

FOR SALE
3.63 ACRES RESIDENTIAL LAND
VISTA AREA – COUNTY OF SAN DIEGO

Location/Description: The subject property is located in the unincorporated County of San Diego adjacent to the City of Vista and within the City's Sphere of Influence. The site is vacant land with one (1) older single family residence of approximately 1,144 square feet -address 2279 Vista Grande Drive. Topography is mostly level, with some gradual downward slope in a west/southwesterly direction. The offering consists of two (2) contiguous parcels under the same ownership as follows:

APN 171-100-29 - 1.15 acres with a SFR (2279 Vista Grande Dr.)
171-100-02 - 2.48 acres - vacant

Current Land Use Designation:

County General Plan : SR -2 Semi Rural Residential (2 ac minimum lot size)

City of Vista GP : RR – Rural Residential (1 ac minimum lot size) *

*Property is located within the Vista Sphere of Influence and contiguous to the current City boundary. It is adjacent to a property currently under development by Shea Homes with a land use designation of LD (Low Density Residential- 2 lots per acre)

The Shea Homes project is known as **BIG SKY** and consists of 25 homes on ½ acre lots. It is currently in the grading phase with streets and pads cut and preparing for utility installation. This project was conditioned to widen and extend Vista Grande Drive as well as extend sewer and water lines and underground dry utilities in the area.

Services: Sewer- Private septic
Water- Vista Irrigation District -1.5 meter size

Asking Price: \$1,600,000 “as is”

Terms: All Cash

Comments: The subject property offers a variety of potential uses from a private ranch to hilltop estate to family compound or residential subdivision. It boasts outstanding, panoramic “top of the world” views of the San Luis Rey River Valley out to the coast. The adjacent Shea Homes project will be bringing improved access and utilities to the property as well as transforming the neighborhood with new high-end , semi-custom homes.

FOR FURTHER EXCLUSIVE INFORMATION CONTACT

Chip Hasley- **Park Row Properties**

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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.



CHANGES

BLK	OLD	NEW	YR	CUT
10	04-05-67	07-54		
3	04-07	07-04-06		
46-57	04-06	07-05-06		
8	04-06	07-05-06		
44	04-06	07-05-06		
47	04-06	07-05-06		
50-56	04-06	07-05-06		
57	04-06	07-05-06		
58-60	04-06	07-05-06		
61-66	04-06	07-05-06		
67-70	04-06	07-05-06		
71-74	04-06	07-05-06		
75-78	04-06	07-05-06		
79-82	04-06	07-05-06		
83-86	04-06	07-05-06		
87-90	04-06	07-05-06		
91-94	04-06	07-05-06		
95-98	04-06	07-05-06		
99-102	04-06	07-05-06		
103-106	04-06	07-05-06		
107-110	04-06	07-05-06		
111-114	04-06	07-05-06		
115-118	04-06	07-05-06		
119-122	04-06	07-05-06		
123-126	04-06	07-05-06		
127-130	04-06	07-05-06		
131-134	04-06	07-05-06		
135-138	04-06	07-05-06		
139-142	04-06	07-05-06		
143-146	04-06	07-05-06		
147-150	04-06	07-05-06		
151-154	04-06	07-05-06		
155-158	04-06	07-05-06		
159-162	04-06	07-05-06		
163-166	04-06	07-05-06		
167-170	04-06	07-05-06		
171-174	04-06	07-05-06		
175-178	04-06	07-05-06		
179-182	04-06	07-05-06		
183-186	04-06	07-05-06		
187-190	04-06	07-05-06		
191-194	04-06	07-05-06		
195-198	04-06	07-05-06		
199-202	04-06	07-05-06		

SEC 8 - T11S-R3M - POR W 1/2 - RDS 1543