

PRIVATE 51.48-ACRE RURAL LAND OPPORTUNITY IN SAN MARCOS

QUESTHAVEN ROAD | SAN MARCOS, CA

Asking Price:
\$2,595,000

- 51.48-acre assemblage comprised of three parcels
- Exceptional opportunity for estate development, conservation ownership, or long-term land investment
- Expansive North County setting offering privacy, panoramic views, and a premier rural environment

STEVIE BERMAN

760.448.2446
sberman@lee-associates.com
CalDRE Lic #02242051

AL APUZZO

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

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183



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CALIFORNIA
STATE UNIVERISTY
SAN MARCOS



THE HILLS
COMMUNITY
CHURCH

ESCONDIDO



SAN MARCOS
FIRE DEPARTMENT
STATION 4

Attebury Rd

Questhaven Rd

N
↖

aerial



ENCINITAS



Questhaven Rd

Old Glen St

Grain Mill Rd

 **SAN ELIJO
MIDDLE
SCHOOL**

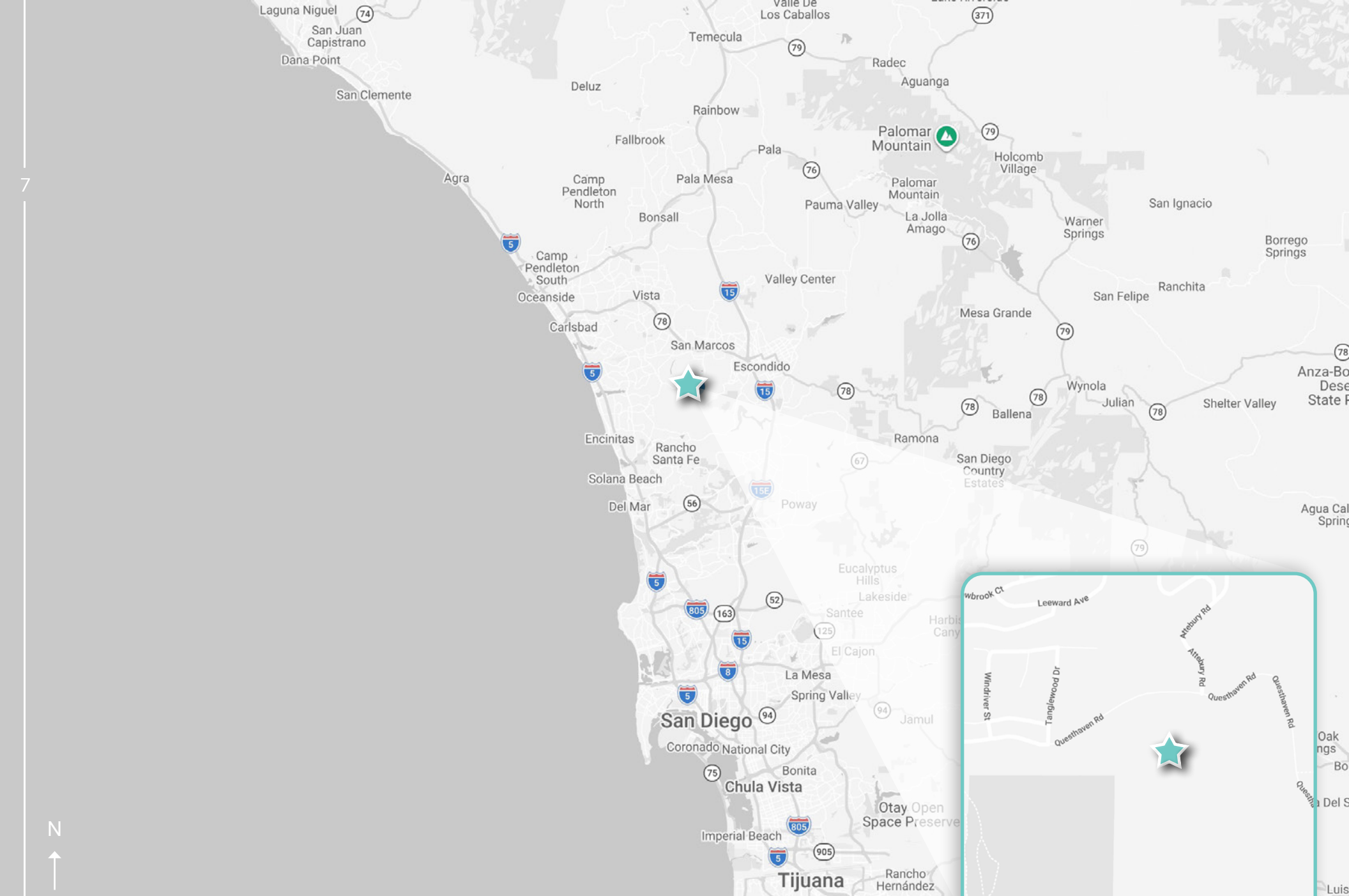
 **SAN ELIJO
ELEMENTARY
SCHOOL**

Questhaven Rd

Atterbury Rd

↖ N





location map

property information

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location:

The subject property is located off Questhaven Road in San Marcos, California, within the scenic rural hills of North County San Diego. Offering exceptional privacy and a peaceful natural setting, the property remains conveniently accessible to Interstate 15, Highway 78, and the amenities of both San Marcos and Escondido. Surrounded by rolling terrain, open space, and large rural estates, the site provides a unique combination of seclusion and regional connectivity.

property profile:

The subject property consists of approximately 51.48 acres across three contiguous vacant parcels. Designated RL-20 (Rural Lands) with RR zoning, the site presents an exceptional opportunity for a private estate, conservation ownership, recreational use, or long-term land investment. The property's expansive acreage, privacy, and scenic rural setting make it one of the area's premier vacant land opportunities.

jurisdiction:

County of San Diego

APN'S & acreage:

679-060-05-00 ➔ 42.59 acres

679-050-10-00 ➔ 7.65 acres

679-060-03-00 ➔ 1.24 acres

Total ➔ 51.48 acres

zoning:

RR

[\(Click Here to View SD Zoning Report\)](#)

minimum lot size:

4 Acres for APN 679-050-10-00 & 8 Acres for APN 679-060-05-00

school district:

Rancho Santa Fe Elementary School District

San Dieguito Union High School District

San Marcos Unified School District

services:

Water/Sewer: Vallecitos Water District

Gas/Electric: San Diego Gas & Electric (SDG&E)

Police: San Diego County Sheriff's Department – San Marcos Station

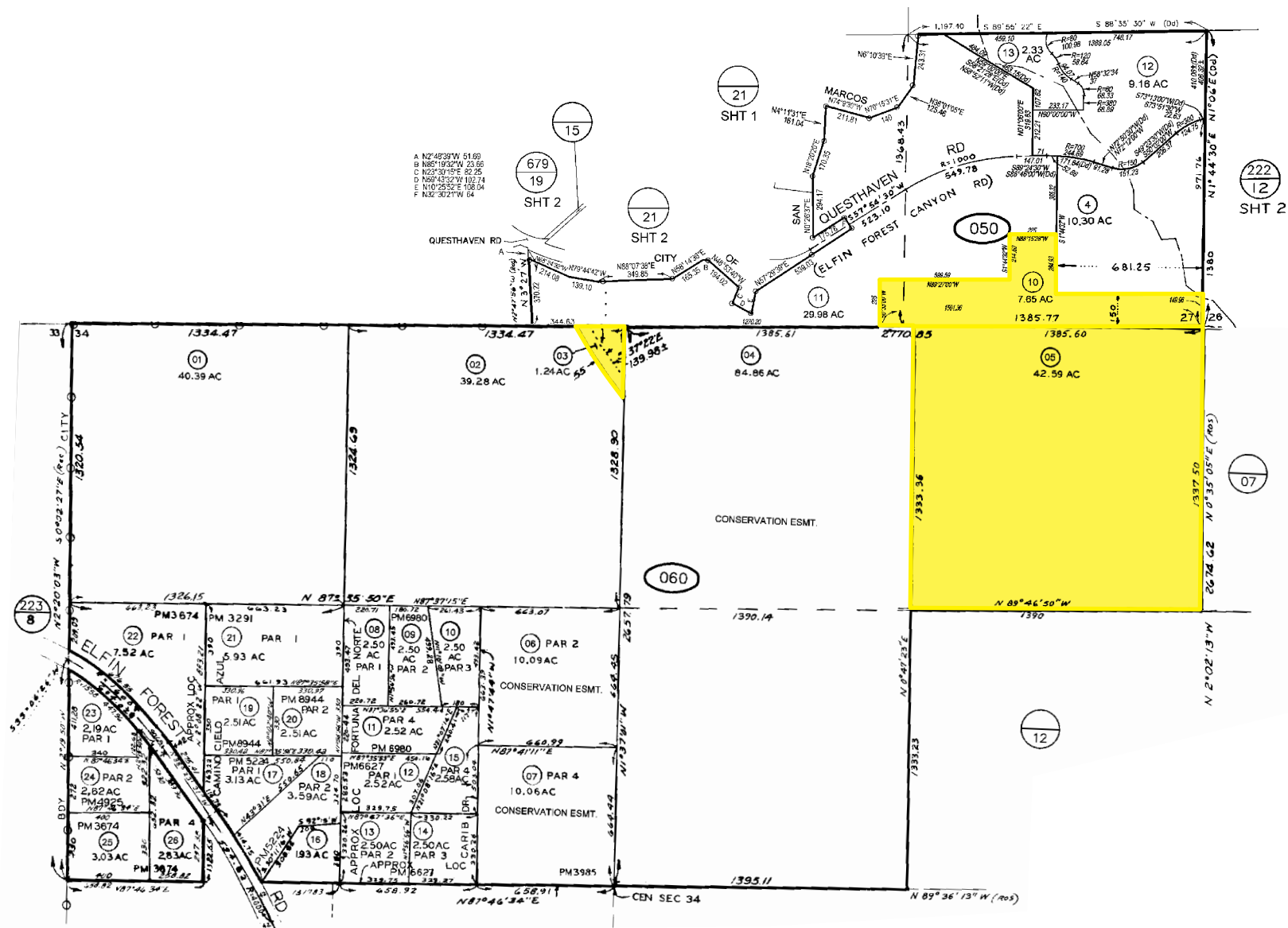
Fire: San Marcos Fire Department

asking price:

\$2,595,000



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2026 demographics

1 miles



population

4,984



estimated households

1,512



average household income

\$306,932



median household income

\$267,331



total employees

538

3 miles



population

42,573



estimated households

14,673



average household income

\$214,757



median household income

\$177,473



total employees

12,487

5 miles



population

171,690



estimated households

60,360



average household income

\$193,454



median household income

\$150,272



total employees

84,333

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.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.





for more information, please contact

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DRE Lic# 01367183

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 | lee-associates.com/sandiegonoorth | Corporate ID #01096996

