

48.5 Acres of Prime Agriculture Land in Oceanside

N River Road | Oceanside, CA 92057

- Excellent location adjacent to Morro Hills and directly below North River Farms Development
- Two Active Water Wells: Well 1 - 400 GPM, Well 2 - 180 GPM
- Located in the South Morro Hills Agricultural Community
- Previously used to farm tomatoes and brussels sprouts
- Land may be utilized for commercial farming, farm to table concept to incorporate the growing community, or other agricultural uses

ASKING PRICE: \$2,200,000



ADDITIONAL USES MAY INCLUDE RETAIL NURSERY, ANIMAL SALES, BOARDING AND SERVICES, BED AND BREAKFAST, FARMSTAND, RESEARCH AND DEVELOPMENT (AG PRODUCTS), AGRICULTURAL FOOD PROCESSING, WEDDINGS, WINERIES, FARM BREWERY, COMMERCIAL OUTDOOR RECREATION, AG SUPPLY SERVICES

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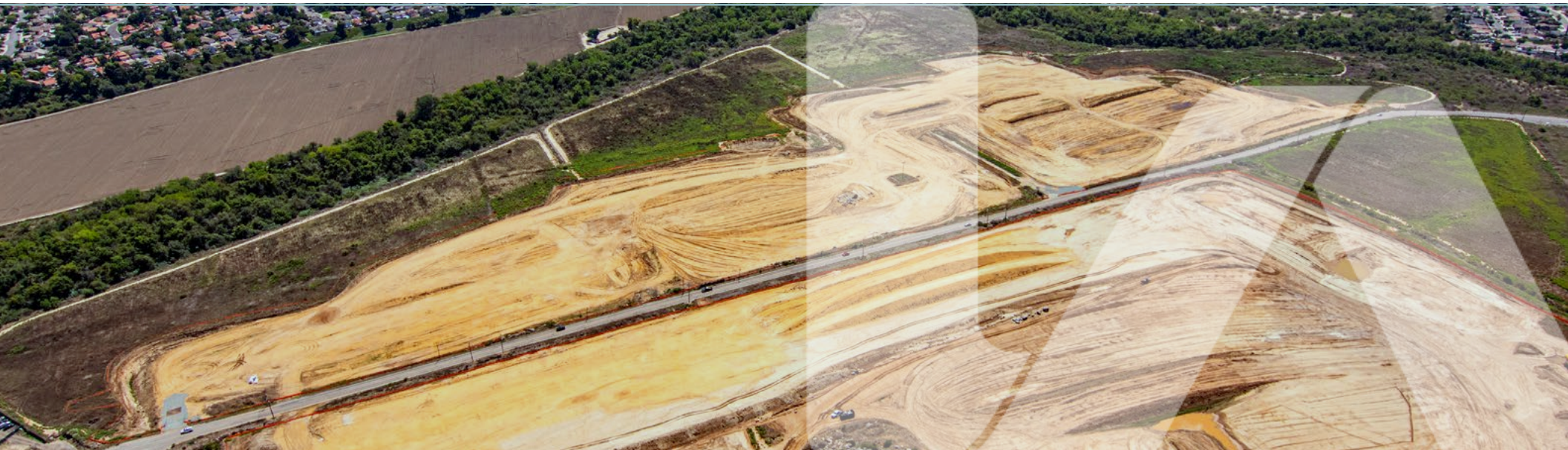
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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78

5

76

5

oceanside blvd

GUAJOME PARK

MELBA BISHOP
16 Acre park with
recreation center

college blvd

vande-grift blvd

76

SUBJECT
PROPERTY

n river rd

NORTH RIVER
FARMS





4

THE GREENS
Arrowood
golf course

**NORTH RIVER
FARMS**

**SUBJECT
PROPERTY**

vande-grift-blvd

college-blvd

n river rd





ARMSTRONG GROWERS

PRECIOUS HILLS FARM

PARDEE TREE NURSERY

MELLANO & CO.

GUAJOME PARK

SUBJECT PROPERTY

THE GREENS
Arrowwood golf course

NORTH RIVER FARMS

MELBA BISHOP
16 Acre park with recreation center



in river rd





SOUTH MORRO HILLS
Encompasses a 5.5-square mile (3,500 acres) area of agricultural zoned land

THE GREENS
Arrowood golf course

NORTH RIVER FARMS

SUBJECT PROPERTY

BONSALL

In river rd





INTERSTATE
15
&
FALLBROOK

CALIFORNIA
76

VISTA

**GUAJOME
PARK**

**SUBJECT
PROPERTY**

**ARROWOOD
GOLF COURSE**

n river rd

college blvd

**NORTH RIVER
FARMS**



CARLSBAD

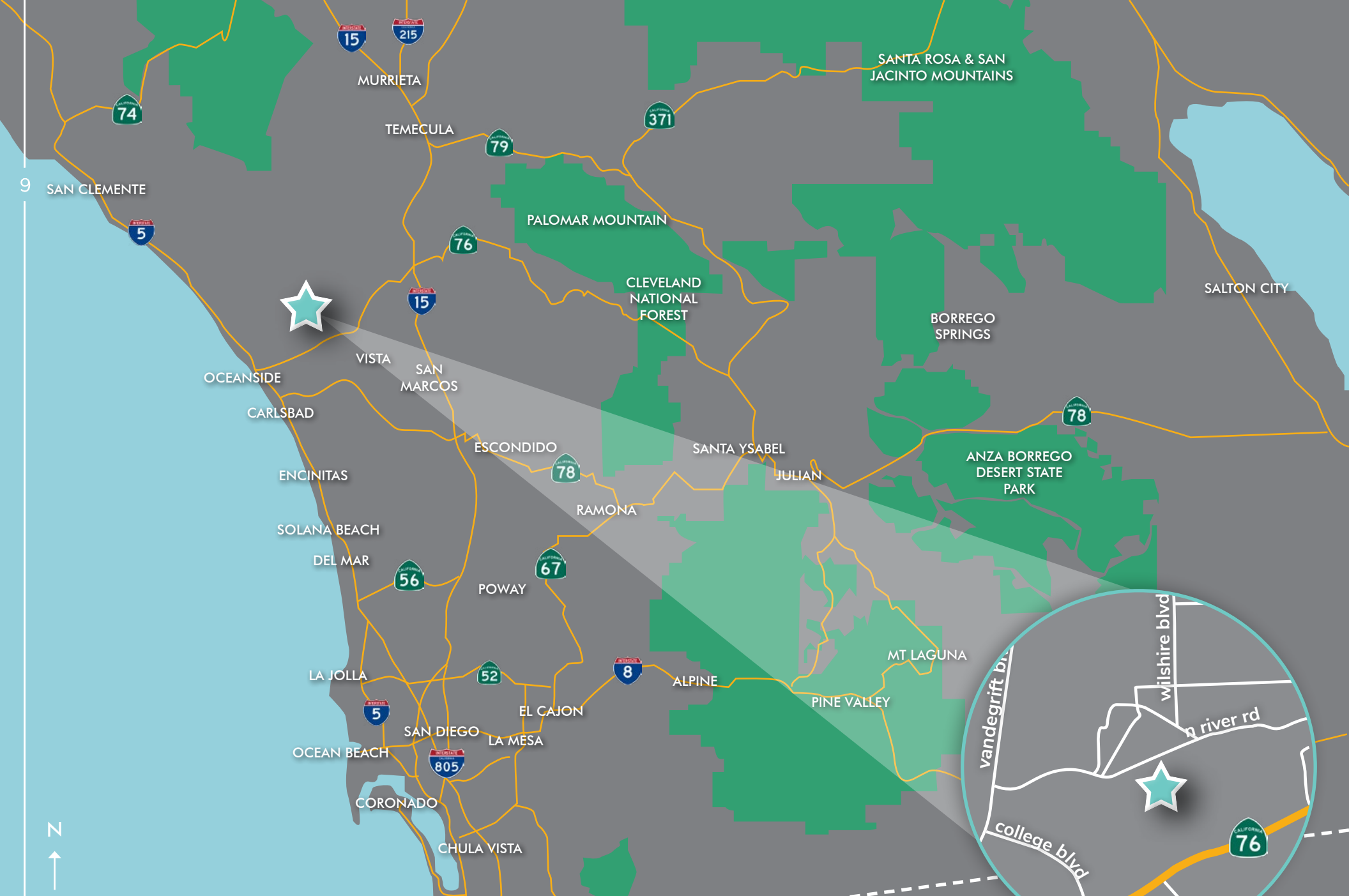


Maker Space
Building
and Future
Farmer's
Market

Well Locations

In river rd





location map

property information

10

location:

The subject property is located on the south side of N River Road in Oceanside, California. It is directly below the North River Farms Development, approximately 1.5 miles north of the 76, and approximately 9 miles east of I-5.

property profile:

The subject property is approximately 48.50 acres of prime agriculture land in Oceanside. It is adjacent to Morro Hills and directly below the North River Farms development. There are two wells that service the land with a capacity to service approximately 200 acres. Previously, tomatoes and brussels sprouts were farmed on the property.

jurisdiction:

City of Oceanside

APN:

157-100-85-00 (partial)

acreage:

48.50 acres

Overlay:

This property has an agricultural conservation easement overlay. The goal of an agricultural conservation easement is to maintain agricultural land and only allow certain permitted uses on the property.

zoning:

Agriculture (A)

general plan:

Agriculture (A)

permitted uses:

[Click here to view permitted uses](#)

minimum lot size :

2 acres

max height:

36'

school district:

Oceanside Unified School District

services:

Water/Sewer: City of Oceanside

Gas/Electric- SDG&E

Fire: City of Oceanside Fire Department

Police: City of Oceanside Police Department

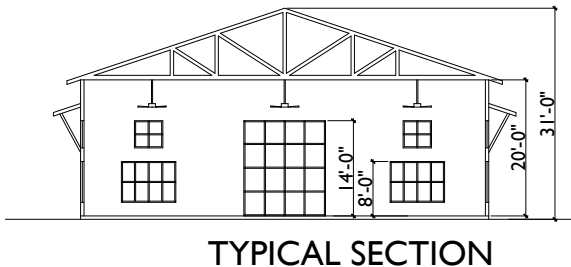


farmers market renderings

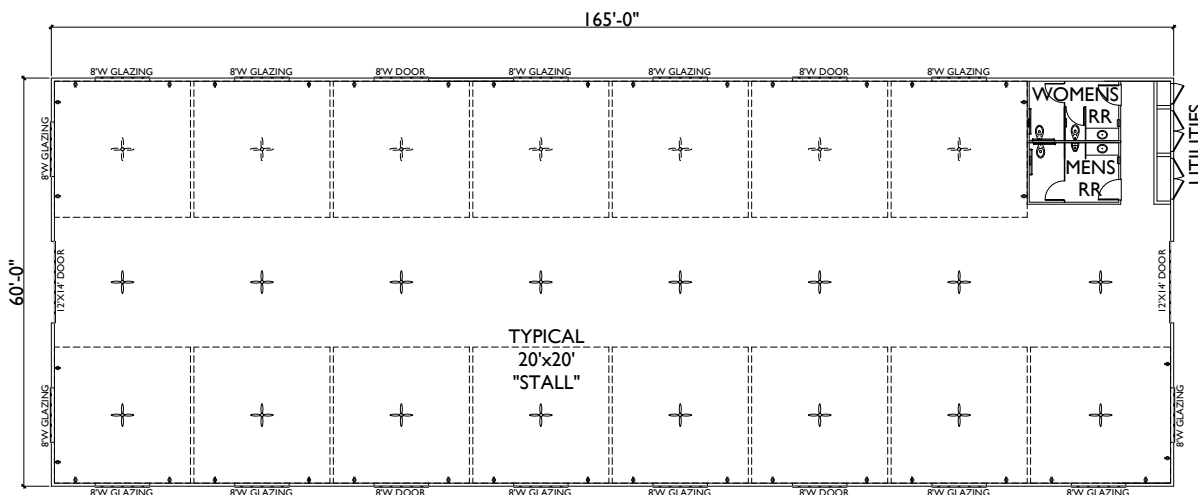
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FARMER'S MARKET RENDERINGS



TYPICAL SECTION



OCEANSIDE, CA

NORTH RIVER FARMS

FARMER'S MARKET FLOOR PLAN

INTEGRAL COMMUNITIES
703 PALOMAR AIRPORT ROAD, SUITE 170
CARLSBAD, CA 92011
760.944.7511 OFFICE

OCTOBER 4, 2022
SCALE: 0 8 16 24



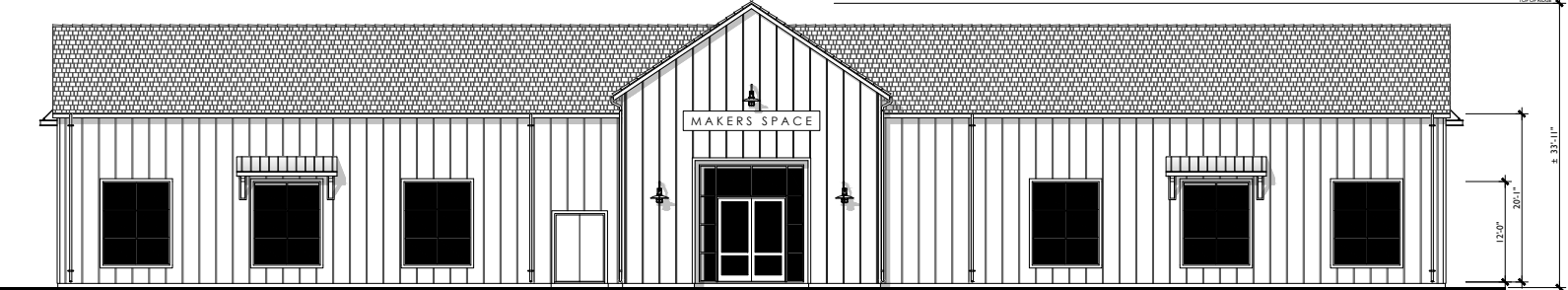
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



farmers market renderings



FRONT



REAR

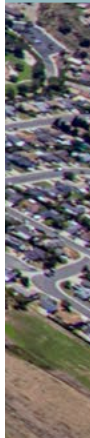
Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects

ELEVATIONS
 NORTH RIVER FARMS - MAKER SPACE / FARMER'S MARKET
 Oceanside, California

366.22332

02.27.23

LENNAR



potential uses

Vineyard, Winery, Brewery, Maker Space, Restaurant, Retail & Agriculture

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Weekly Farmers Markets



Maker Space



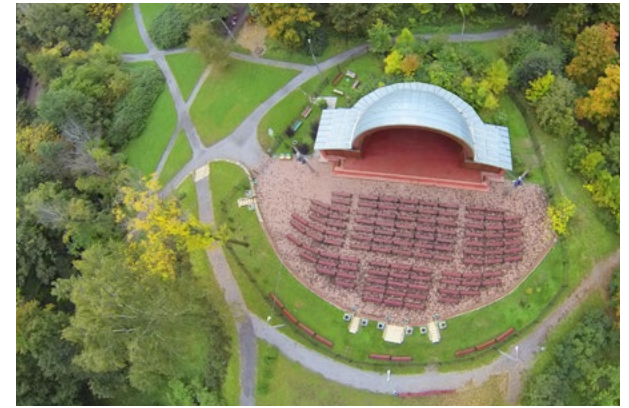
Wine & Balloon Festivals



Vineyard & Winery Opportunity



Brewery / Restaurant Space



Outdoor Festival & Amphitheater



NORTH RIVER FARMS AGRICULTURE EXHIBIT

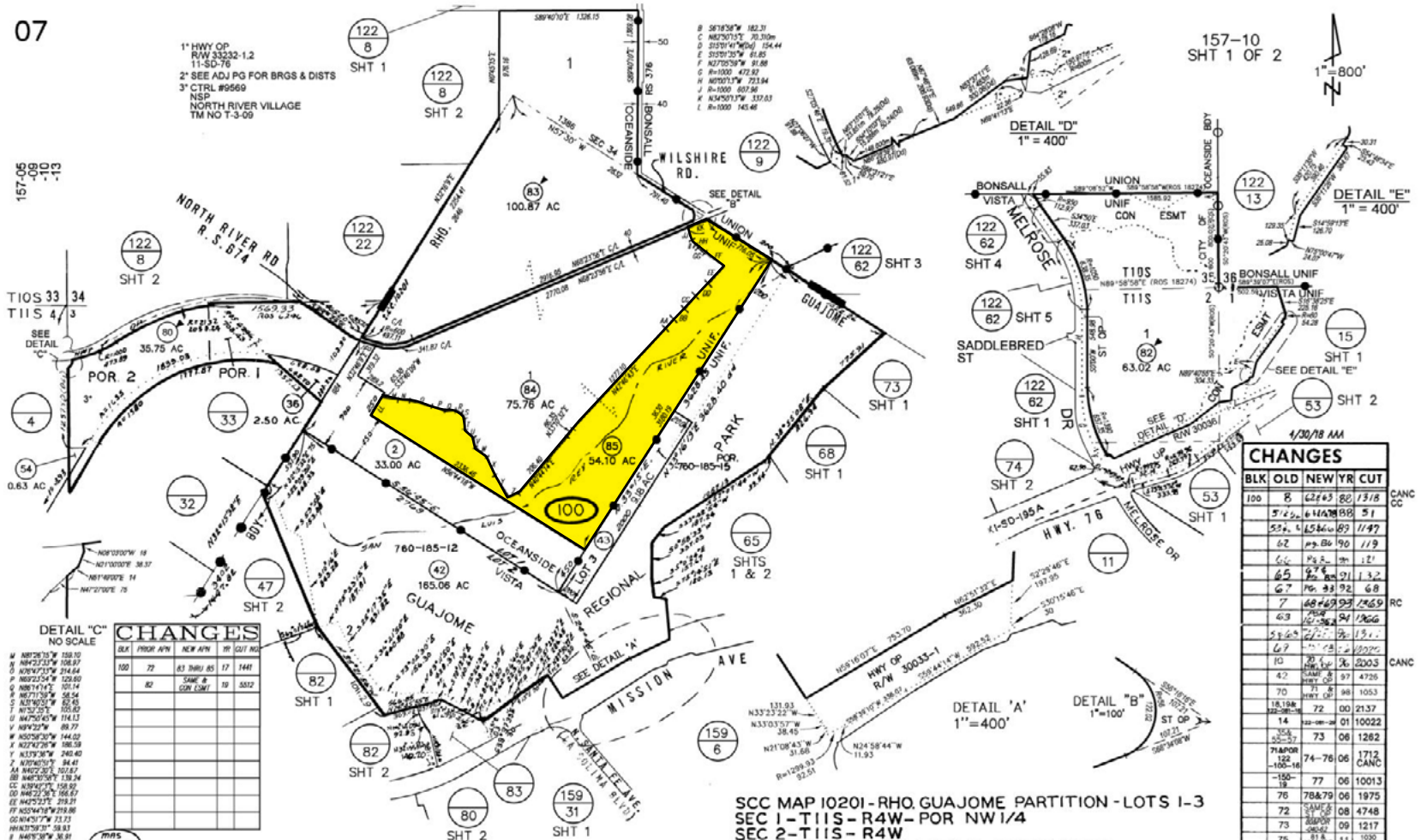


H & A HUNSAKER
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9707 Waples Street (858)558-4500
San Diego, CA 92121

R:\1299\Map\Exhibits\Final Ag Acreage Coordination\EX NRF Agriculture Exhibit.dwg

plat map

07



BLK	PROG	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW
100	72	83	3080	85	17	1441			

CHANGES				
BLK	OLD	NEW	YR	CUT
100	8	62f43	82	13/18
52	4	64A78	82	5/1
52	4	65B46	82	11/97
62	8	80	90	11/9
62	8	82	90	11/9
65	9	92	91	13/2
67	10	93	92	6/8
7	68	69	92	12/69
69	71	94	1/86	
52	6	72	79	15/1
67	8	75	75	2/20
10	8	76	76	2/20
82	8	77	77	97
70	71	78	78	10/33
18196	72	00	21/37	
14	82	80	01	10/222
73	73	06	12/82	
71APOR	74-76	06	17/12	CANC
100	77	06	10/13	
76	78	79	06	1975
72	72	08	47/48	
73	73	09	12/17	
75	75	11	10/30	CANC
74	74	13	18	
77	77	13	10/59	
82	82	13	10/59	
82	82	13	47/20	

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.

SCC MAP 10201-RHO GUAJOME PARTITION - LOTS 1-3
 SEC 1-TIIS-R4W-POR NW 1/4
 SEC 2-TIIS-R4W
 SEC 3-TIIS-R4W-LOTS 2-4&POR LOT 1
 SEC 34-TI0S-R4W-LOT 1
 ROS 6246,7512,9119,11391,12986,13606,14263,16513,18274
 20794,21760

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 157 PAGE 10 SHT 1 OF 2

2023 demographics

1 mile



population
12,246



estimated households
3,494



average household income
\$137,066



median household income
\$122,195



total employees
1,193

3 miles



population
83,361



estimated households
27,641



average household income
\$137,192



median household income
\$115,624



total employees
10,610

5 miles



population
205,514



estimated households
66,436



average household income
\$125,007



median household income
\$101,213



total employees
49,186

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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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