

# Single-Family Development Opportunity in Vista

Tower Drive | Vista, CA 92083

- Four parcels totaling approximately 2.81 Acres
- Zoning allows for 10,000 square foot lots
- Excellent location south of Vista Village and east of the 78 Freeway
- Home Sales in the immediate vicinity average over \$950,000.00



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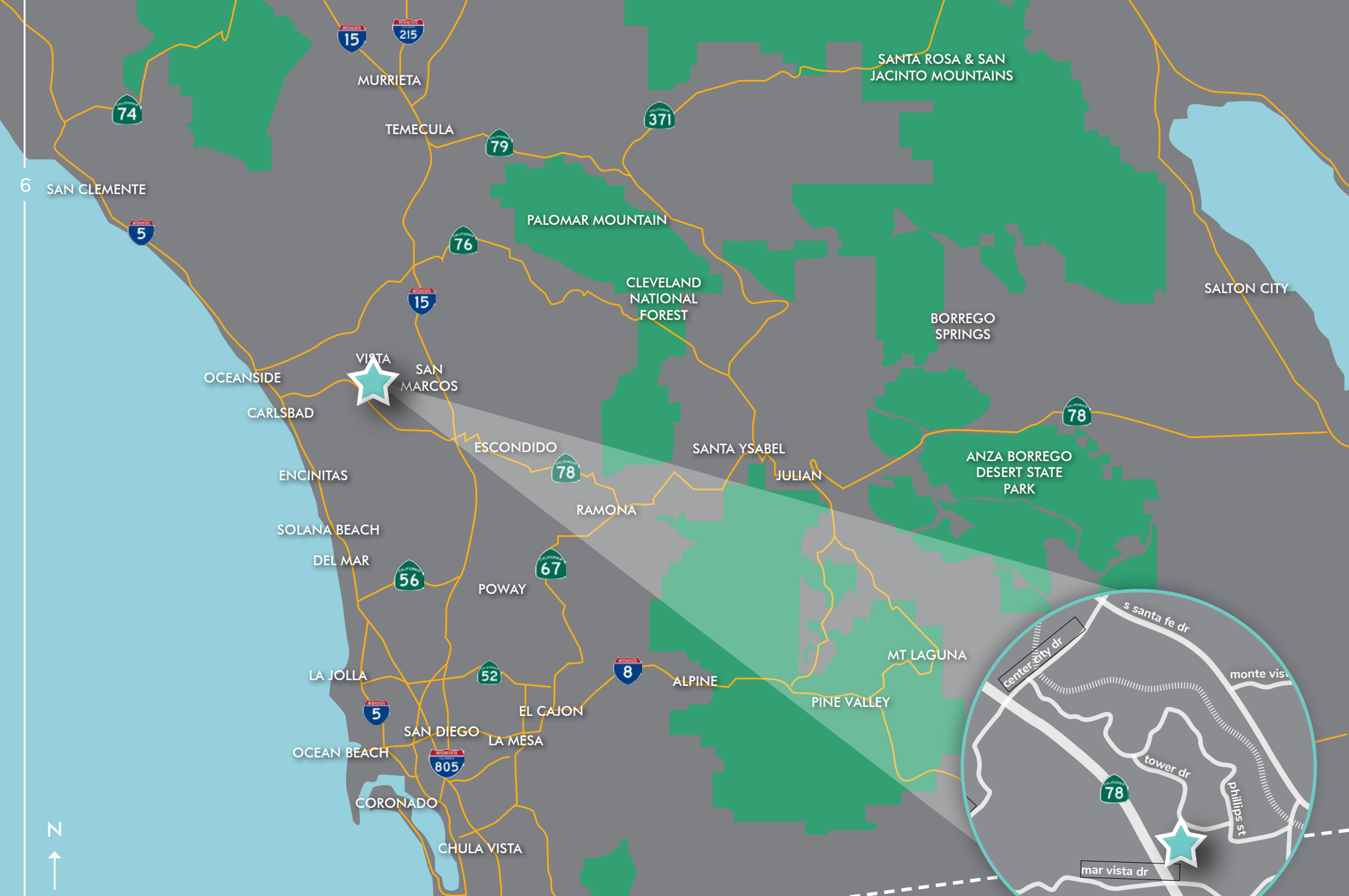




tower dr







location map



# property information

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## location:

The subject property is located along Tower Drive in Vista, CA. The site is just east of the 78 Freeway, south of Downtown Vista, approximately 8.4 miles east of I-5, and approximately 9.5 miles west from the I-15.

## property profile:

The subject property consists of four parcels totaling approximately 2.81 acres of vacant land zoned for single-family. The surrounding area consists of nice, larger lot neighborhoods, parks, and schools. It is also in close proximity to Downtown Vista Village filled with retail and restaurants.

## jurisdiction:

City of Vista

## APN's & acreage:

180-171-26-00	0.49 acres
180-171-27-00	0.39 acres
180-171-28-00	0.38 acres
180-171-20-00	1.55 acres
<b>Total Acreage</b>	<b>2.81 acres</b>

## zoning:

[Single Family Residential \(R-1\)](#)

## general plan:

[Medium Low Density Residential \(MLD\)](#)

## density:

5 du/acre

## minimum lot size:

10,000 sq ft

## max height:

35' or 2 stories

## estimated development impact fees:

Approximately \$49,007 per lot

## school district:

Vista Unified School District

## services:

Water/Sewer: City of Vista

Gas/Electric- SDG&E

Fire: City of Vista Fire Department

Police: City of Vista Police Department



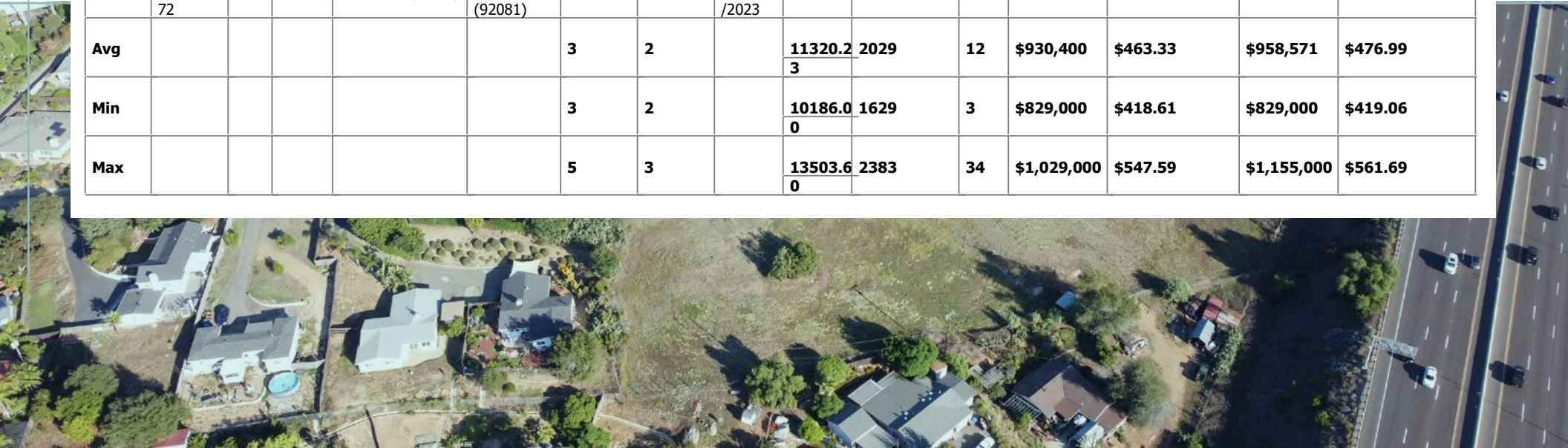
## CMA Summary Report

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$1,029,000	\$829,000	\$930,400	\$934,900
SP:\$1,155,000	\$829,000	\$958,571	\$940,000

### RESIDENTIAL - Sold

Number of Properties: 7

Num	MLS #	Statu s	Prop bT	Su Address	MLS Area	Mjr ms	Total Bdr s	Total Bath s	Close Date	Lot Sz	Sqf LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	NDP2305024	S	SFR	904 Crest View Road	VISTA (92081)		3	2	7/26/2023	10,516.00	1629	3	\$849,000	\$521.18	\$915,000	\$561.69
2	NDP2302915	S	SFR	233 Via Tore	VISTA (92083)		4	3	6/8/2023	13,503.60	1826	18	\$829,000	\$454.00	\$829,000	\$454.00
3	230012343SD	S	SFR	214 Hawthorne Circle	VISTA (92083)		4	3	7/31/2023	11,506.00	2383	12	\$1,029,000	\$431.81	\$1,155,000	\$484.68
4	NDP2302640	S	SFR	1205 Rancho Pacifica Place	VISTA (92084)		4	3	6/5/2023	10,186.00	2065	7	\$922,000	\$446.49	\$922,000	\$446.49
5	230010944SD	S	SFR	672 Crescent Ln	VISTA (92084)		5	3	8/3/2023	11,200.00	2207	34	\$934,900	\$423.61	\$940,000	\$425.92
6	230012819SD	S	SFR	940 El Pajodo Pl	VISTA (92084)		3	2	8/25/2023	11,004.00	1826	6	\$999,900	\$547.59	\$999,000	\$547.10
7	SW23066372	S	SFR	1456 Montgomery	VISTA (92081)		4	3	5/31/2023	11,326.00	2267	7	\$949,000	\$418.61	\$950,000	\$419.06
<b>Avg</b>							<b>3</b>	<b>2</b>		<b>11320.23</b>	<b>2029</b>	<b>12</b>	<b>\$930,400</b>	<b>\$463.33</b>	<b>\$958,571</b>	<b>\$476.99</b>
<b>Min</b>							<b>3</b>	<b>2</b>		<b>10186.00</b>	<b>1629</b>	<b>3</b>	<b>\$829,000</b>	<b>\$418.61</b>	<b>\$829,000</b>	<b>\$419.06</b>
<b>Max</b>							<b>5</b>	<b>3</b>		<b>13503.60</b>	<b>2383</b>	<b>34</b>	<b>\$1,029,000</b>	<b>\$547.59</b>	<b>\$1,155,000</b>	<b>\$561.69</b>





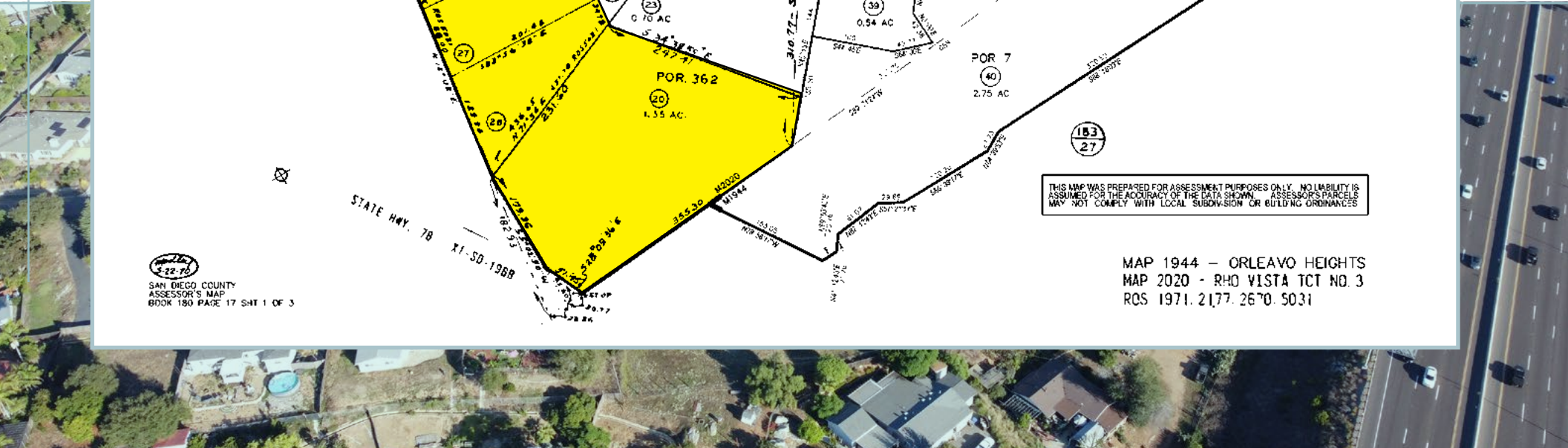
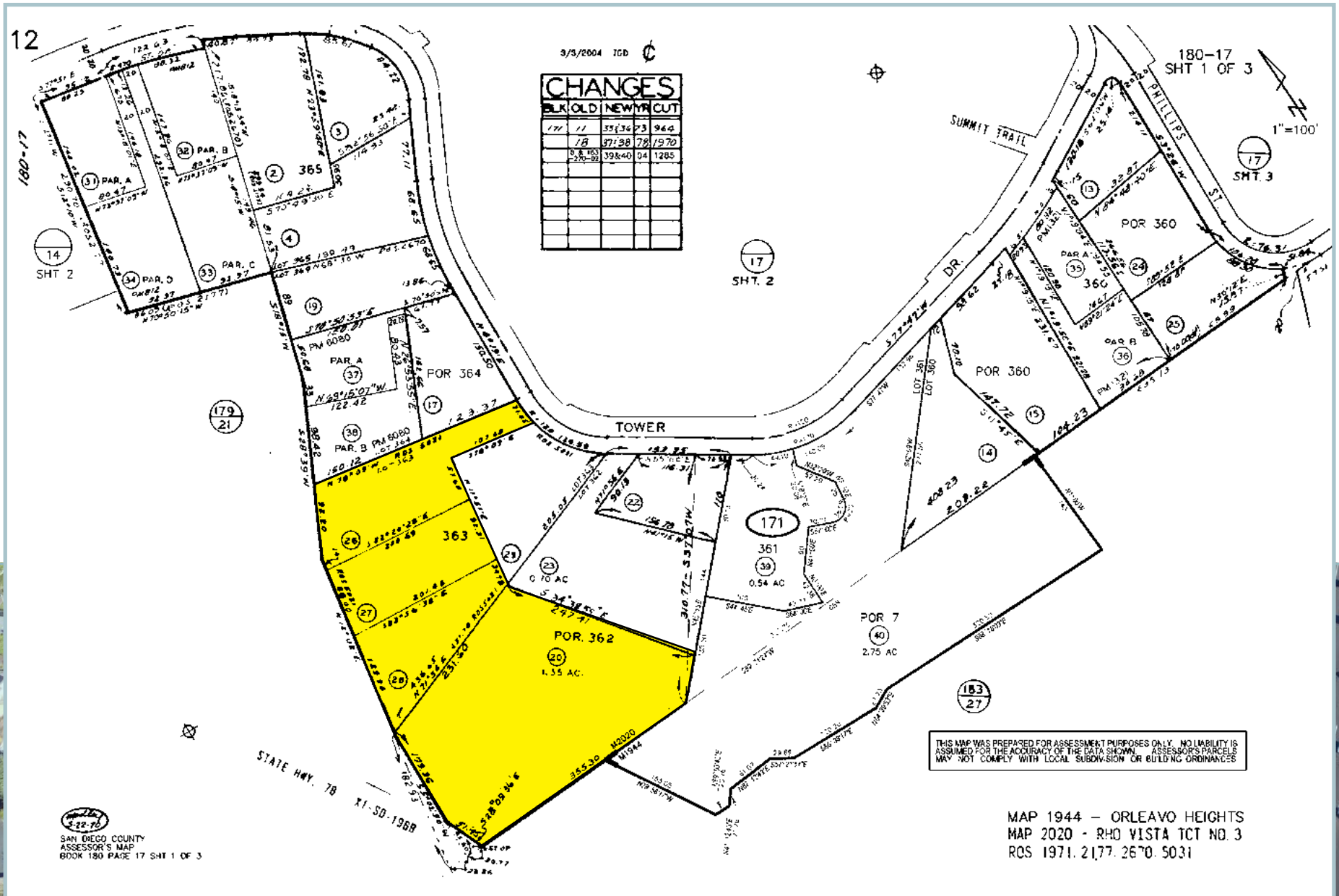
**Estimated Development Impact Fees  
Per 2,500 SF Single Family Residence**

<u>Item</u>	<u>Amount</u>
School Fee (\$4.08/SF)	\$ 10,200.00
Drainage Fee (Agua Hedionda - F)	\$ 1,709.00
Fire Protection	\$ 379.00
Park Fee	\$ 9,226.77
Public Facilities	\$ 1,218.00
Sewer Connection	\$ 7,943.00
Water Connection	\$ 5,987.00
SDCWA System	\$ 5,700.00
SDCWA Water Treatment	\$ 159.00
Streets & Signal	\$ 6,485.51
<b>TOTAL</b>	<b>\$ 49,007.28</b>



# plat map

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# 2023 demographics

## 1 mile



population  
13,233



estimated households  
4,340



average household income  
\$126,276



median household income  
\$109,078



total employees  
2,787

## 3 miles



population  
127,802



estimated households  
42,396



average household income  
\$123,965



median household income  
\$97,569



total employees  
44,971

## 5 miles



population  
254,275



estimated households  
87,222



average household income  
\$132,386



median household income  
\$104,404



total employees  
140,487

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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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