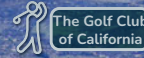


APPROXIMATELY 119.89 ACRES - EXISTING AGRICULTURAL LAND WITH POTENTIAL FOR FUTURE SINGLE-FAMILY DEVELOPMENT

31092 Via Puerta Del Sol | Bonsall, CA 92003

Beach House
winery



North County Fire
Protection District



Bonsall
Elementary
School



- 2 Wells on Site
- South Morro Hills Community
- Current Lease on Property for Tomato Farming

Asking Price: \$9,250,000

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

RUSTY WILLIAMS, SIOR

760.448.2453

rwilliams@lee-associates.com

CalDRE Lic #01390702

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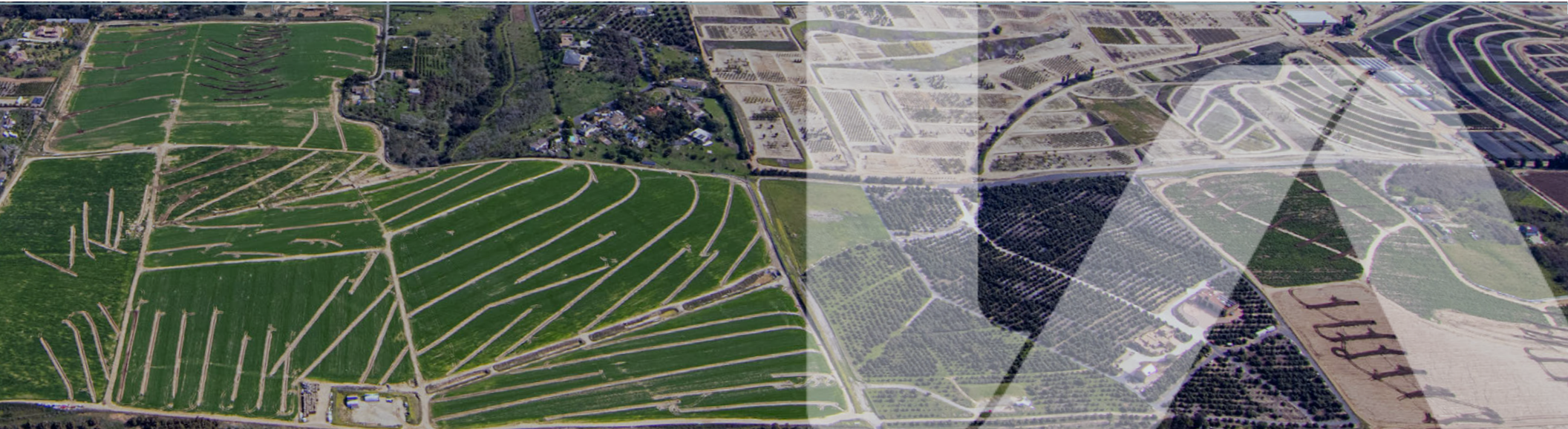
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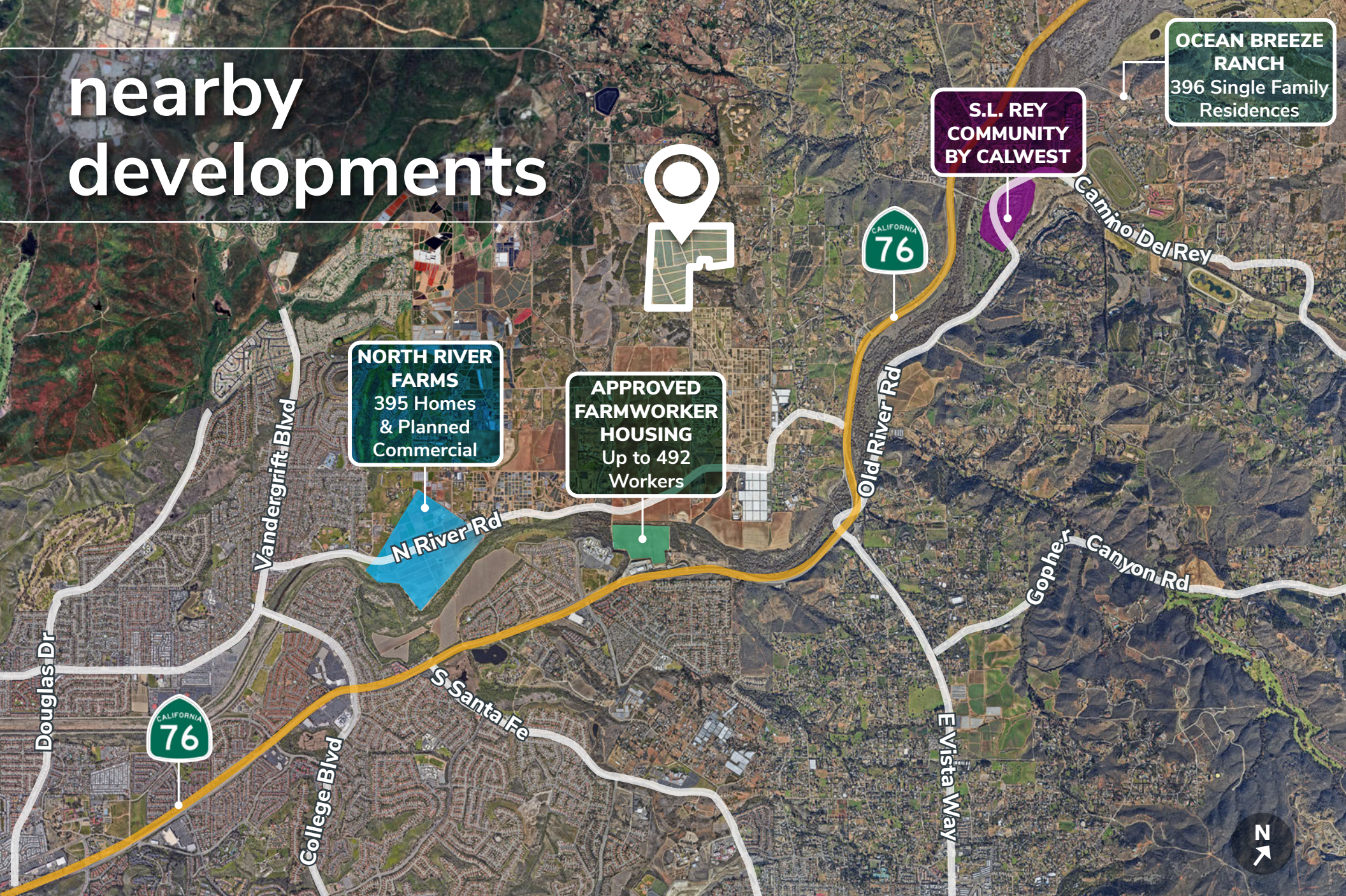








nearby developments

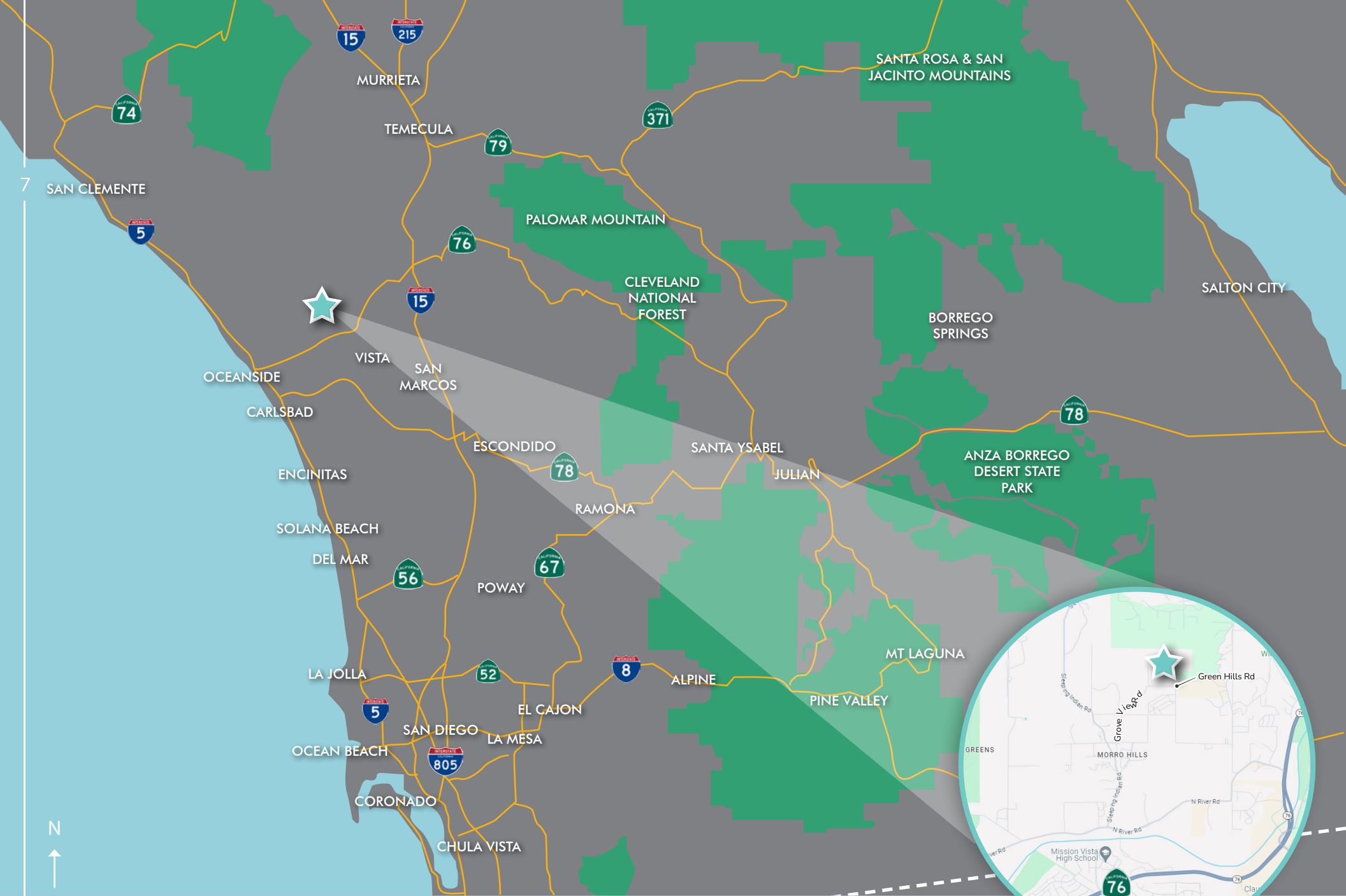


**NORTH RIVER
FARMS**
395 Homes
& Planned
Commercial

**APPROVED
FARMWORKER
HOUSING**
Up to 492
Workers

**S.L. REY
COMMUNITY
BY CALWEST**

**OCEAN BREEZE
RANCH**
396 Single Family
Residences



location map

property information

8

location:

The subject property is located in the Morro Hills neighborhood of Oceanside, California. The property is situated on the northern side of Green Hills Road approximately 1 mile north of River Road. It is approximately 9 miles from I-5 and approximately 1.5 miles from CA Highway 76, providing commuters with convenient access throughout San Diego, Riverside and Orange County.

property profile:

The subject property consists of three parcels totaling approximately 119.89 Acres of agriculture land. The property may be used for agricultural purposes or as a residential development with the approval of an Administrative Development Plan. As one of the last large areas of agriculture land still being cultivated in coastal San Diego County, this property provides a rare and unique opportunity for builders and developers to capture the thriving demand for upscale, estate coastal homes in large tracts with expansive panoramic views.

jurisdiction:

City of Oceanside

APN's & acreage:

- 122-030-29-00 ➡ 40.11 Acres
- 122-030-43-00 ➡ 39.88 Acres
- 122-040-25-00 ➡ 39.90 Acres
- TOTAL ➡ 119.89 Acres**

zoning:

Agricultural (A) Allows one dwelling unit per 2.5 acres

general plan:

Agricultural (A)

minimum lot size:

2.5 Acres

maximum height:

36'

topography:

Flat to gently rolling

school district:

Oceanside Unified School District

services:

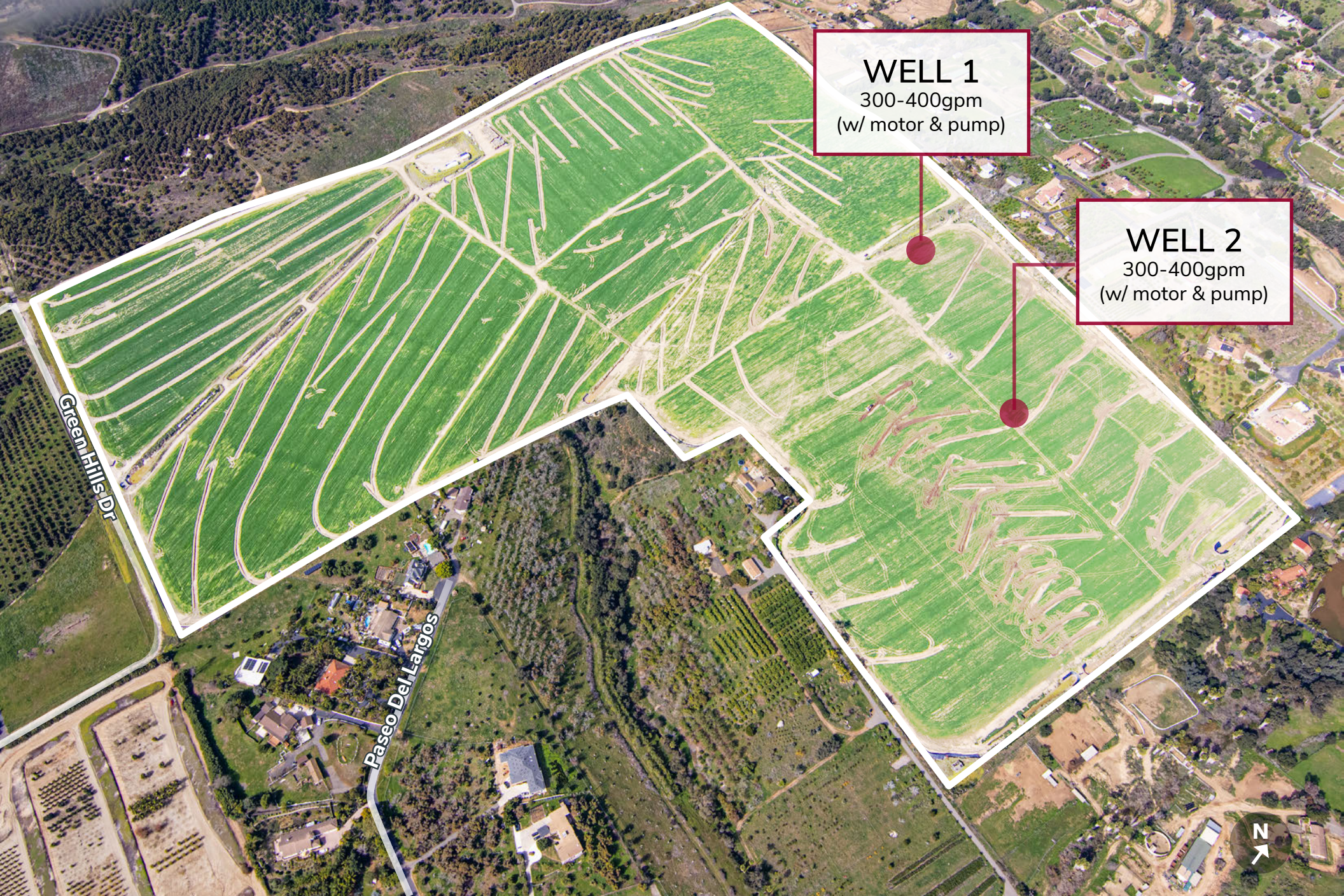
Water: 2 Wells on Site

Gas/Electric: SDG&E

Fire: Oceanside Fire Department

Police: Oceanside Police Department





WELL 1

300-400gpm
(w/ motor & pump)

WELL 2

300-400gpm
(w/ motor & pump)

well information

due diligence

10

>>> Click the Links Below to View Documents <<<

[Morro Hills Maps](#)

[South Morro Hills Preferred Plan](#)

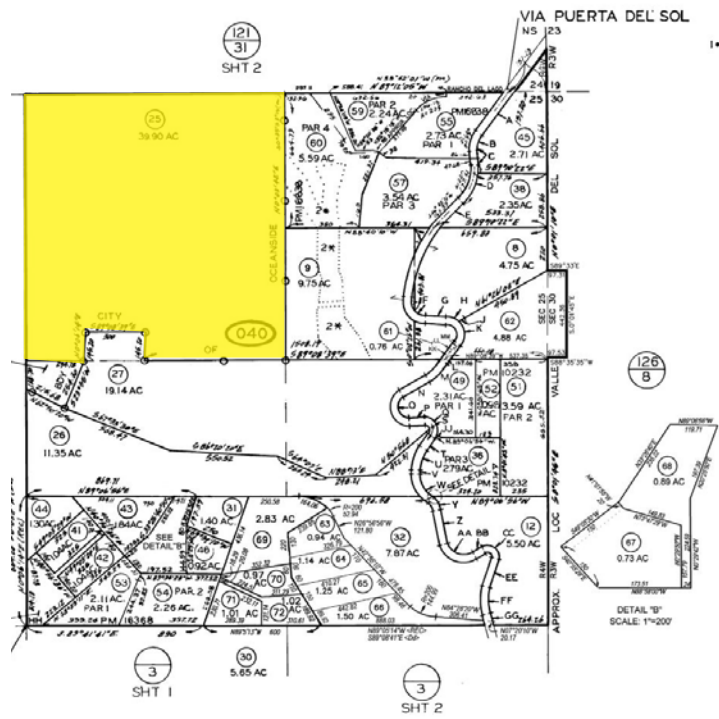
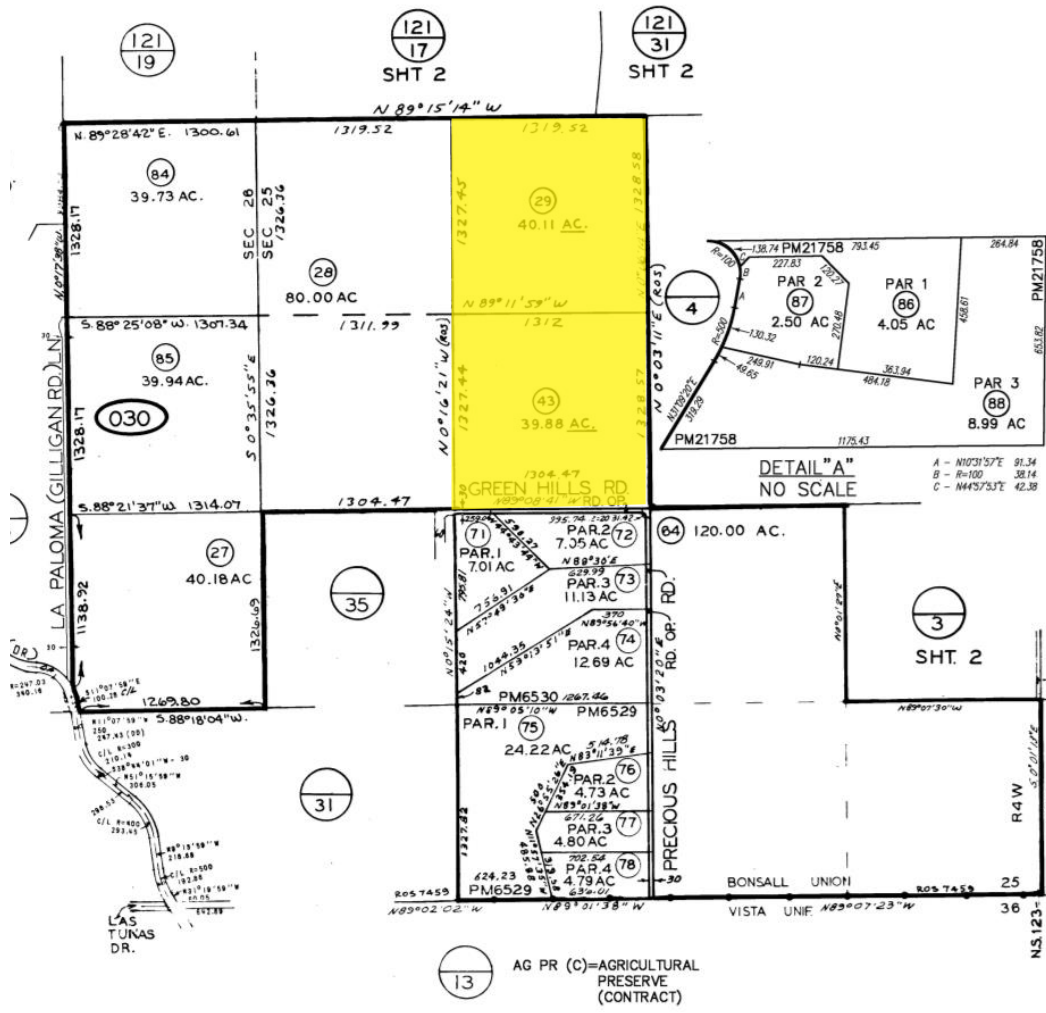
[General Plan - Agriculture \(A\)](#)

[Link to Zoning - Agriculture \(A\)](#)

[Well Information](#)



tax map



2026 demographics

3 miles



population

26,081



estimated households

8,412



average household income

\$171,176



median household income

\$140,858



total employees

3,597

5 miles



population

124,663



estimated households

39,797



average household income

\$148,107



median household income

\$120,438



total employees

18,783

7 miles



population

252,896



estimated households

82,728



average household income

\$141,925



median household income

\$114,690



total employees

60,981

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.

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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.





for more information, please contact

AL APUZZO

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

RUSTY WILLIAMS, SIOR

760.448.2453
rwilliams@lee-associates.com
CalDRE Lic #01390702

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth

