

118 ACRES OF AGRICULTURE LAND WITH SINGLE FAMILY HOME

16556 Vesper Rd | Valley Center, CA 92082

- 4 Wells, 3 Water Meters, 9 Water Storage Containers
- Water And Power Throughout The Property
- Existing Single Family Home W/ Plans In Process For Additional Home
- Zoned Agriculture (A-70)
- Existing New Small Office Structure
- Approved Plans For Septic System That Can Accommodate Up To A 12 Bedroom Home

ASKING PRICE: ~~\$1,995,000~~ \$1,695,000

2 Miles Away



2.5 Miles Away



Valley-Center-Rd

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

SPENCER DOK
858.713.9331
sdok@lee-associates.com
DRE Lic# 02106855

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

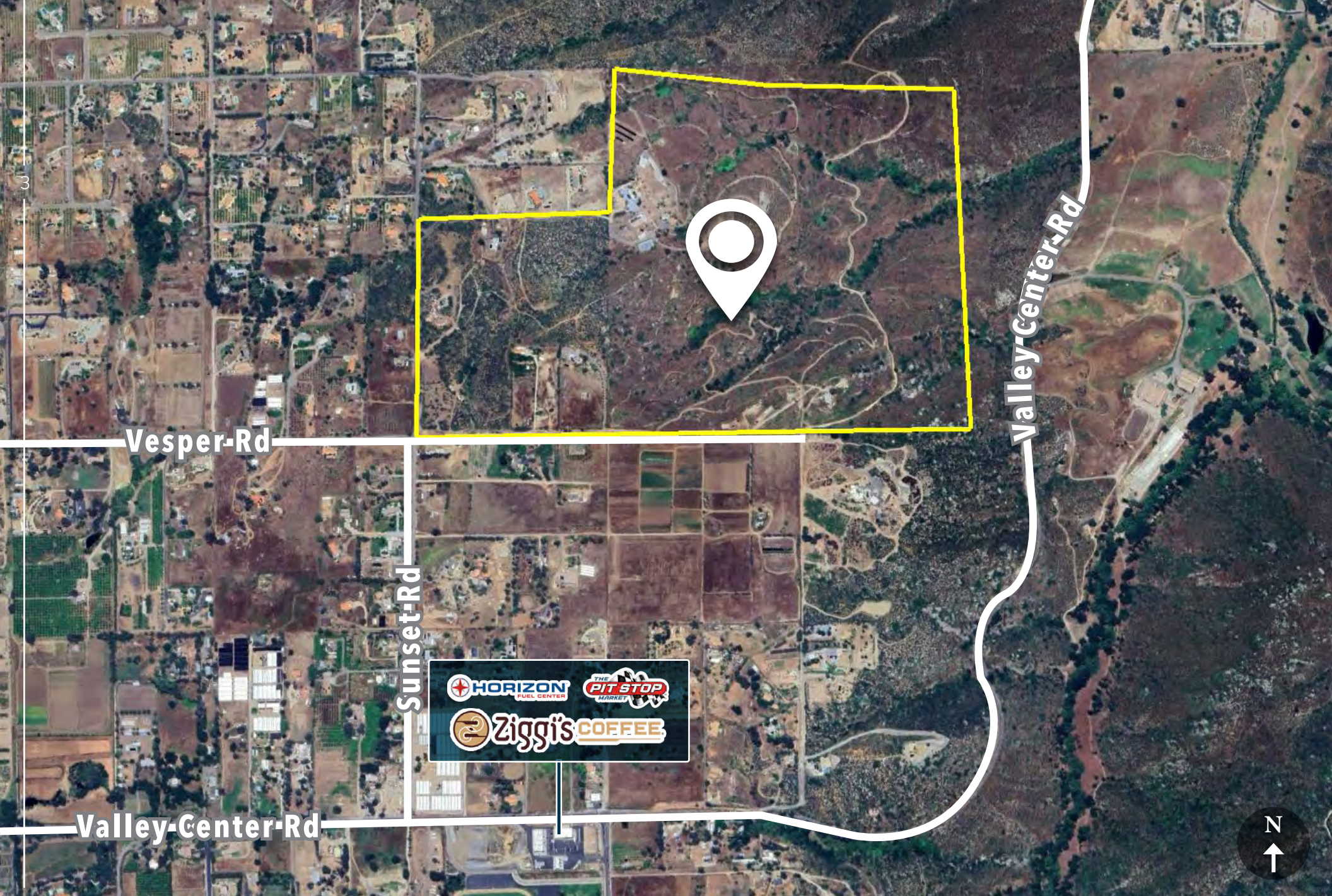


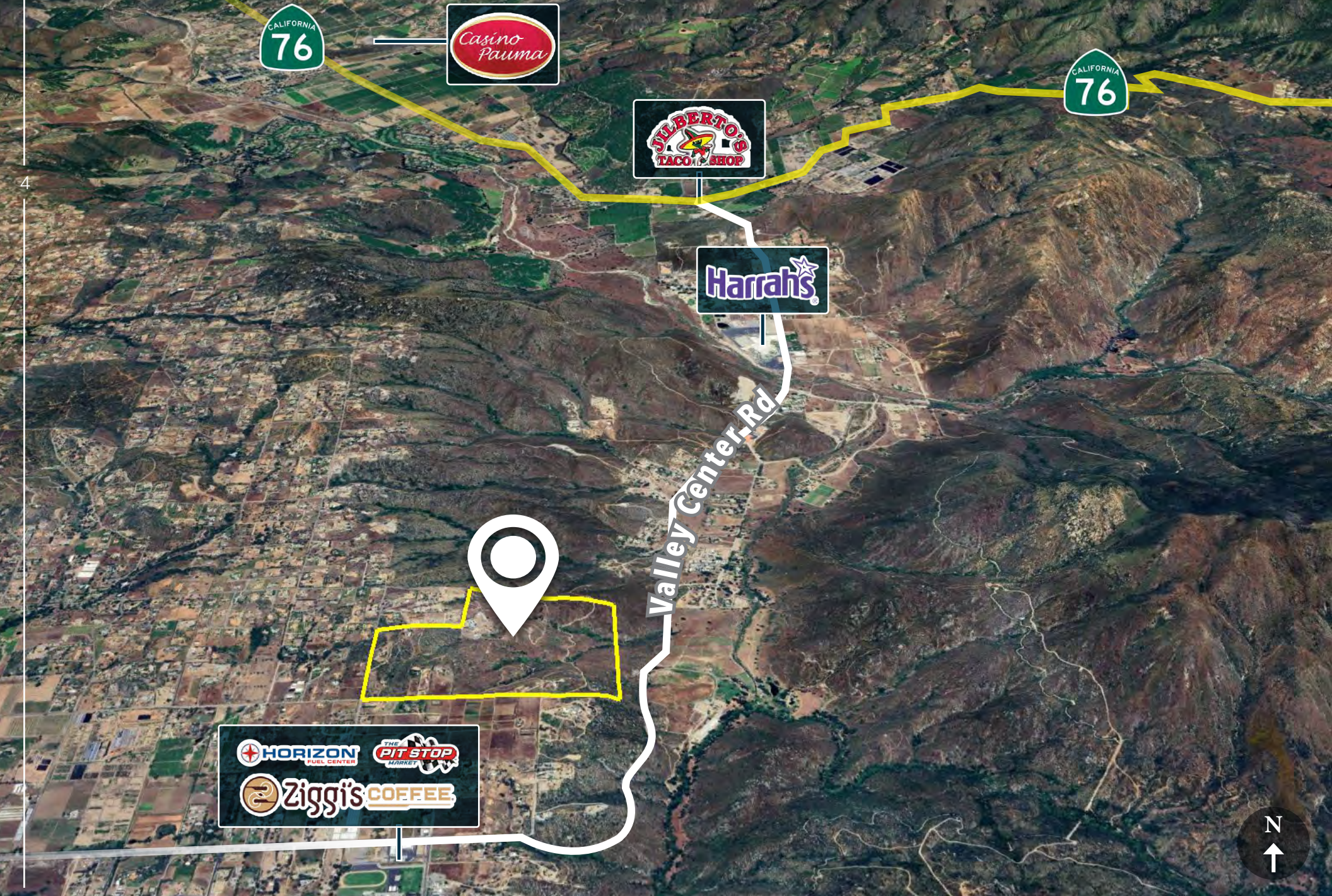
contents

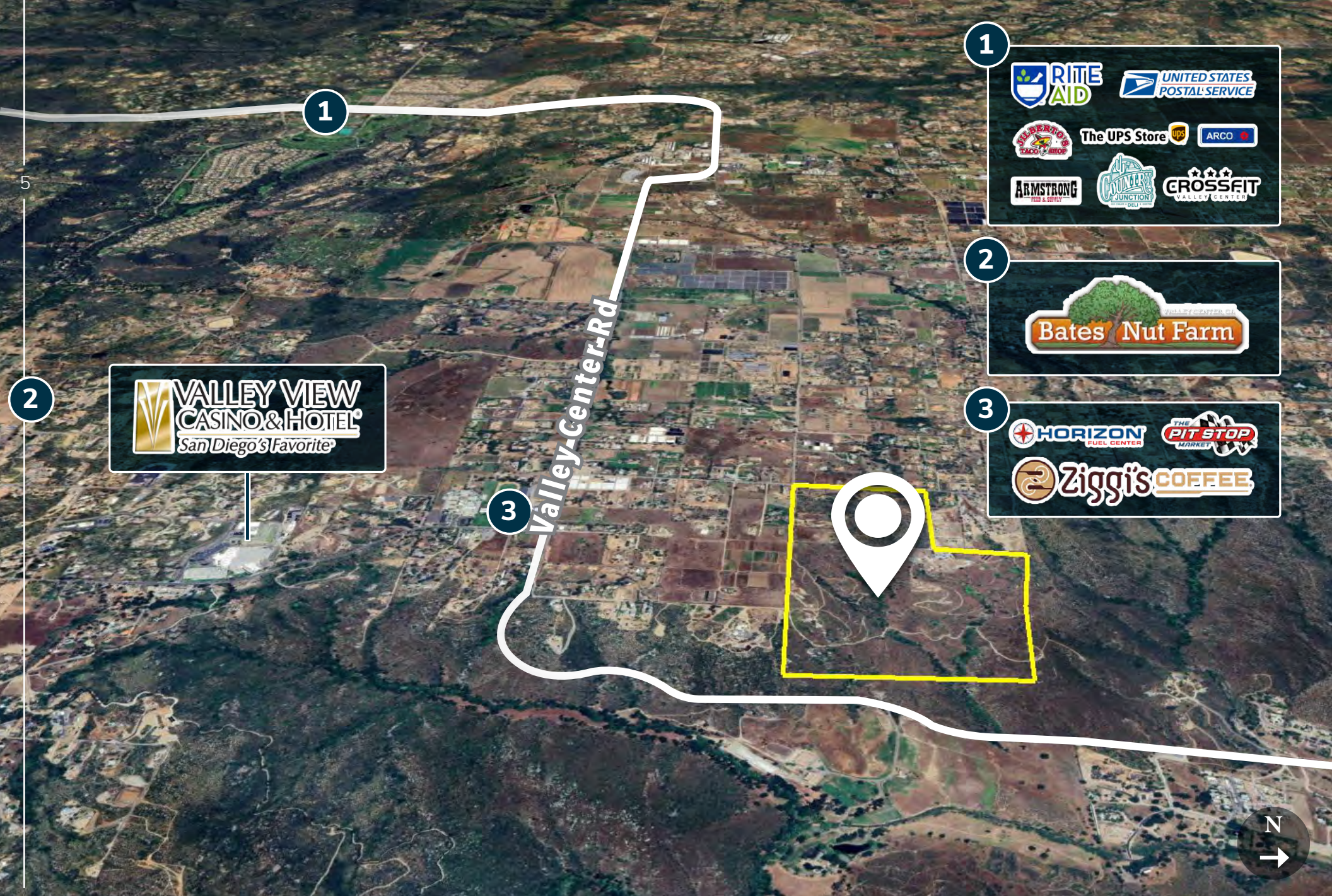
3	aerials
8	location map
9	property information
10	elevations

11	floor plan
12	septic layout
13	tax map
14	demographics









1

1

RITE AID **UNITED STATES POSTAL SERVICE**

ARMSTRONG TACO BELL **The UPS Store** **ARCO**

ARMSTRONG TIRE & SERVICE **CULVER'S JUNCTION** **CROSSFIT VALLEY CENTER**

2

2

Bates Nut Farm

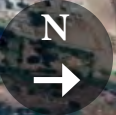
VALLEY VIEW CASINO & HOTEL
San Diego's Favorite

3

3

HORIZON FUEL CENTER **THE PIT STOP MARKET**

Ziggie's COFFEE





ESCONDIDO
14 Miles Away



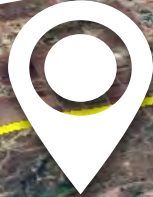
Valley-Center-Rd

1

2

3

Valley-Center-Rd



1

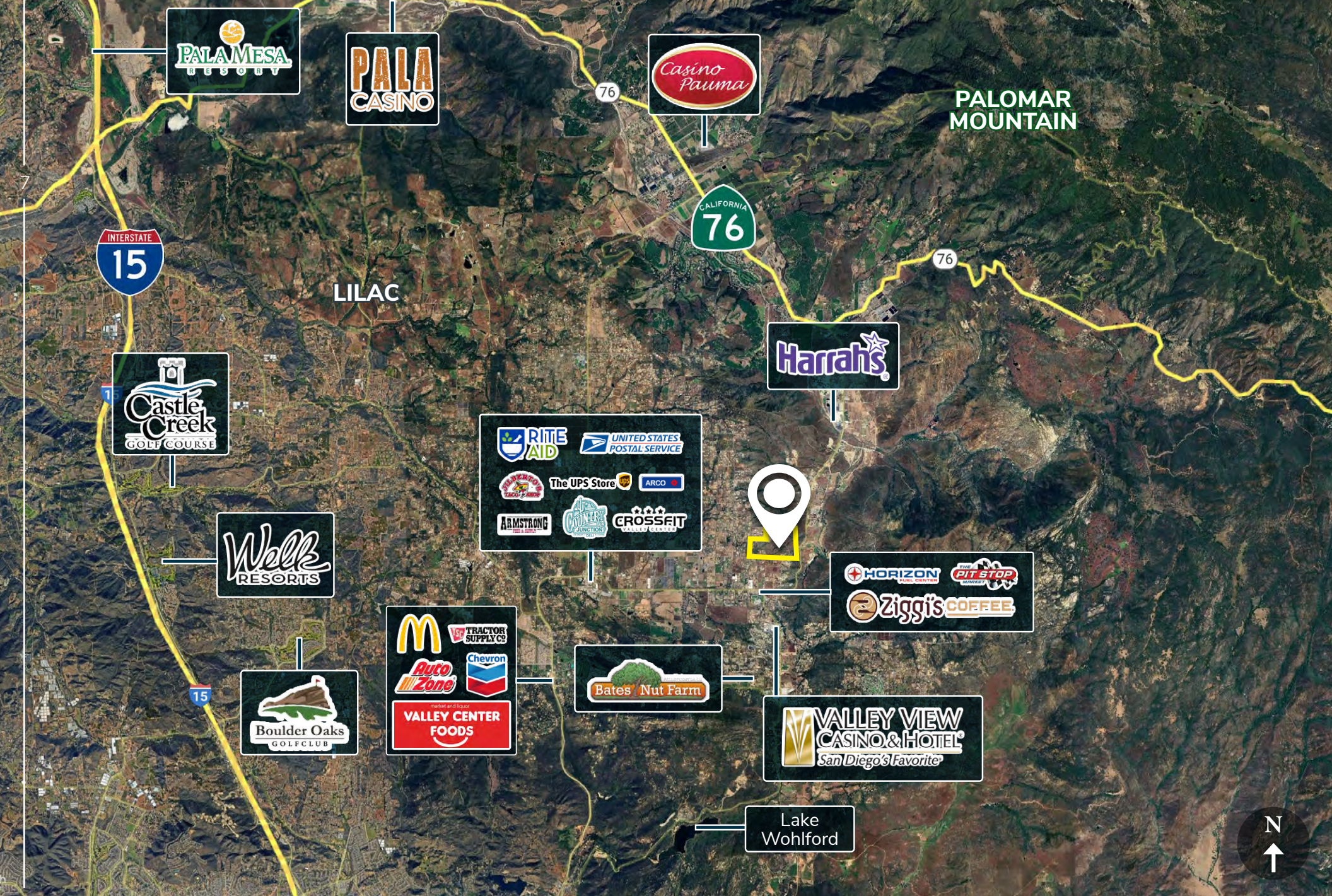


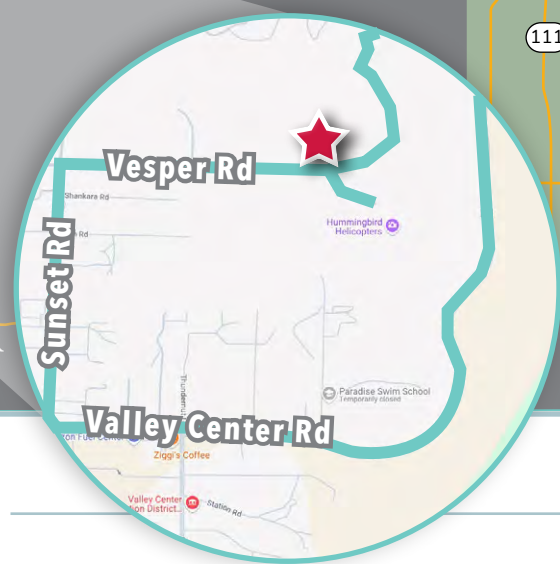
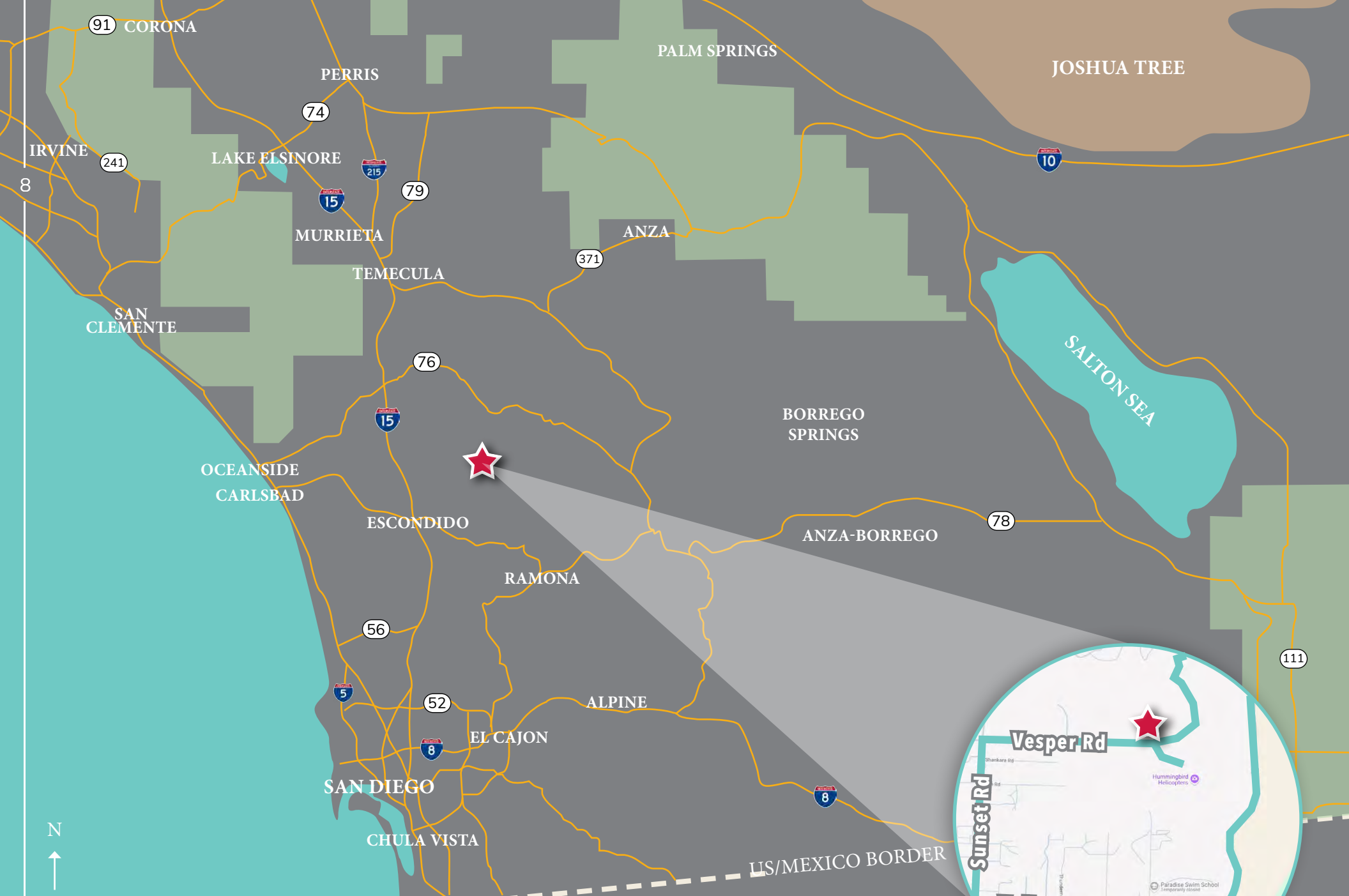
2



3







location map

property information

location:

The subject property is located at 16556 Vesper Rd in Valley Center, California on the northwest corner of Vesper Road and Polvo Drive. It is approximately 6.2 miles south of Hwy 76, 13.7 miles east of the I-15, and approximately 13 miles north of Hwy 78.

property profile:

The subject property is approximately 118 acres of prime agriculture land in Valley Center, California. There are four wells on site, three water meters, and 3" water lines throughout the property. Current structures on site include an approximate 816 sf single family home, a 10' by 12' office, one 100,000-gallon concrete water tank and eight 10,000-gallon water tanks. There are plans in process for a 3-bedroom 3 bath home. 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:

188-100-54-00 → 26.75 acres
188-100-55-00 → 27.43 acres
188-100-56-00 → 24.38 acres
188-100-35-00 → 40.00 acres
TOTAL → 118 acres

zoning:

Agricultural Use (A70)

[Click to View Zoning](#)

general plan:

Rural Lands (RL-20)

[Click to View General Plan](#)

density:

1du/20 acres

school district:

Valley Center-Pauma Unified School District

structures on the property:

- Single Family Home – 816 SF 2 bed/1bath
- Newly Constructed 10'x12' Office Structure
- 1 - 100,000-gallon concrete water tank
- 8 – 10,000-gallon water tanks
- Small amphitheater
- Plans in process for a 3bed/3 bath home

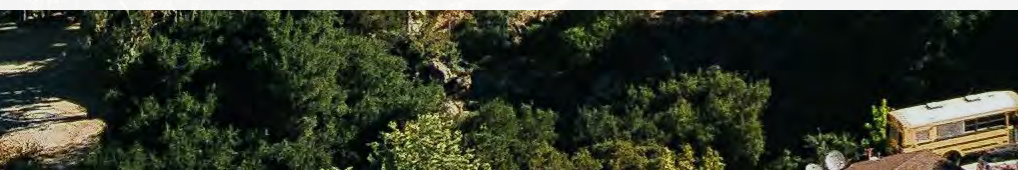
services:

Water/Sewer: Valley Center Municipal Water District

Gas/Electric: SDG&E

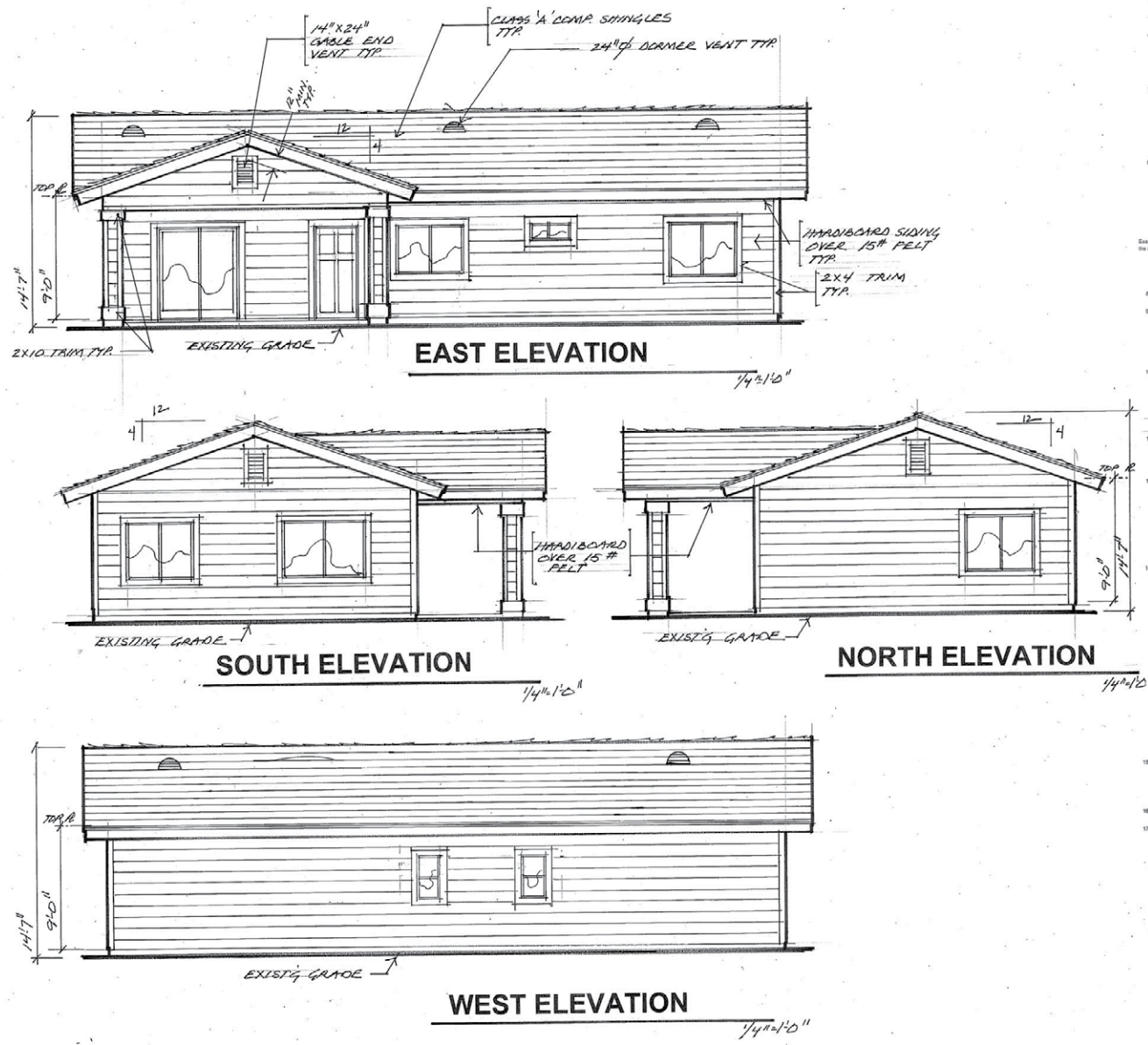
Police: San Diego County's Sheriff Department

Fire: Valley Center Fire Protection District



elevations

10

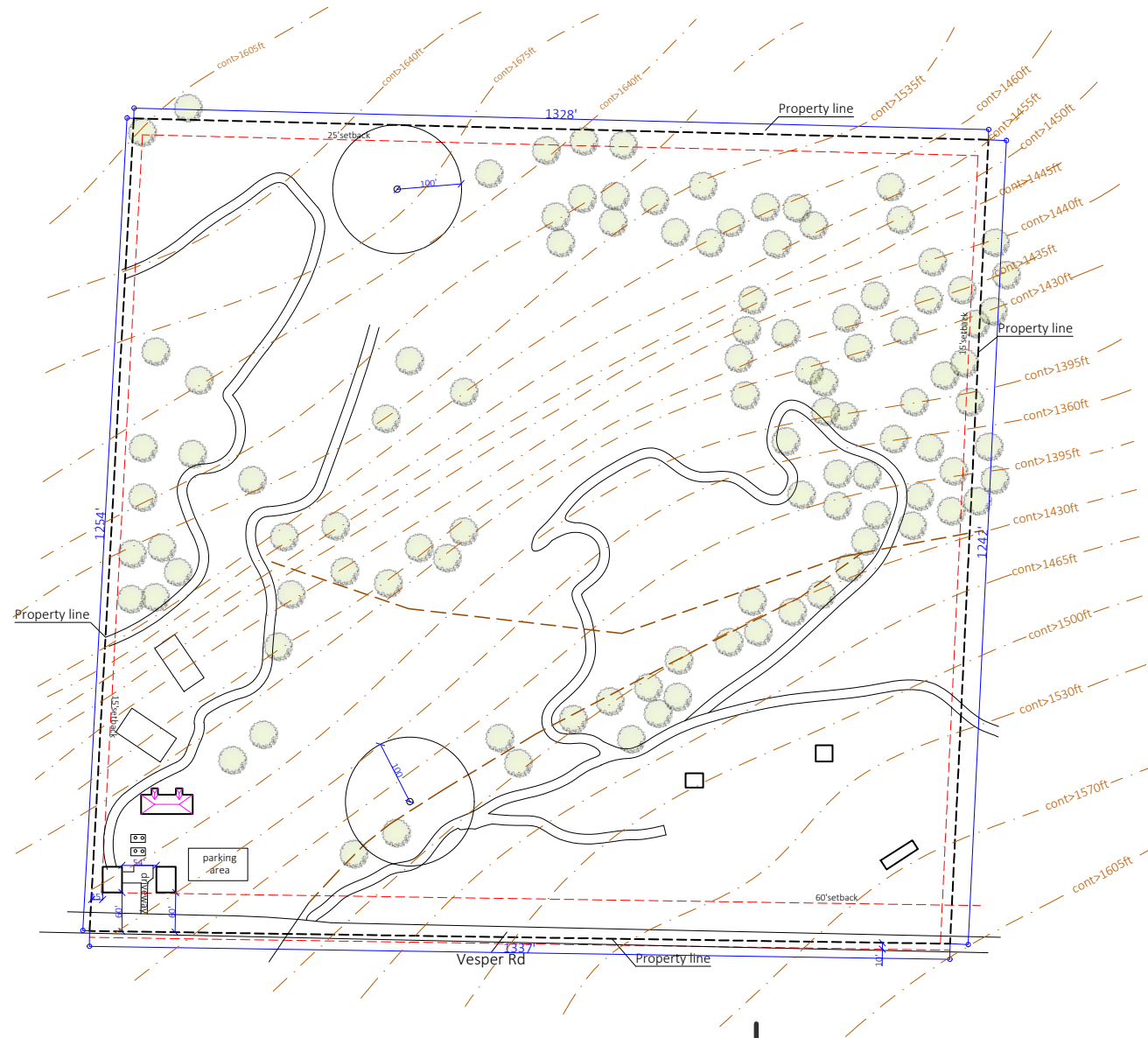


11



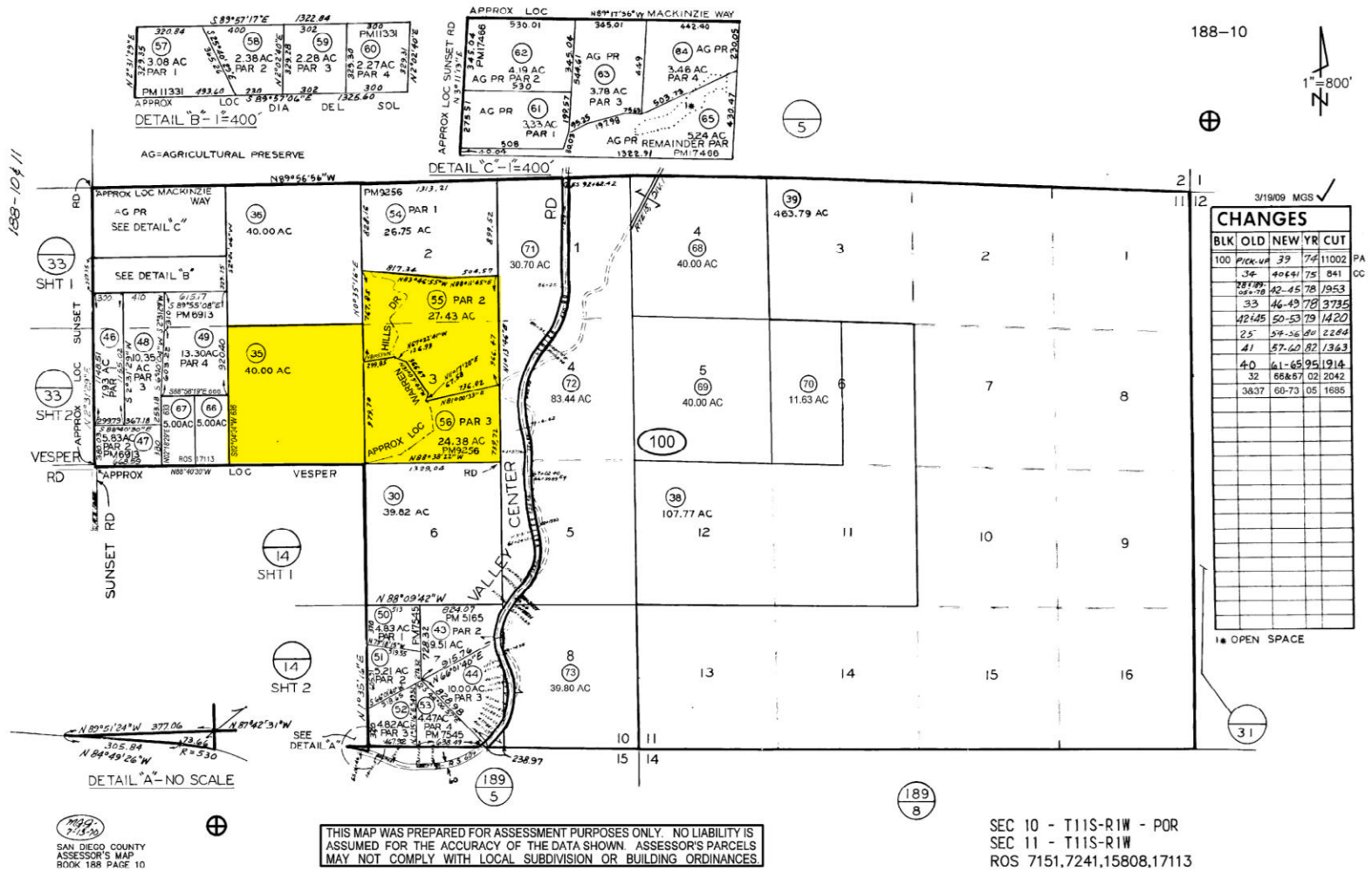
12

1



tax map

13



2024 demographics

1 mile



population

562



estimated households

173



average household income

\$135,339



median household income

\$84,453



total employees

247

3 miles



population

7,494



estimated households

2,395



average household income

\$147,598



median household income

\$121,145



total employees

3,771

5 miles



population

18,018



estimated households

5,936



average household income

\$154,348



median household income

\$123,356



total employees

5,813

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

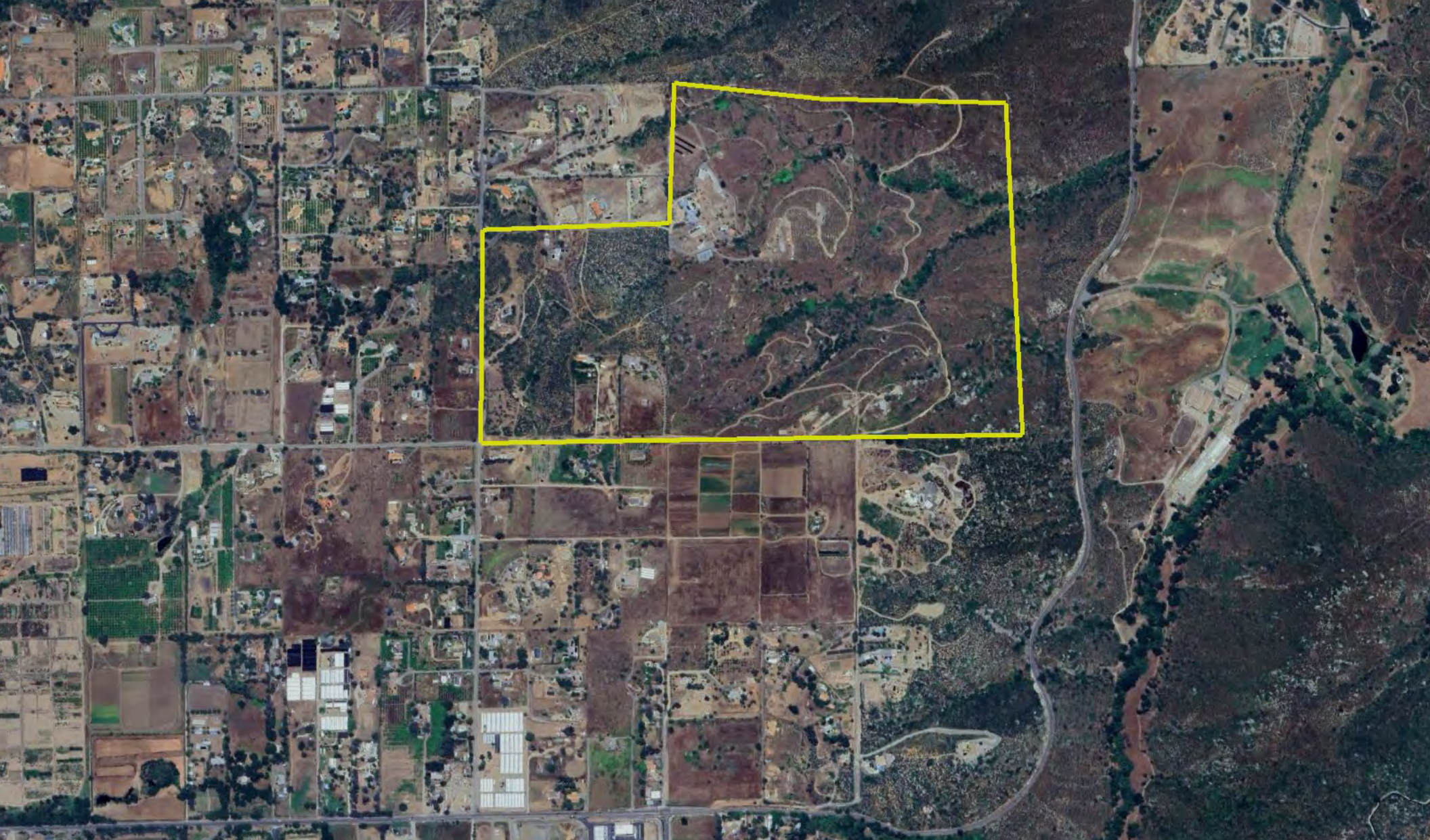
The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.





for more information, please contact:

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

SPENCER DOK

858.713.9331

sdok@lee-associates.com

DRE Lic# 02106855

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

