



BUTTERFIELD TRAILS RANCH

71 LOT SUBDIVISION, SAN DIEGO COUNTY
27765 VALLEY CENTER ROAD || VALLEY CENTER, CA 92082

59± ACRE SITE || \$7,500,000



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OFFERING HIGHLIGHTS



Final Map for 71 single family lots ready to record

16_k

16,000 SF average lot size



27 ± acres of open space



WOODS VALLEY
GOLF CLUB
ENTERPRISE OF SAN PASCUAL

Adjacent to Woods Valley Golf Course



Walking distance to proposed Valley Center South Village



Phase I grading complete which exempts project from new stormwater runoff requirements



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OVERVIEW

Butterfield Trails Ranch is a 71 lot residential subdivision in the heart of Valley Center, a growing community in north San Diego County. This builder-ready project benefits from a ready to record Final Map with the County of San Diego that includes gross lots ranging from 13,000 to 27,000 square feet with approximately 27 acres of open space.

The future homes will be nestled at the base of a granite escarpment situated between native oaks and Moosa Creek. The exclusive rural community will provide homebuyers rural privacy while being near Valley Center's South Village, a proposed retail district that will provide many new shopping and dining opportunities.



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PROPERTY INFORMATION

Address:

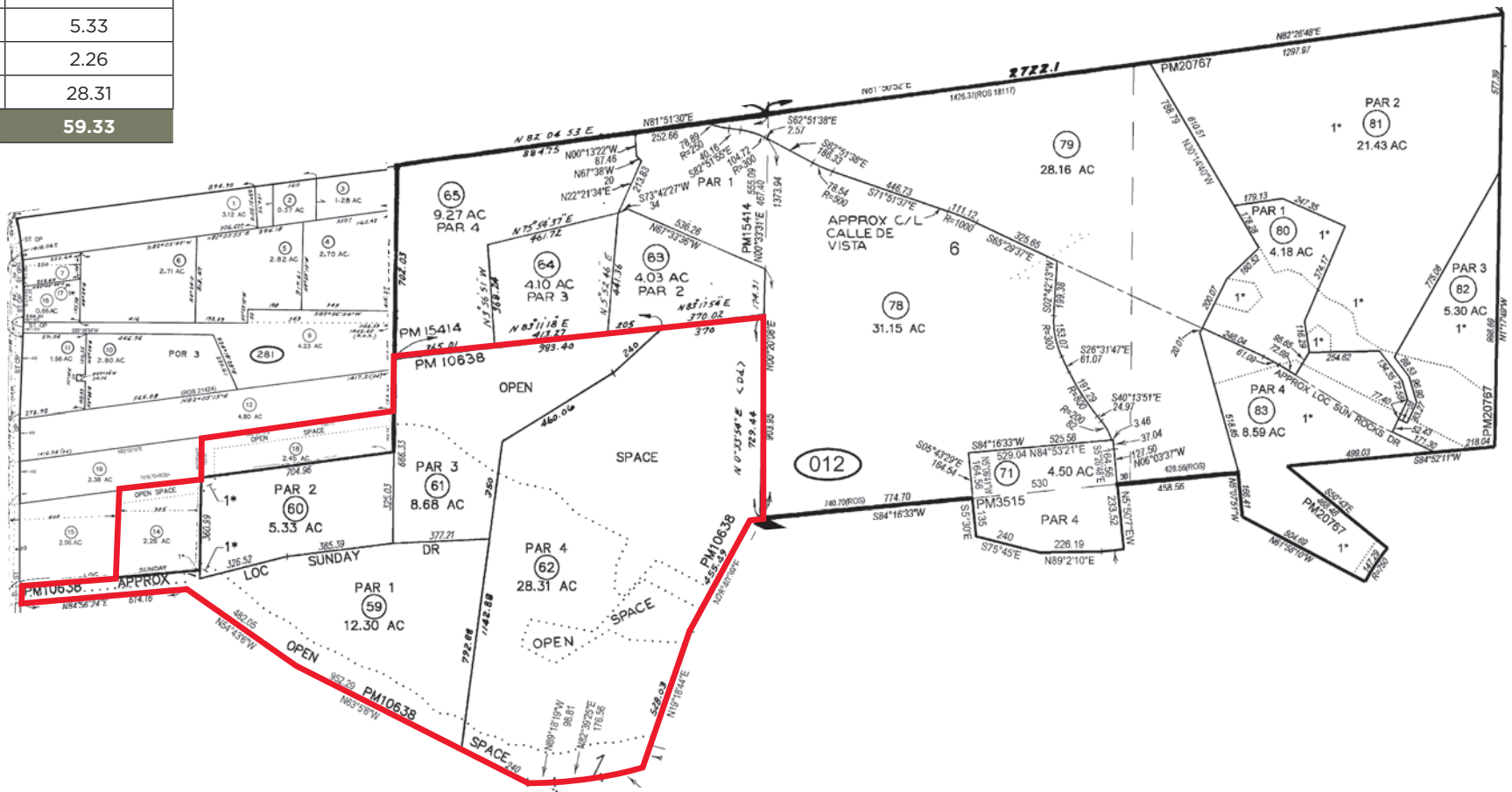
27765 Valley Center Road, Valley Center, San Diego County CA 92082

Assessor's Parcel Information:

APN	Acres
189-281-18	2.45
189-012-61	8.68
189-012-59	12.30
189-012-60	5.33
189-281-14	2.26
189-012-62	28.31
Total	59.33

On-Site Water Wells:

Well #1 - 1,200' deep, averages 65 GPM
Well #2 - 60' deep, unknown GPM

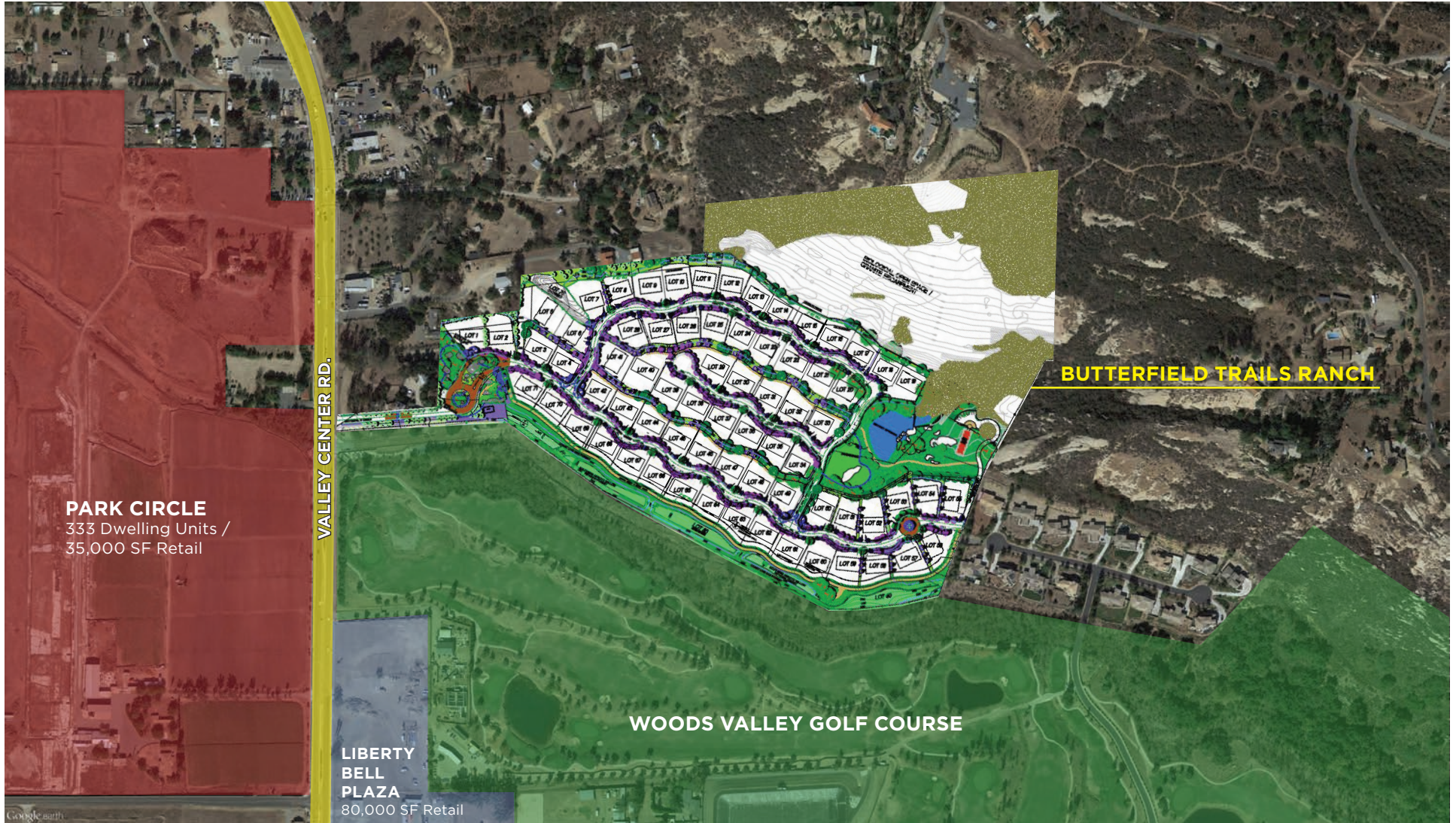


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AERIAL



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DEVELOPMENT SPECIFICS

Tentative Tract Map: 31005551RPL-3

Approval Date: May 17, 2013

Expiration Date: May 15, 2018

Final Map: Ready to Record

Grading Plan: PDS2014-LDGRMJ-00011

Landscape Plan: PDS2014-LP-14-038

Improvement Plan: PDS2014-LDMJIP-00009

Home Owners Association: To be formed by Buyer

Estimated HOA: To be determined

Conditions of Approval: Click [HERE](#) to view

TTM Acreage: 59.52 total acres

Lots: 71 buildable residential lots detailed in the table to the right

Lot Size	Range	Average
Gross	13,000 to 27,000 SF	16,000 SF
Net Paid	8,500 to 18,000 SF	13,000 SF



Lot Summary:

Lot	Area (Acres)	
No.	Gross	Net
1	0.440	0.440
2	0.434	0.434
3	0.392	0.392
4	0.328	0.328
5	0.639	0.639
6	0.362	0.362
7	0.575	0.575
8	0.437	0.437
9	0.450	0.450
10	0.412	0.412
11	0.429	0.429
12	0.391	0.391
13	0.310	0.310
14	0.300	0.300
15	0.301	0.301
16	0.326	0.326
17	0.316	0.316
18	0.310	0.310
19	0.371	0.371
20	0.313	0.313
21	0.301	0.301
22	0.301	0.301
23	0.339	0.339
24	0.306	0.306
25	0.331	0.331
26	0.307	0.307
27	0.302	0.302
28	0.359	0.359

Lot	Area (Acres)	
No.	Gross	Net
29	0.451	0.451
30	0.394	0.394
31	0.430	0.430
32	0.431	0.431
33	0.453	0.453
34	0.306	0.306
35	0.306	0.306
36	0.307	0.307
37	0.311	0.311
38	0.317	0.317
39	0.374	0.374
40	0.535	0.535
41	0.387	0.387
42	0.385	0.385
43	0.372	0.372
44	0.380	0.380
45	0.378	0.378
46	0.386	0.386
47	0.389	0.389
48	0.390	0.390
49	0.376	0.376
50	0.365	0.365
51	0.321	0.321
52	0.387	0.387
53	0.354	0.354
54	0.369	0.369
55	0.370	0.370
56	0.357	0.357

Lot	Area (Acres)	
No.	Gross	Net
57	0.430	0.430
58	0.343	0.343
59	0.374	0.374
60	0.384	0.384
61	0.343	0.343
62	0.330	0.330
63	0.349	0.349
64	0.310	0.310
65	0.318	0.318
66	0.332	0.332
67	0.342	0.342
68	0.319	0.319
69	0.332	0.332
70	0.324	0.324
71	0.342	0.342

NON-BUILDABLE			USE
No.	Gross	Net	
72	0.658	0.658	PVT. ROAD
73	2.557	2.557	PVT. ROAD
74	1.286	1.286	PVT. ROAD
75	0.694	0.694	PVT. ROAD
76	0.661	0.661	PVT. ROAD
77	0.444	0.444	OPEN SPACE
78	0.322	0.322	OPEN SPACE
79	22.489	22.489	OPEN SPACE
80	4.274	4.274	OPEN SPACE

Total Non-Res-Lots 33.385 AC

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DEVELOPMENT SPECIFICS

Lot Density: 1.19 Residential Lots / Acre

Earthwork:

Excavation	125,000 CY
Fill	125,000 CY
Export	0 CY

Access:

Primary - The project will be accessed directly from Valley Center Road along a private road formerly known as Sunday Drive. Turn pockets on Valley Center Road will allow right and left turns in and out of the project.

Secondary - The project benefits from a reciprocal emergency access easement to Winged Foot Circle, immediately east of the project.

School District:

Vally Center-Pauma Unified School District

Utilities:

Wastewater	The project has 71 EDUs reserved with the Valley Center Municipal Water District
Water	Valley Center Municipal Water District
Irrigation Water	Private recycled water system
Electricity & Gas	San Diego Gas & Electric
Telephone	AT&T
Cable	Cox Cable & Valley Center Wireless
Solid Waste	EDCO
Fire Protection	Valley Center Fire Protection District

Estimated Site Development Costs:

Estimated Costs	Total	Per Lot	Provided By
Site Fees*	\$2,059,781	\$29,011	See table below
Site Improvements	\$4,974,786	\$70,067	Hazard Construction, dated June 23, 2015
Landscaping	\$973,000	\$13,704	Benchmark, dated June 29, 2015
Geogrid Walls	\$353,000	\$4,972	Geogrid, dated June 23, 2015
TOTAL	\$8,360,567	\$117,754	

*Assumes an average of 3,500 SF homes

Estimated Site Fee Schedule:

Fee	Per Lot*
Parks & Recreation	\$3,800
Traffic Impact	\$3,822
Water & Sewer - Includes ¾' connection, backflow, drop in, Valley Center Municipal Water District (VCMWD) & San Diego Water Authority (SDCWA) Treatment Capacity Charges	\$10,189
School Fees (Elementary & High School) \$3.20 / SF	\$11,200
TOTAL	\$29,011

*Assumes an average of 3,500 SF homes. Buyer to verify all with applicable agency.

BUTTERFIELD TRAILS RANCH Consultant List

CATEGORY	CONTRACTOR/ CONSULTANT	CONTACT	PHONE NUMBER
Landscape Architect	Architectural Landscapes	Bernie Wenzig	858-484-1068
Biologist	BFSA	Brian Smith	858-679-8218
Surveyor	Acculine Survey	Rudy Pacheco	858-483-6665
Structural Engineer	GSSI	Bill Schell / Omar Gonzalez	619-687-3810
Storm Water	TRWE	Tory Walker	760-414-9212
Retaining Walls	Geogrid	Darrell Havins	760-509-0079
Dry Utility Consultant	USI	David Warner	858-141-0812
Geologist	SCST	Doug Skinner	619-280-4321
Biologist	Klutz Biological Consulting	Korey Klutz	760-410-1665
Retaining Wall Design	Red One Engineering	Matt Meritt	760-410-1665
Fire Consultant	Wildfire Consultant	Scott Franklin	805-312-4201
Civil Engineer	Alidade Engineering	Larry Dutton	951-587-2020

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LOCATION

Valley Center is a bedroom community that has retained its small town character despite its recent growth from a rural, predominantly agricultural area. Today, the rolling hills are populated by a mix of executive view homes, avocado and citrus groves, undisturbed lands, and other uses. Residents of the community have access to a number of schools, a golf course, and retail services, though major services are typically found in the city of Escondido to the south.

San Diego County's recently updated General Plan included a Community Plan that specifically addresses the Valley Center area. The goal of this Community Plan mirrors that of the overarching General Plan - to foster intelligent future growth by clustering more intensive uses in defined areas while preventing impractical growth or encroachment into semi-rural and rural areas. One goal of Valley Center's Community Plan is to create "two economically viable and socially vibrant Villages where dense residential uses, as well as commercial and industrial uses, are contained." The Butterfield Trails Ranch property is across the street from the planned South Village node, and the North Village is about one mile north along Valley Center Road, at the Cole Grade Road Intersection.

Valley Center has good regional access to/from Escondido to the south, a city that sits at the intersection of Interstate 15 and Highway 78, and Pauma Valley to the north, through which Highway 76 runs.

OFFERING TERMS

Due Diligence: 60 Days

Close of Escrow: 30 days following expiration of Due Diligence

Asking Price: \$7,500,000





For more information, please contact:

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