

APPROXIMATELY 78.79 ACRES - EXISTING AGRICULTURAL LAND WITH POTENTIAL FOR FUTURE DEVELOPMENT

306 Wilshire Road | Oceanside, CA 92057

Mission Vista
High School



Guajome
Regional Park

North River
Farms

N RIVER RD

WILSHIRE RD

- Currently leased to a tomato farming operations
- City water plus existing well
- South Morro Hills community

ASKING PRICE: \$7,250,000



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Mission Vista
High School

WILSHIRE RD

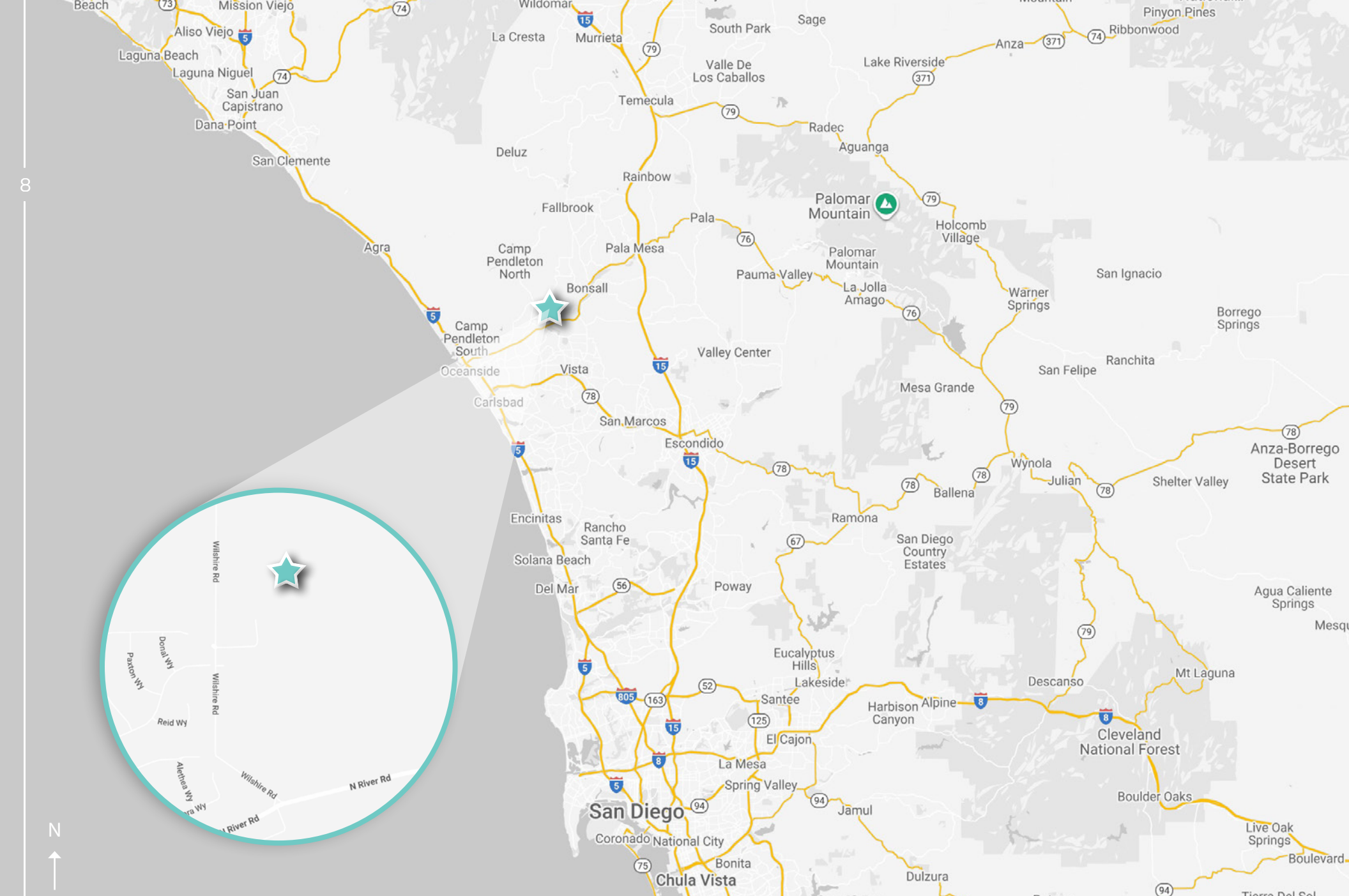


aerial





nearby developments



location map

property information

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location:

The subject property is located in the Morro Hills neighborhood of Oceanside, California. The property is situated on the eastern side of Wilshire Road and is less than a mile north of N River Road. It is approximately 10 miles West of the I-15 and approximately 3.2 miles from CA Highway 76, providing commuters with convenient access throughout San Diego, Riverside and Orange County.

property profile:

The subject property comprises three contiguous parcels totaling approximately 78.79 acres of prime agricultural land. The site offers flexibility for continued agricultural use or potential residential development, subject to approval of an Administrative Development Plan. As one of the last significant tracts of actively cultivated farmland in coastal San Diego County, this property presents a truly rare opportunity. With its expansive acreage, panoramic coastal views, and desirable location, the land is ideally positioned to meet the strong demand for upscale, estate-style coastal residences in a setting that combines privacy, scale, and natural beauty.

jurisdiction:

City of Oceanside

APN's & acreage:

- 122-090-12-00 → 40.00 Acres
 - 122-090-13-00 → 20.00 Acres
 - 122-090-14-00 → 18.79 Acres
- TOTAL → 78.79 Acres**

zoning:

Agricultural (A)

general plan:

Agricultural (A)

community plan:

South Morro Hills

density:

1 Dwelling unit per 2.5 Acres

minimum lot size:

2.5 Acres

maximum height:

36'

topography:

Flat to gently rolling

school district:

Bonsall Unified School District

services:

Water: City of Oceanside

Gas/Electric: SDG&E

Fire: City of Oceanside Fire Department

Police: City of Oceanside Police Department

asking price:

\$7,250,000



due diligence

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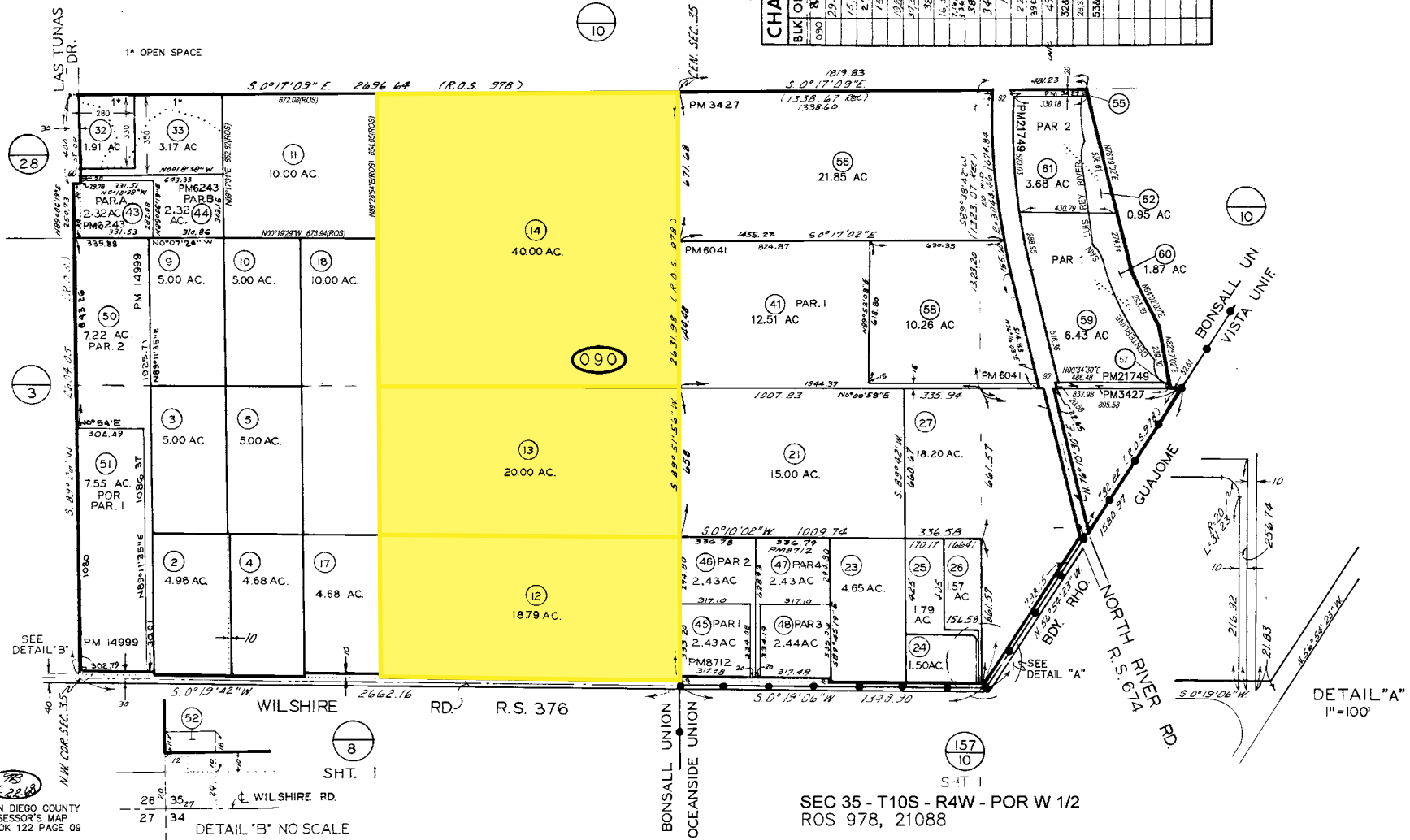
>>> Click the Links Below to View Documents <<<

- a. [Morro Hills Maps](#)
- b. [South Morro Hills Community Plan](#)
- c. [General Plan - Agriculture \(A\)](#)
- d. [Zoning Ordinance - Agriculture \(A\)](#)



CHANGES			
BLK	OLD	NEW	YR CUT
090	8	25.33	53 182.69
	15.1	32.14	70 409.8
	20.16	50.67	70 58.10
	2.7	4 Cae	70 518.7
	1.5	35.30	72 4.564
	13.88	27.58	74 42.87
	37.58	4 Cae	74 574.8
	38	40.66	75 57.4
	16.36	70.66	75 129.21
	14.18	39.40	75 12.25
	38	41.44	78 220.3
	34	43.44	78 202.7
	17	44.66	80 33.35
	22	45.48	80 110.4
	39.60	43.15	89 13.76
	49	57.42	90 100.2
	32.43	30.58	96 50.29
	28	37.42	93 100.56
	53.04	59-62	20 1354

1"=400'



2025 demographics

3 miles



population

4,533



estimated households

1,361



average household income

\$173,985



median household income

\$150,707



total employees

669

5 miles



population

59,102



estimated households

18,665



average household income

\$154,865



median household income

\$127,936



total employees

6,101

7 miles



population

178,129



estimated households

56,801



average household income

\$138,111



median household income

\$111,243



total employees

39,297

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