

61.72 Acres of Flat Prime Ag Land – Excellent Visibility

15639 Vesper Rd | Valley Center, CA 92082

- 6 Wells and 3 Water Meters
- Includes 1 House, 1 Double Wide Trailer and 4 Storage Containers
- 4 Acres Of Hot Houses with Misting Systems
- Existing Commercial Nursery Operation
- Valley Center Rd. Frontage
- Property Is In the Path Of Growth with Planned Retail And Single-Family Developments Immediately to the West

ASKING PRICE: ~~\$3,705,000~~ \$2,999,000

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contents

- 3 aerals
 - 8 photos
 - 13 valley center developments map
 - 14 location map
 - 15 property information
 - 16 plat map
 - 17 demographics
-









108,000 SF Retail

600+ Single Family Homes

Village Station
11.46 Acres of Retail

Live Oak Ranch
146 Single Family Homes

valley-center rd

mactan rd

vespar rd

the yellow brick rd

34
minutes
(16.2 miles)
to hwy-78

22
minutes
(12.6 miles)
to i-15

25
minutes
(12.7 miles)
to hwy-76







CARLSBAD
VISTA

VALLEY CENTER

NATIVE
OAKS GOLF
CLUB

Village Station
11.46 Acres of Retail

108,000 SF Retail

600+ Single Family Homes

Valley View Ranch
100+ Single Family Homes

Live Oak Ranch
146 Single Family Homes

valley center rd

sunset rd

vesper rd



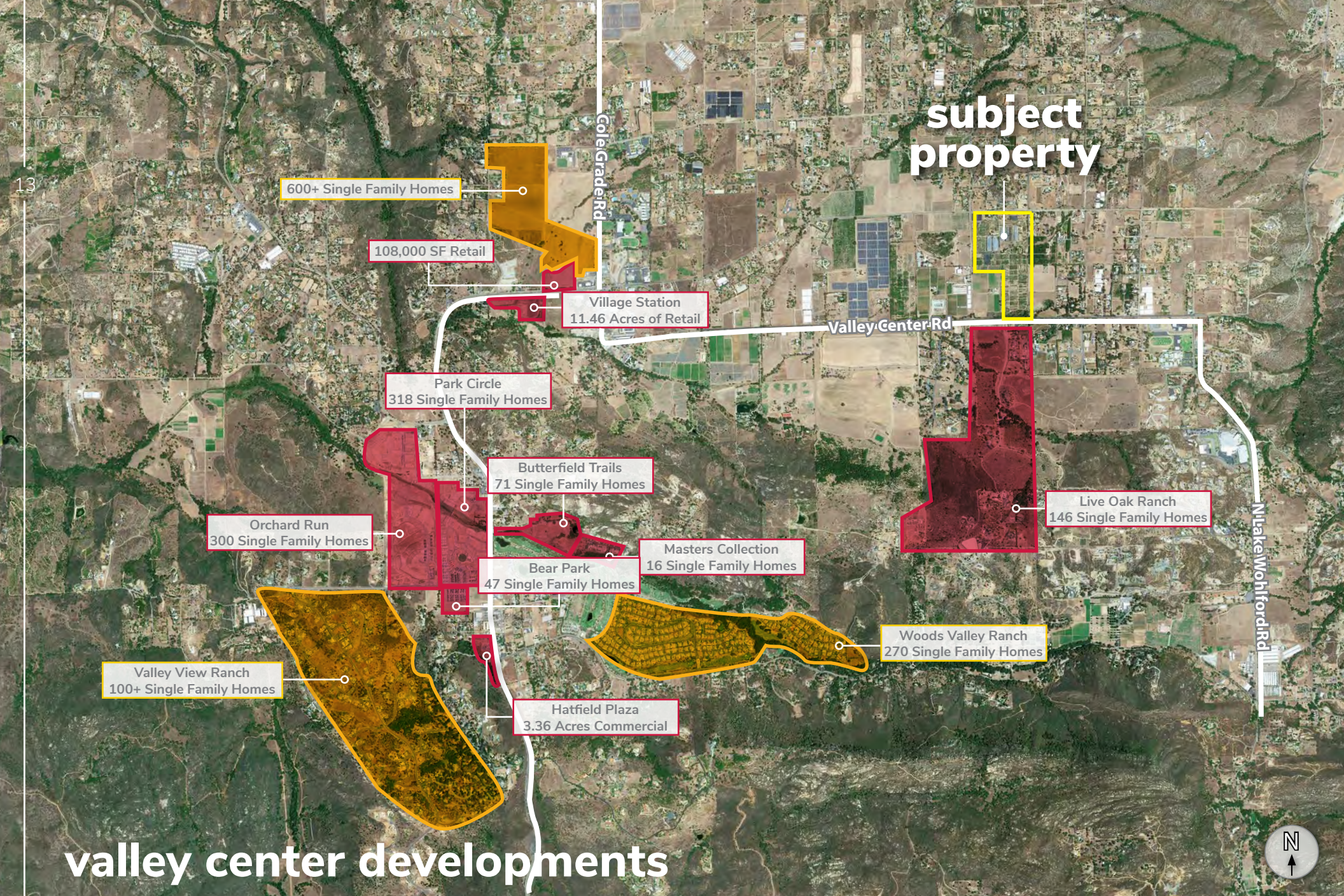


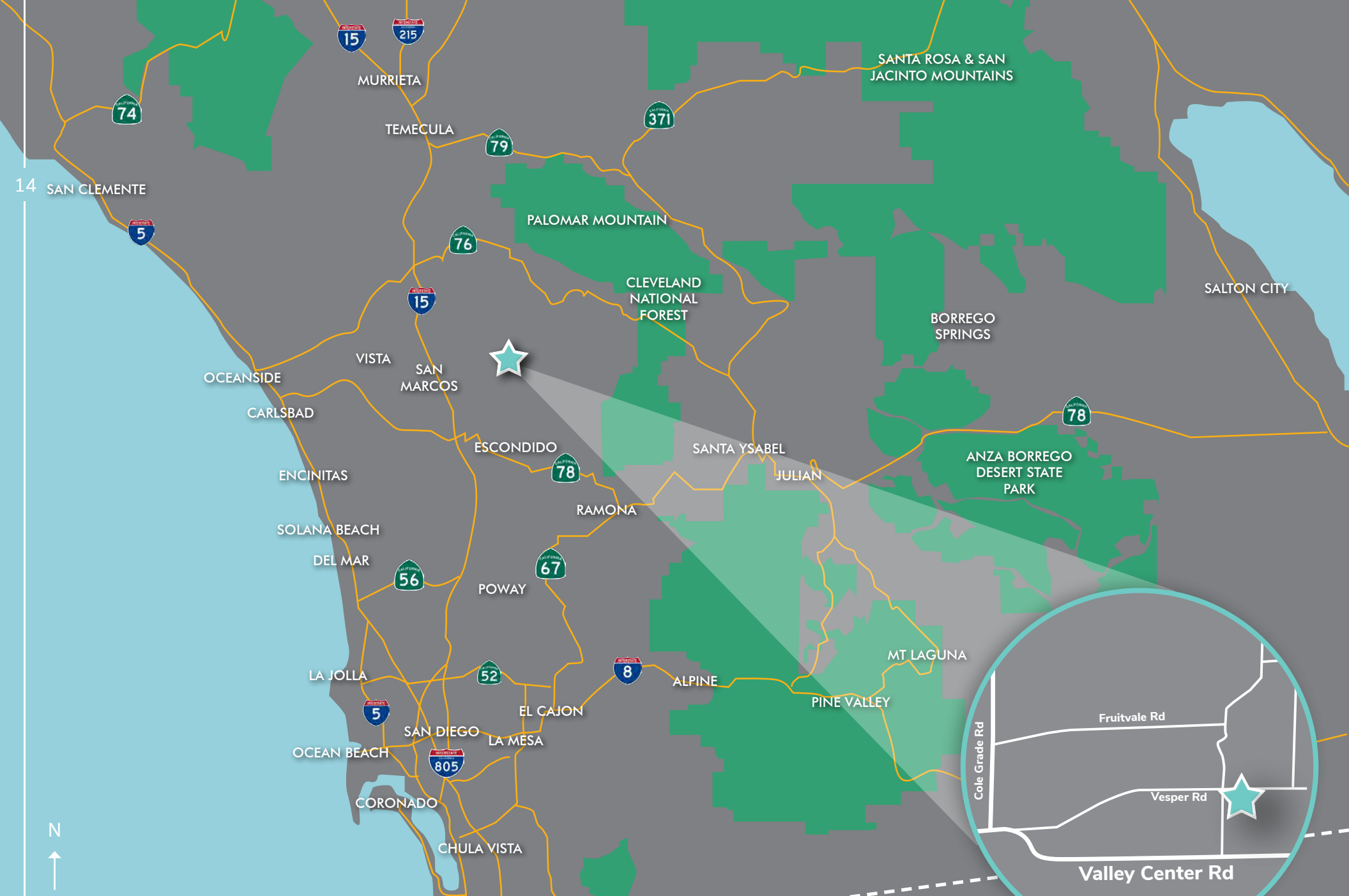












location map

property information

15

location:

The subject property is located at 15639 Vesper Rd in Valley Center, California on the southeast corner of Vesper Rd and Mactan Rd. It is approximately 6 miles west of Hwy 76, 12 miles east of the I-15, and approximately 11 miles north of Hwy 78.

property profile:

The subject property is approximately 61.72 acres of prime agriculture land in Valley Center, California. There are six wells on site, three functioning, two 2" water meters, and one 1" water meter. The property is in an excellent location and the zoning allows for continued agriculture use and future development.

jurisdiction:

San Diego County

APN's & acreage:

188-082-42-00 → 19.52 acres

188-082-44-00 → 20.90 acres

188-082-45-00 → 21.30 acres

TOTAL → 61.72 acres

zoning:

Agricultural Use (A70)

general plan:

Semi-Rural Residential (SR-4)

maximum height:

35'

school district:

Valley Center-Pauma Unified School District

services:

Water/Sewer- Valley Center Municipal Water District

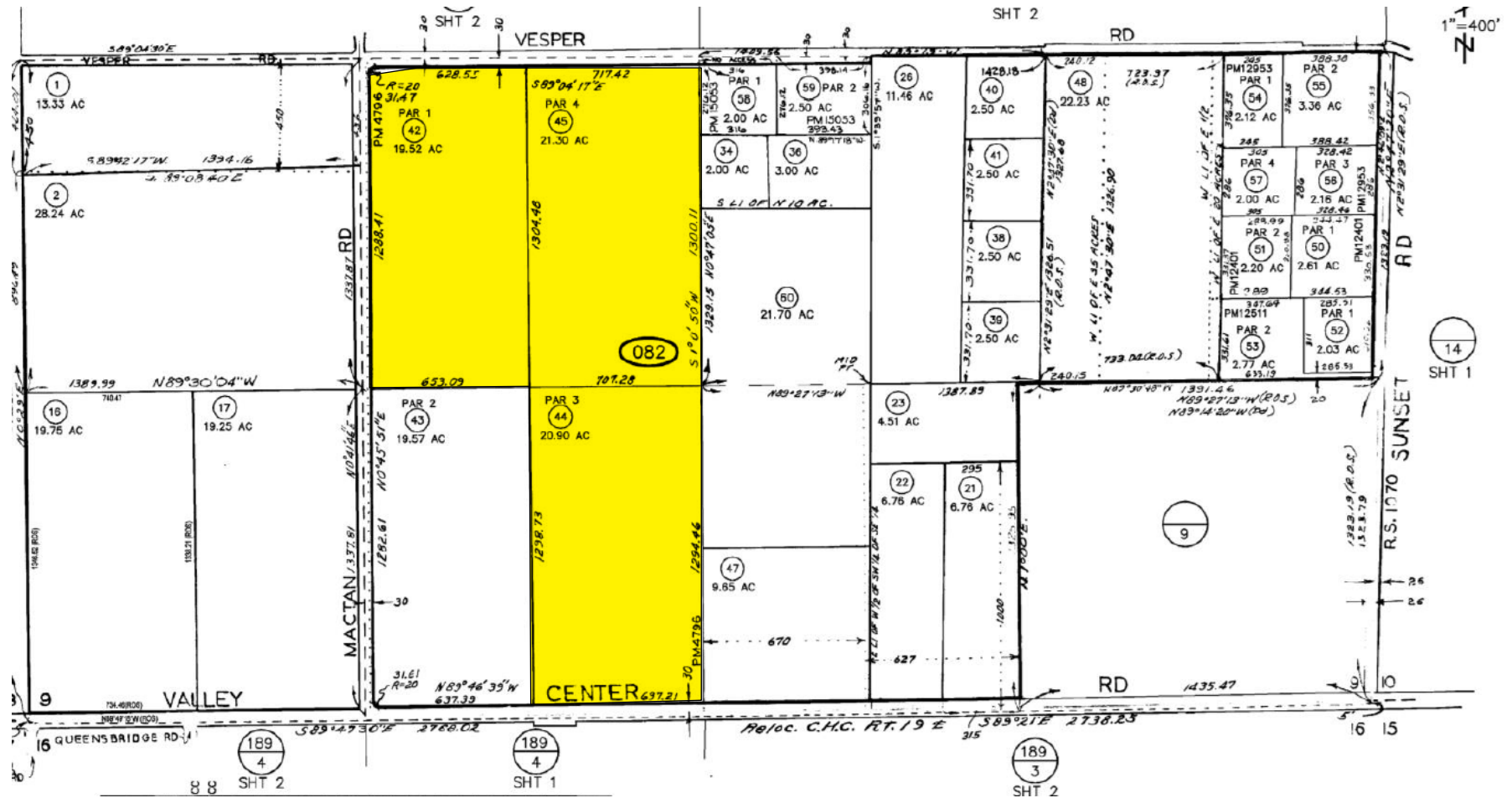
Gas/Electric- SDG&E

Police: San Diego County Sheriff's Department

Fire: Valley Center Fire Protection District



16



2021 demographics

1 mile



population
1,339



estimated households
417



average household income
\$90,821



median household income
\$87,927



total employees
603

3 miles



population
9,606



estimated households
3,008



average household income
\$114,642



median household income
\$110,860



total employees
6,793

5 miles



population
18,669



estimated households
6,043



average household income
\$111,478



median household income
\$108,873



total employees
8,620

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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