

**CUSHMAN &
WAKEFIELD**

18.6± AC

**OPEN SPACE / MITIGATION
LAND FOR SALE**

\$320,000

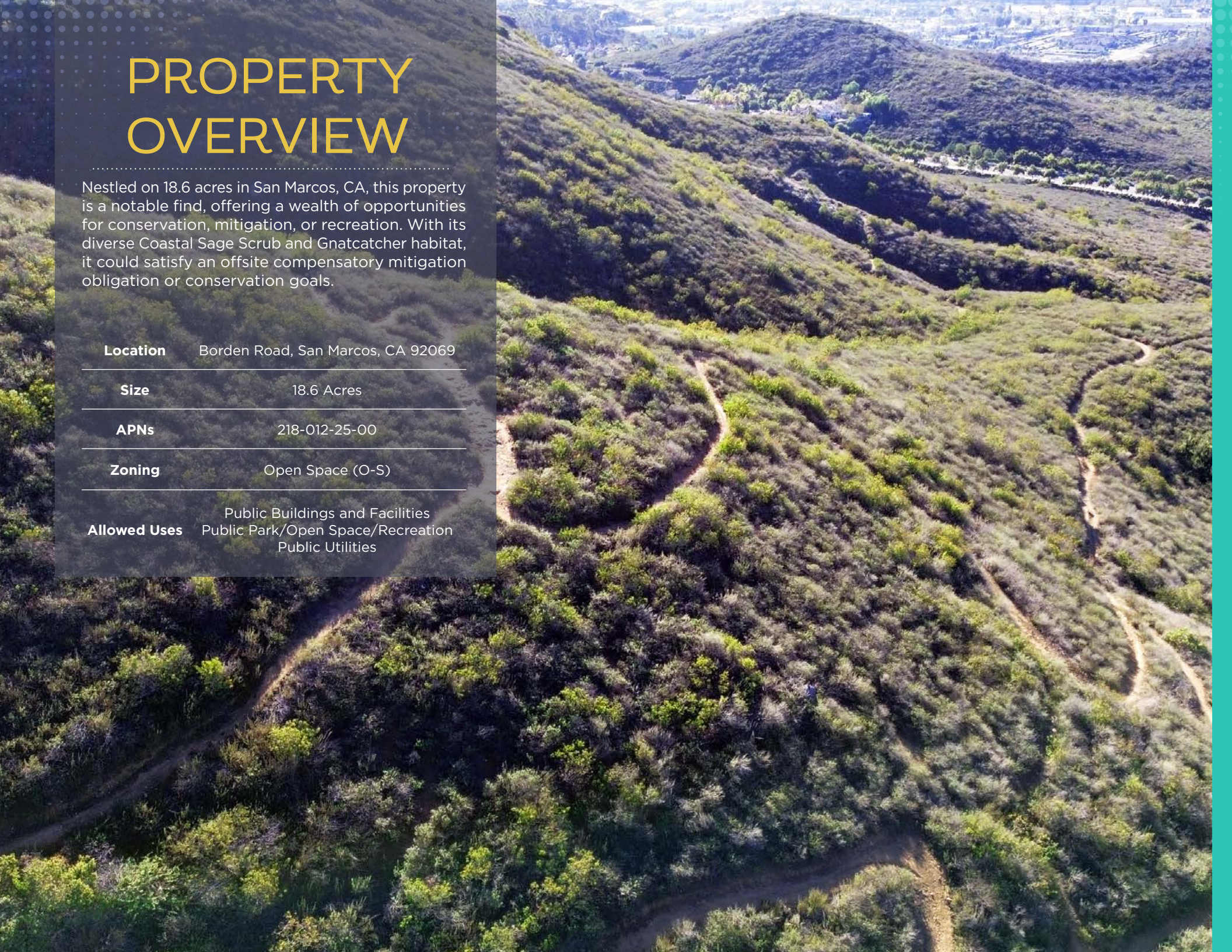
**BORDEN ROAD
SAN MARCOS, CA 92069**

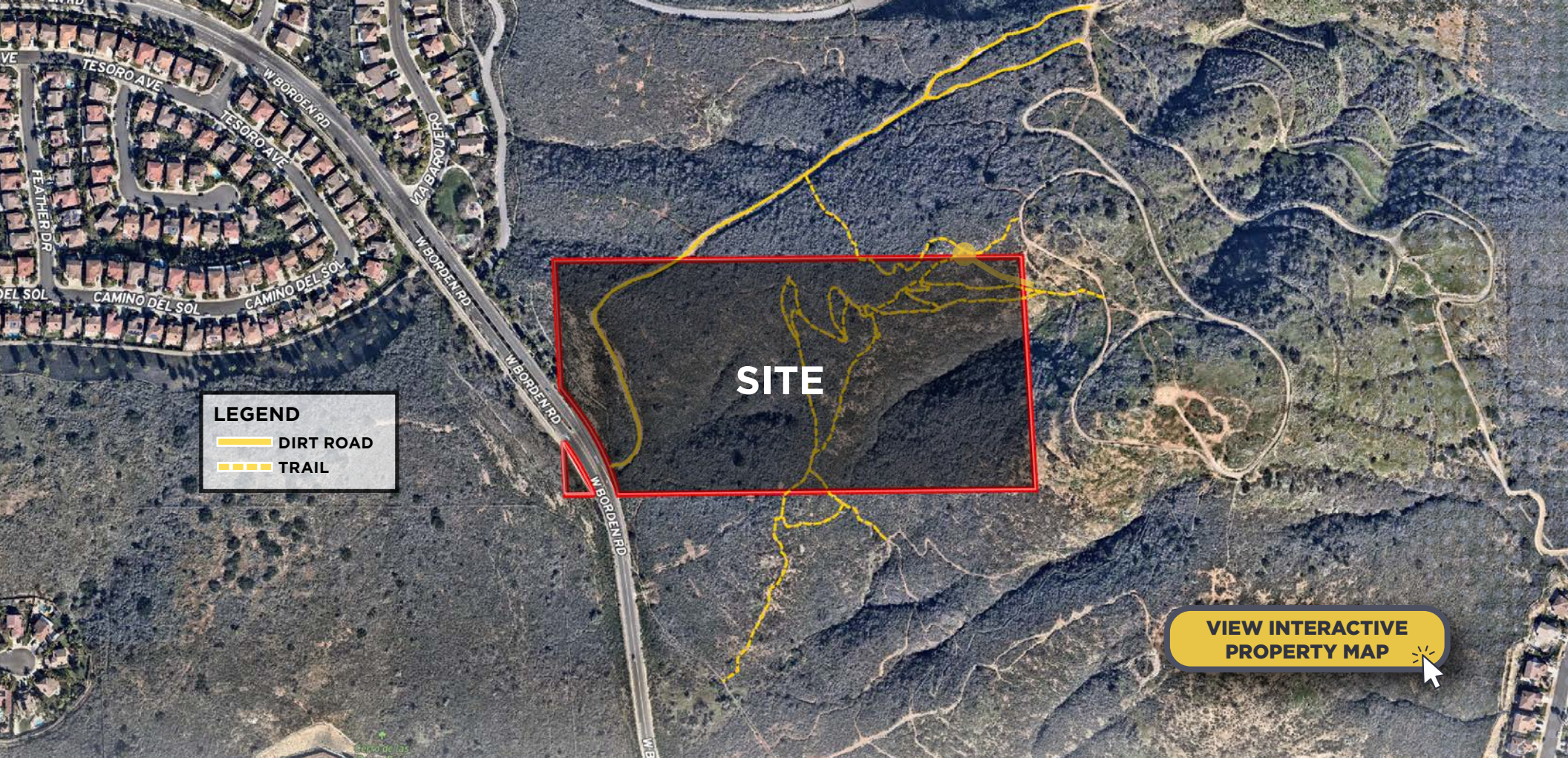
LAND ADVISORY GROUP

PROPERTY OVERVIEW

Nestled on 18.6 acres in San Marcos, CA, this property is a notable find, offering a wealth of opportunities for conservation, mitigation, or recreation. With its diverse Coastal Sage Scrub and Gnatcatcher habitat, it could satisfy an offsite compensatory mitigation obligation or conservation goals.



Location	Borden Road, San Marcos, CA 92069
Size	18.6 Acres
APNs	218-012-25-00
Zoning	Open Space (O-S)
Allowed Uses	Public Buildings and Facilities Public Park/Open Space/Recreation Public Utilities





SITE

LEGEND

-  DIRT ROAD
-  TRAIL

**VIEW INTERACTIVE
PROPERTY MAP**

CONSERVATION/MITIGATION POTENTIAL

- Potential for 9.6 acres of credit for mitigation
- Existing hiking trails for recreational use
- Close proximity to the urban areas of San Marcos

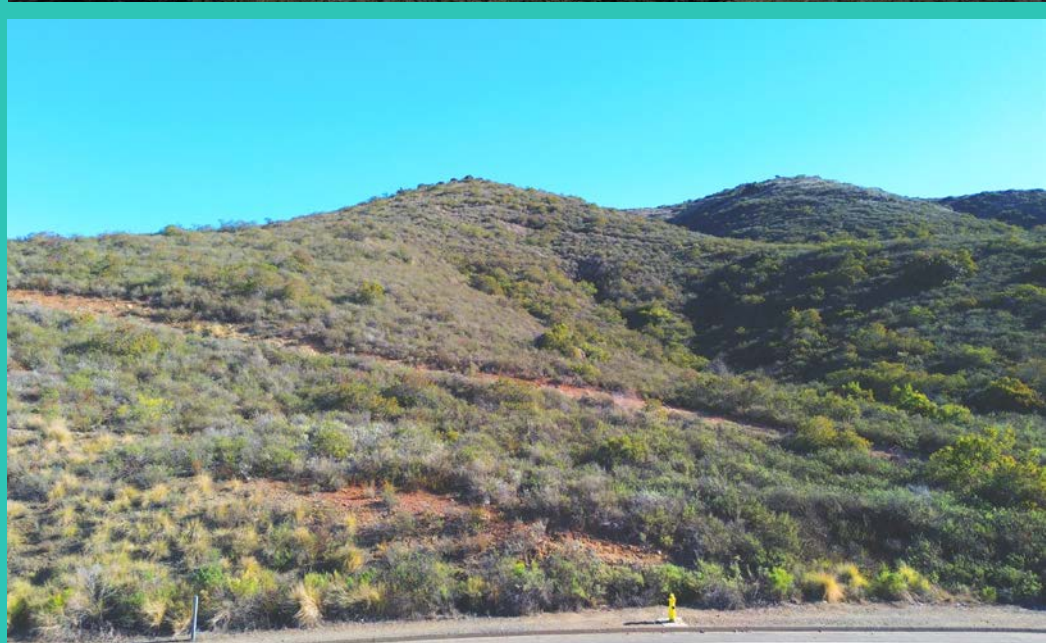
Habitat Details

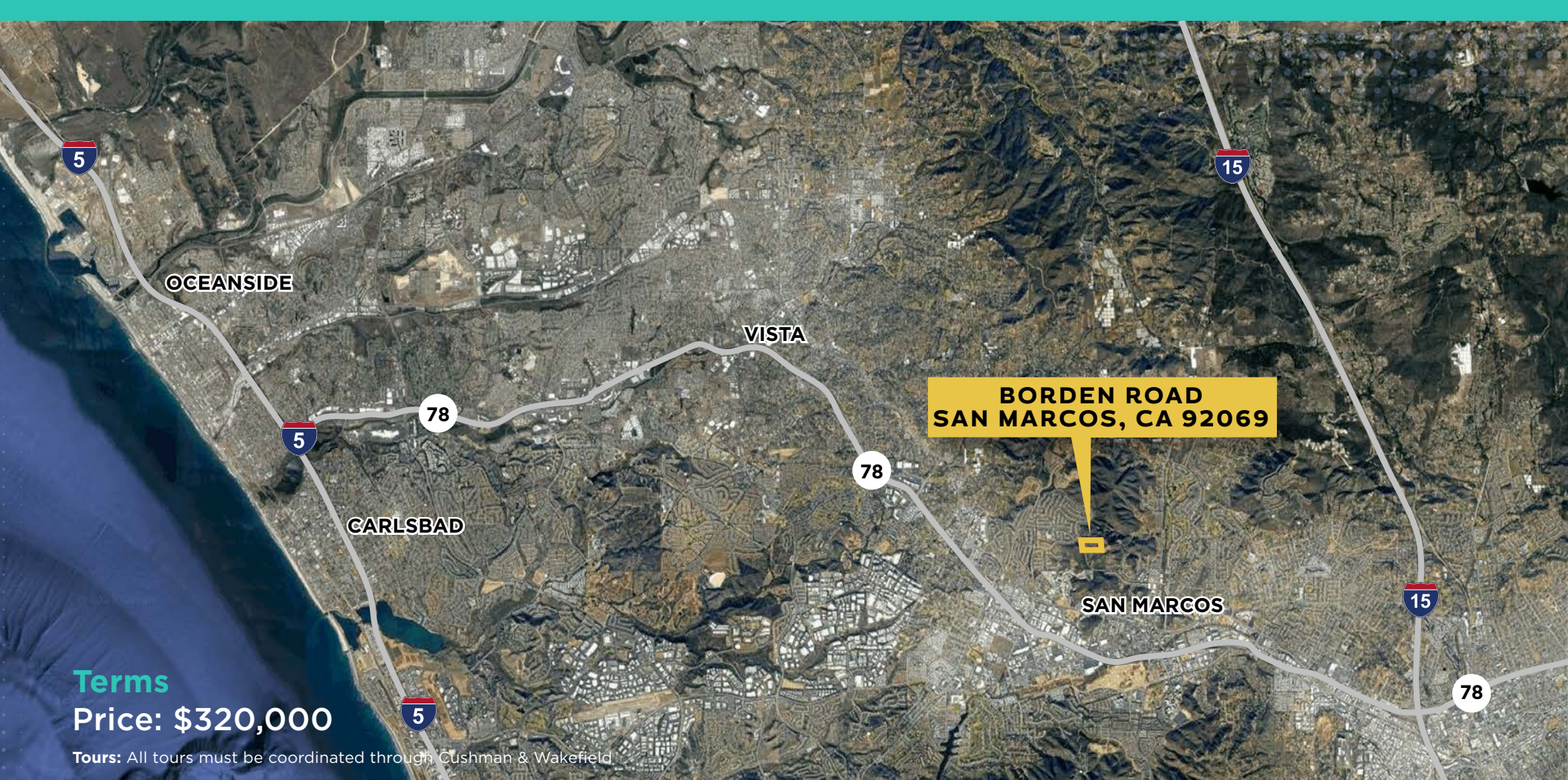
Habitat: Coastal Sage Scrub / Gnatcatcher

Credits: Potential for 9.6 acres (per CDFW)

Trail Easement: The city of San Marcos desires a trail easement along existing dirt trails that would connect Borden Rd to the existing trail easement on "P" Mountain

PROPERTY PHOTOS





Terms

Price: \$320,000

Tours: All tours must be coordinated through Cushman & Wakefield

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Land Advisory Group

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