1.62 Residentially Zoned Acres in Vista

1975 Sunset Drive, Vista, CA

- Potential for 7 Single Family Lots
- 10,000 Square Foot Lot Minimum
- Existing ¾" Water Meter
- 5 Dwelling Units Per Acre

ASKING PRICE: $975,000

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LEE & ASSOCIATES
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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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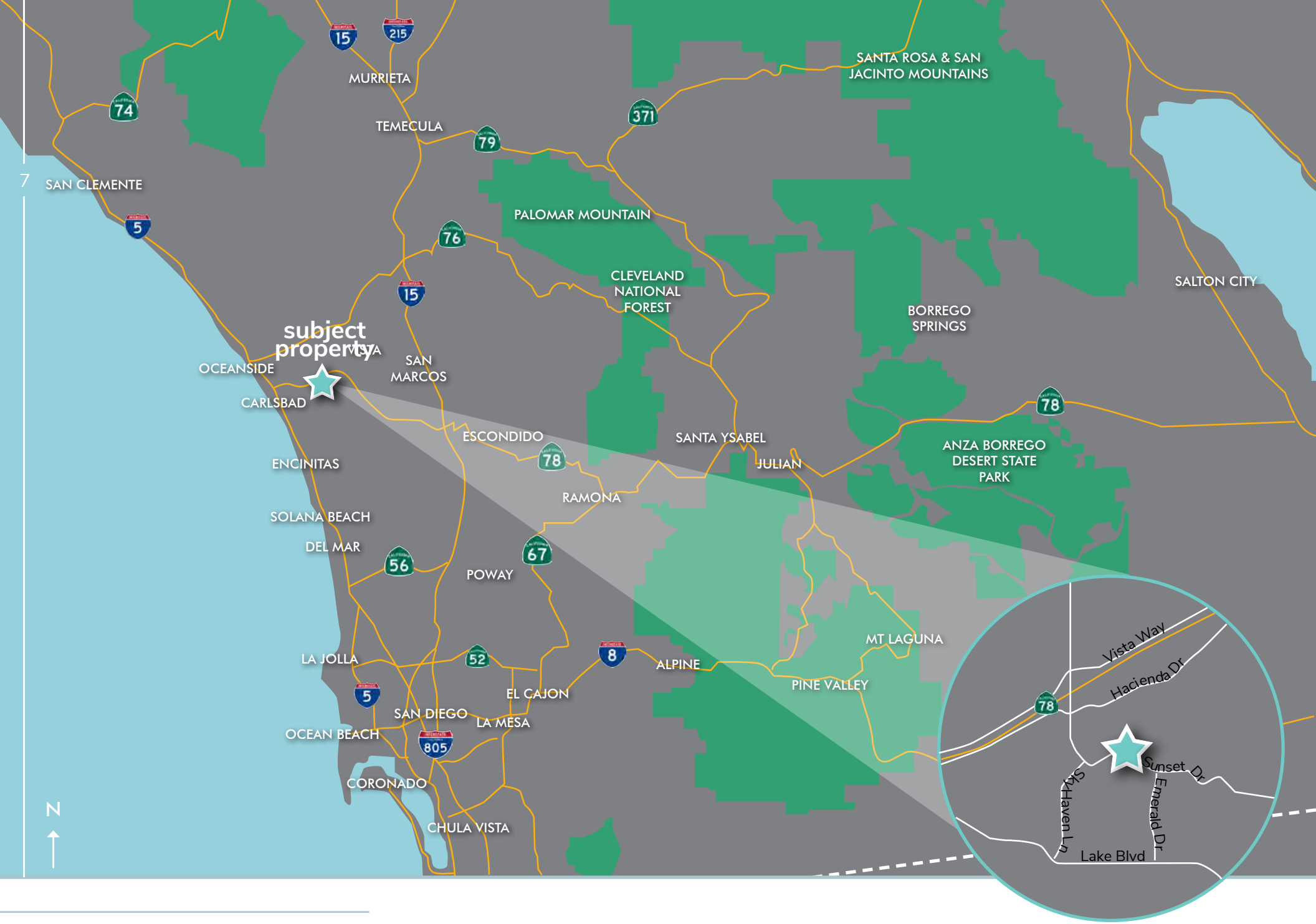
aerial

aerial

aerial



location map

property information

location:
This subject property consists of approximately 1.62 acres and is well located to the south of Hacienda Drive and South of the I-78 Freeway in the City of Vista, California. Access to the site will be provided via Busch Dr. The property is surrounded by single family residences and is mostly gently sloping. The ocean is within a 15 minute drive and close to all North County coastal cities.

jurisdiction:
County of San Diego

apn:
166-450-25-00

acreage:
1.62 Acres

zoning:
Medium-Low Density Residential (MLD)
Click Here to View Zoning

topography:
Flat & Gently Sloping

density:
5 DU/Ac

min. lot size:
10,000 SF

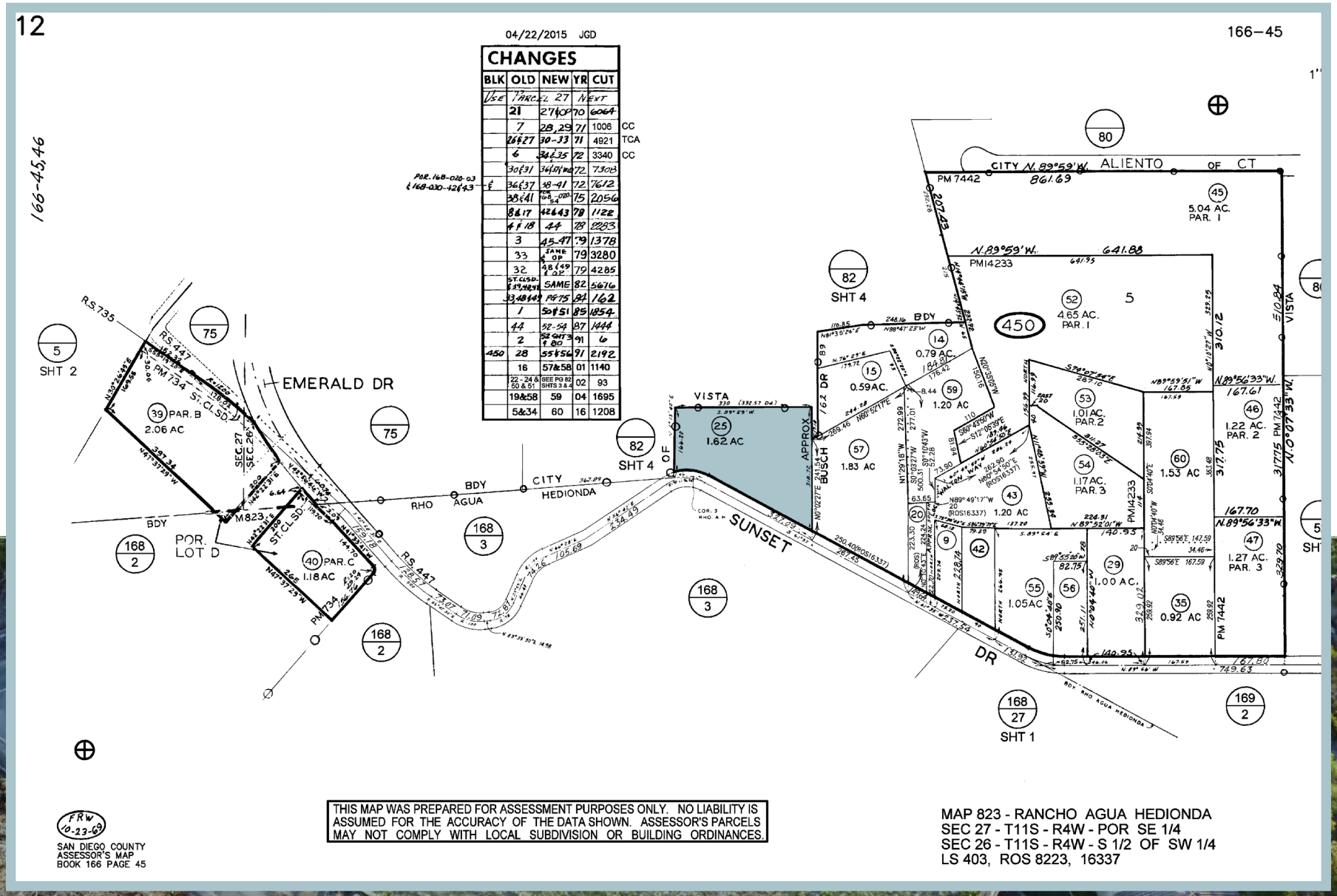
school district:
Vista Unified School District

services:

Gas/Electric	SDG&E
Water/Sewer	Vista Municipal
Fire	North County Fire Protection District
Police	SD County Sheriff's Dept.

PRICE:
$975,000

plat map


12
04/22/2015 JGD
166-45
CHANGES
BLK OLD NEW YR CUT
Use Parcel 27 Next
21 27&OP 70 6064
7 28,29 71 1006 CC
26&27 30-33 71 4921 TCA
6 34&35 72 3340 CC
30&31 36&37 72 7308
36&37 38-41 72 7612
38&41 42&43 75 2056
8&17 42&43 78 1122
4&18 44 78 2283
3 45-47 79 1378
33 SAME & OP 79 3280
32 48&49 & OP 79 4285
ST.CLSD. & 39,48&49 SAME 82 5676
33,48&49 PG75 84 162
1 50&51 85 1854
44 52-54 87 1444
2 52 SHT 3 & 80 91 6
450 28 55&56 91 2192
16 57&58 01 1140
22 - 24 & 50 & 51 SEE PG 82 SHTS 3 & 4 02 93
19&58 59 04 1695
5&34 60 16 1208
166-45,46
EMERALD DR
SUNSET DR
ALIENTO OF CT
VISTA
APPROX BUSCH
RHO AGUA HEDIONDA
POR. LOT D
SHT 2
SHT 4
SHT 1
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 166 PAGE 45
MAP 823 - RANCHO AGUA HEDIONDA
SEC 27 - T11S - R4W - POR SE 1/4
SEC 26 - T11S - R4W - S 1/2 OF SW 1/4
LS 403, ROS 8223, 16337

resale home comparables

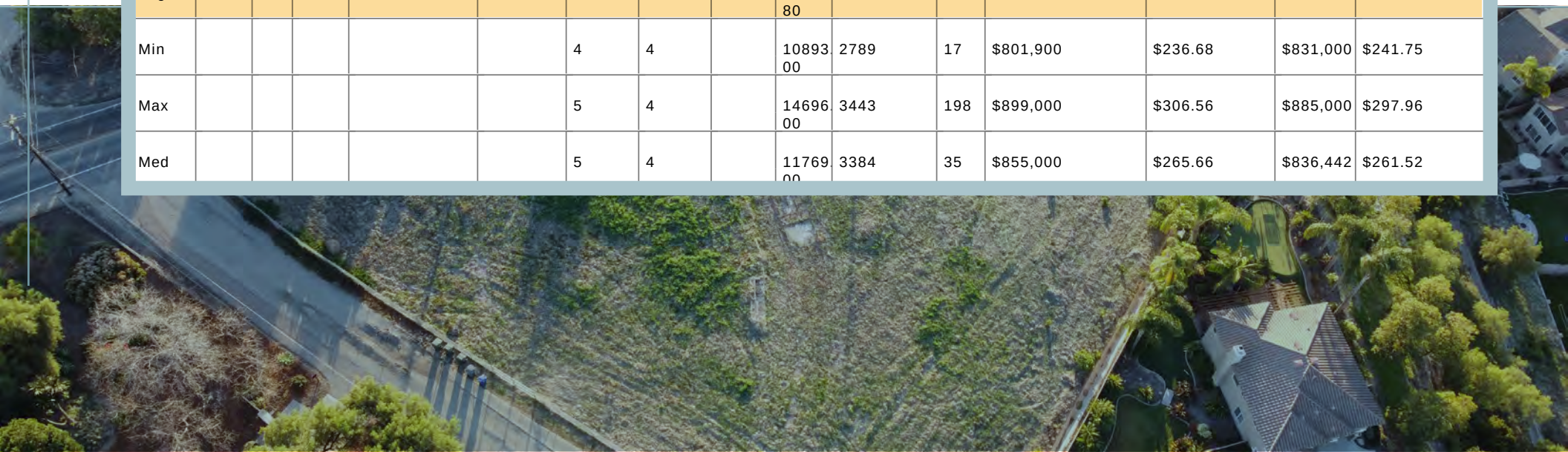
RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:$899,000	$801,900	$846,140	$855,000
SP:$885,000	$831,000	$848,937	$836,442

RESIDENTIAL - Sold

Number of Properties: 5

Num	MLS #	Status	PropSubT	Address	MLSAreaMjr	TotalBdrms	TotalBaths	CloseDate	LotSzSqft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	190053952	S	SFR	1691 Gecko Road	VISTA (92083)	5	4	12/27/2019	13,371.00	2789	42	$825,000 - $855,000	$306.56	$831,000	$297.96
2	190051704	S	SFR	2395 Mahogany Lane	VISTA (92084)	5	4	5/15/2020	10,893.00	3443	198	$814,900	$236.68	$832,344	$241.75
3	190052614	S	SFR	1509 Manzanita Hollows	VISTA (92084)	4	4	3/5/2020	14,696.00	3008	27	$801,900	$266.59	$836,442	$278.07
4	200019144	S	SFR	2371 Mahogany Lane	VISTA (92084)	5	4	7/13/2020	11,220.00	3443	35	$859,900	$249.75	$859,900	$249.75
5	190021576	S	SFR	1174 Tesoro Pl	VISTA (92081)	5	4	5/31/2019	11,769.00	3384	17	$874,999 - $899,000	$265.66	$885,000	$261.52
Avg						4	4		12389.80	3213	63	$846,140	$265.05	$848,937	$265.81
Min						4	4		10893.00	2789	17	$801,900	$236.68	$831,000	$241.75
Max						5	4		14696.00	3443	198	$899,000	$306.56	$885,000	$297.96
Med						5	4		11769.00	3384	35	$855,000	$265.66	$836,442	$261.52



vista unified school district

Vista Unified School District is a Transitional Kindergarten through Grade 12 district. The district also offers preschools services (part day and full day) through our partnership with Educational Enrichment Systems to over 700 students ages 2-5 years old at 12 locations in the district.

We are one of northern San Diego County's largest educational agencies. Our district stretches 39 square miles across most of Vista, a large portion of eastern Oceanside, some unincorporated areas and small slivers of Carlsbad and San Marcos.

1 **Breeze Hill Elementary School**

1111 Melrose Way
Vista, CA 92083

836 API

2 **Madison Middle School**

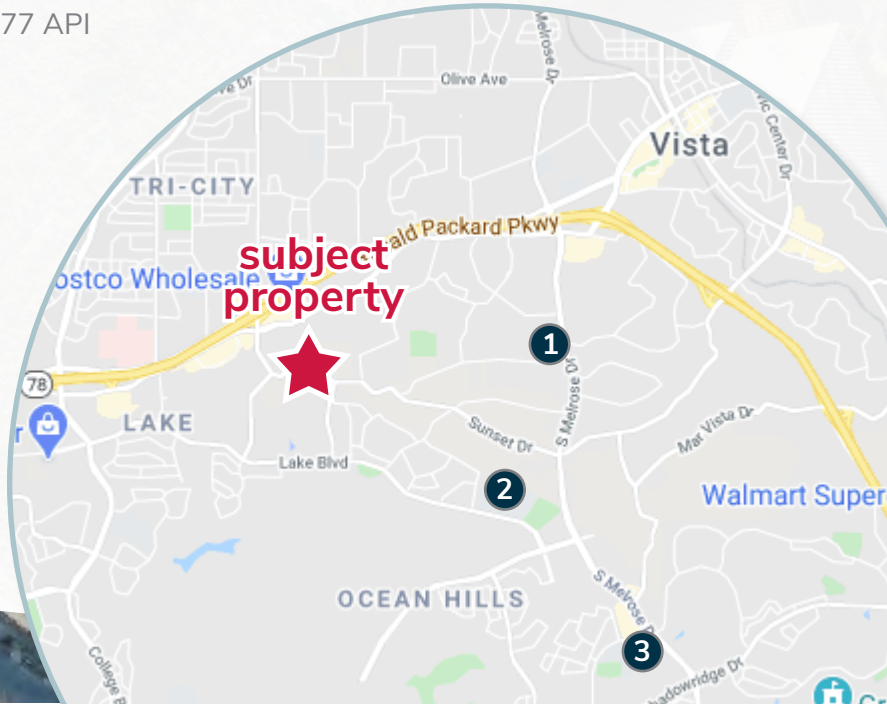
4930 Lake Boulevard
Oceanside, CA 92056

834 API

3 **Rancho Buena Vista High School**

1601 Longhorn Drive
Vista, CA 92081

777 API



2020 demographics

1 mile	3 miles	5 miles
population	population	population
18,409	138,566	310,966
estimated households	estimated households	estimated households
304	47,703	109,360
average household income	average household income	average household income
$80,816	$101,031	$106,161
median household income	median household income	median household income
$70,779	$87,191	$86,500
total employees	total employees	total employees
4,146	45,647	167,870

for more information, please contact:

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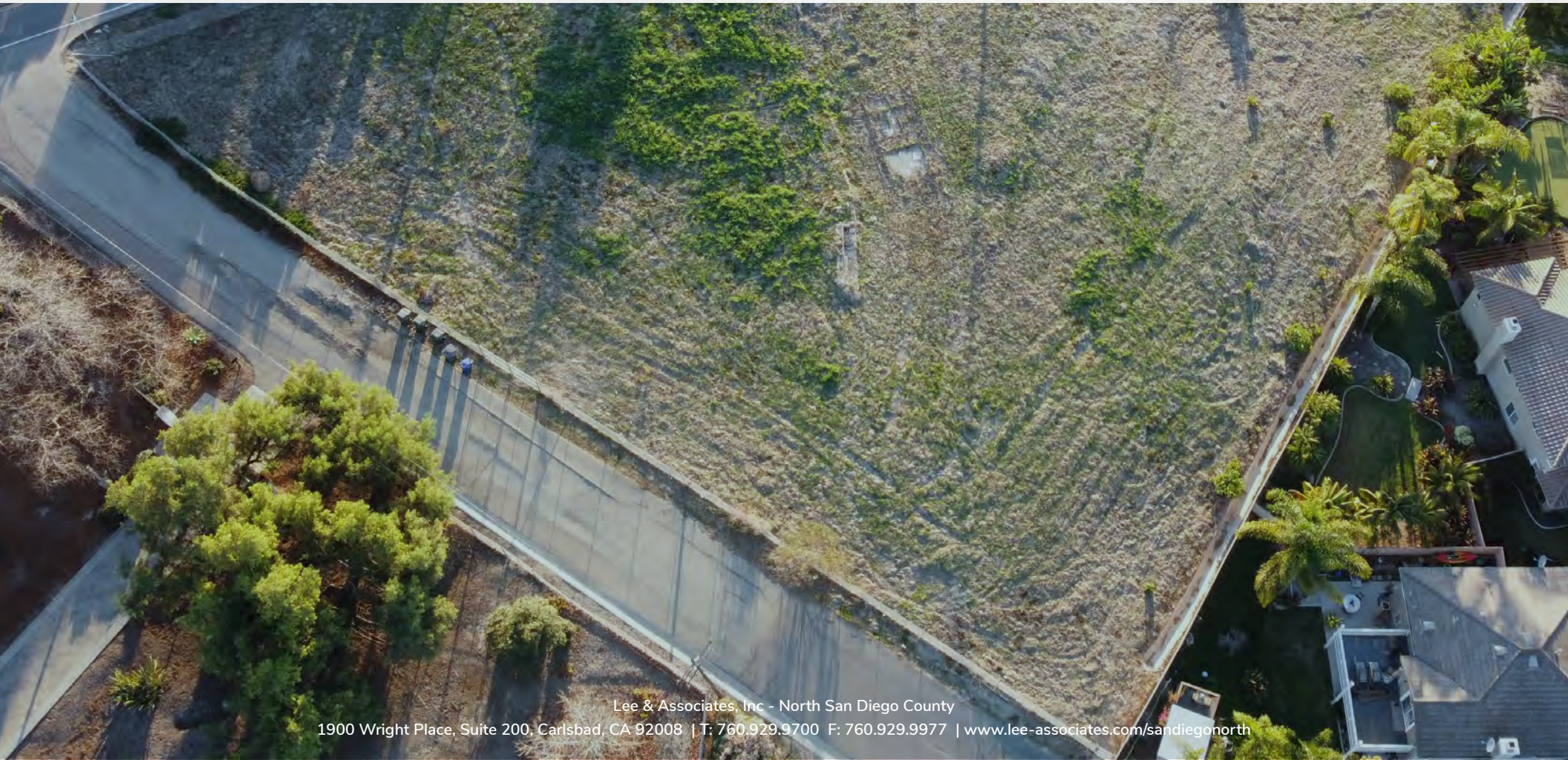

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