Palm Canyon Drive in Borrego Springs, CA in northeast county San Diego. It consists of a northern portion, approximately 48 acres, with no existing improvements and a southern portion, approximately 31 acres, that has entitlements and a final map from the county of San Diego. The map includes 95 single family lots, 2 private street lots, and 5 recreational lots. See the following page for the SD Tract Map. Water and sewer service will be provided by the Borrego Springs Water District, and electricity will be provided by San Diego Gas & Electric. Additionally, there is a potential alternative for a utility solar facility development.

ZONING INFORMATION

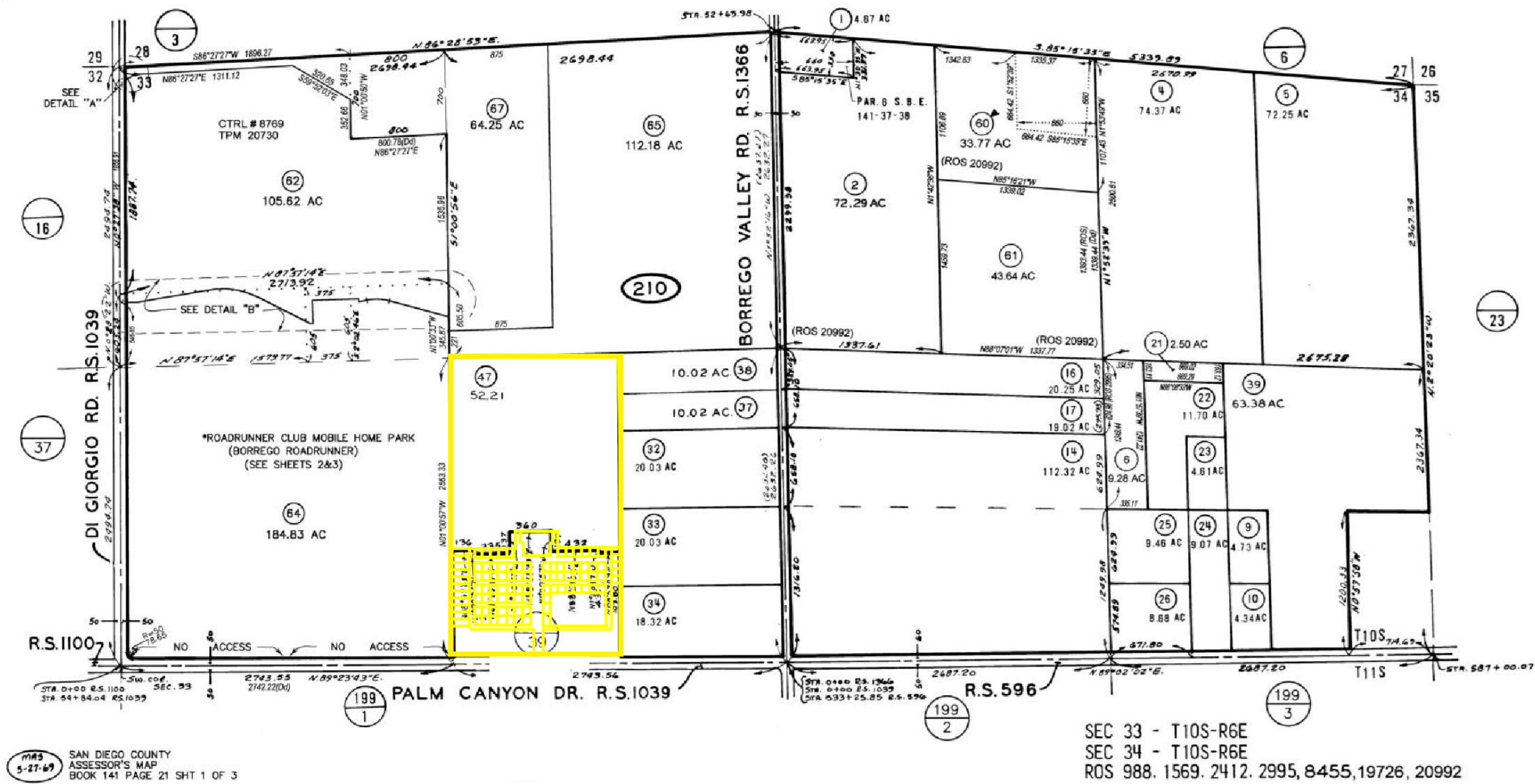
The general plan land use designation for the entitled portion is Village Residential 4.3. This allows for a maximum residential density of 4.3 dwelling units/acre. The unentitled northern portion of the property has a land use designation of Village Residential 2. This is similar to the southern portion, but only allows for a maximum of 2.0 dwelling units/acre.



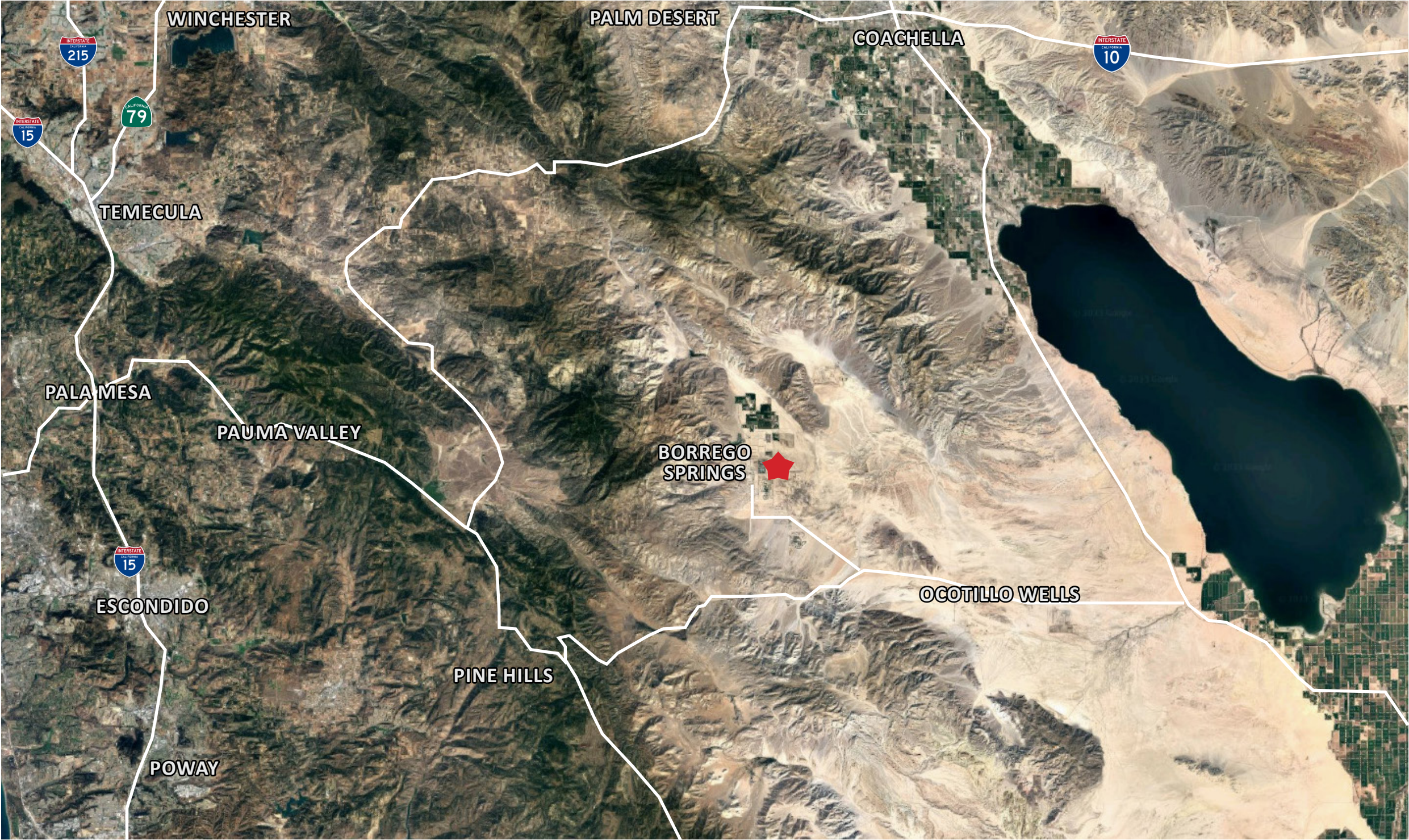
San Diego Tract Map



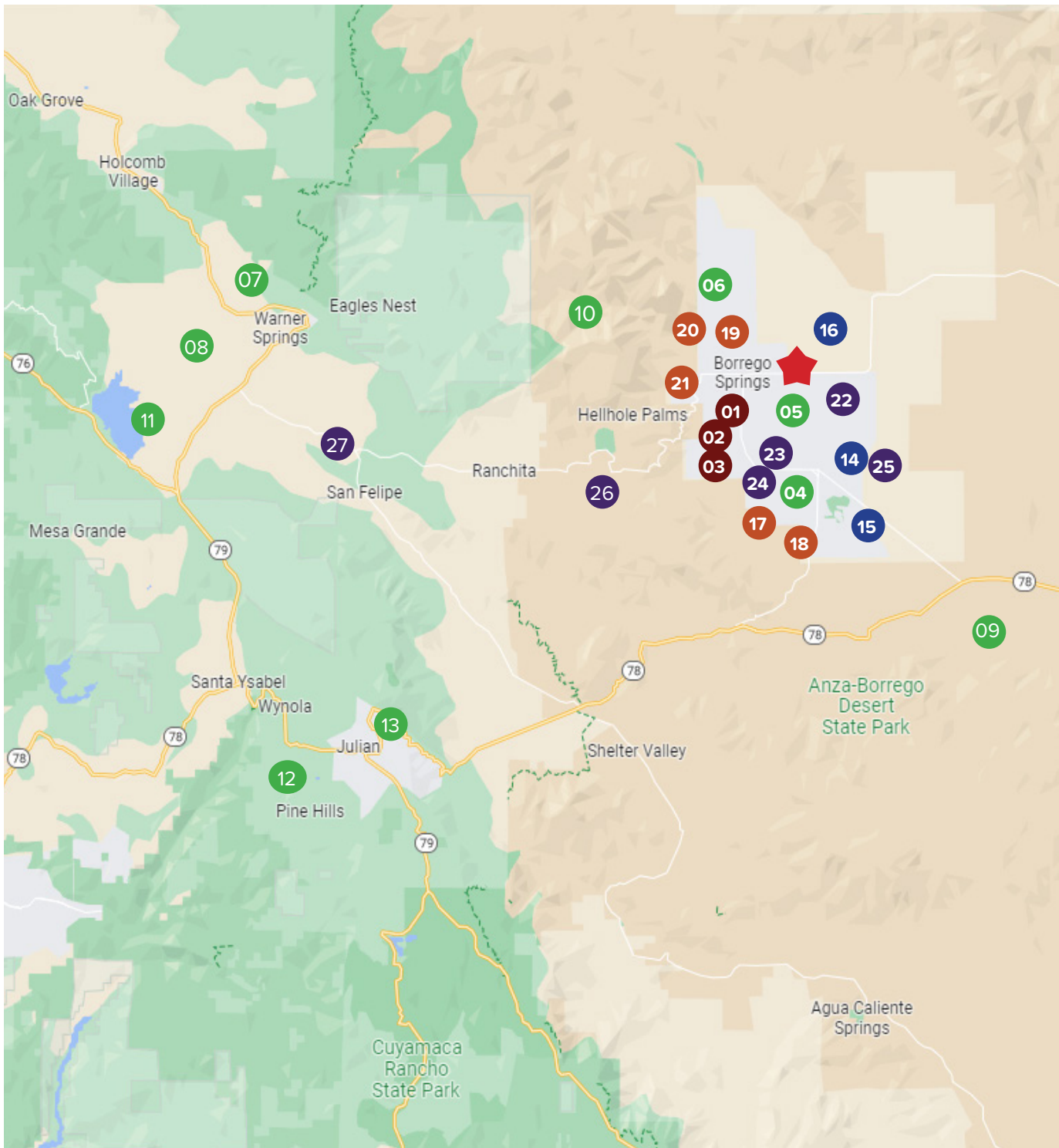
Parcel Map



Aerial Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 The Mall
- 02 Center Market
- 03 Borrego Outfitters

ENTERTAINMENT

- 04 Borrego Springs Resort & Spa
- 05 Berceda's Vinyard Museum
- 06 Borrego Springs Serpent Sculpture
- 07 Cahuilla Casino & Hotel
- 08 Palomar Mountain Observatory
- 09 Ocotialla Wells
- 10 Palm Canyon Oasis
- 11 Lake Henshaw Resort
- 12 Tucker Peak Lodge
- 13 Old Town Julian

MEDICAL FACILITIES

- 14 Borrego Medical Center
- 15 Borrego Community Health Clinic
- 16 Dr. Dennis W. Ehrlich, MD

EDUCATION

- 17 Borrego Springs Elementary
- 18 Borrego Springs Children's Center
- 19 Borrego High School
- 20 Borrego Continuation High
- 21 College of Borrego

GOVERNMENT FACILITIES

- 22 Colorado Desert Dist. Office
- 23 Borrego Springs Fire Dist.
- 24 United States Postal Service
- 25 San Diego County Sheriff Dpt.
- 26 Fire Department
- 27 La Jolla Government Office

Borrego Springs, CA

Borrego Springs is located in San Diego County, California, USA. It is situated in the Anza-Borrego Desert State Park and is known for its natural beauty, outdoor recreation opportunities, and dark sky community.

Borrego Springs has a small population of around 3,000 people and is a popular tourist destination for those looking to explore the nearby state park. The area is home to many unique and interesting geological formations, including the Yaqui Pass and Font’s Point, and is also home to a variety of desert plants and wildlife.

Visitors to Borrego Springs can enjoy a range of outdoor activities, including hiking, camping, off-roading, stargazing, and birdwatching. The area is also home to several golf courses, resorts, and spas, making it a popular destination for relaxation and wellness retreats.

Overall, Borrego Springs is a unique and beautiful destination that offers visitors a chance to experience the natural beauty of the desert while also enjoying a range of outdoor activities and amenities.



2023 Summary	
Population	3,985
Households	1,822
Median Age	55.5
Median Household Income	\$86,846
Average Household Income	\$94,743
2028 Summary Est.	
Population	4,006
Households	1,833

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