



Olive Grove Estates Alpine CA

10.52 +/- Acres | San Diego County, CA | \$5,500,000



ADDRESS

2804 Southgate Rd
Alpine, CA 91901

LOCATION

32.827955/-116.757376

PROPERTY SUMMARY

If you are a developer with the right vision and the resources to acquire a turn-key development opportunity. This property represents an amazing opportunity for the right developer, investor, owner builders to purchase and own the entitlement for this 10.52 +/- acre property in the middle of a well-planned location in Alpine prime development area. The property currently has a Tentative Map (TM) for up to 30-lots and/or 26-lots based upon wholesale value to build custom homes. The owner has created a substantial amount of engineering and pre-planning due diligence into the property to plan for at least a 26-lot subdivision. This planning has led to recent reports that have concluded to make this project a reality. The land offers the right investor/developer with up to 4 rental units netting monthly income. This property is located near Wright's Field, including miles of hiking and horse riding trails. The location of the property is incredible with great freeway access.

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