

FREEWAY FRONTAGE – 17.28 ACRES

26437 N. CENTRE CITY PKWY | ESCONDIDO, CA 92026



BELLE MARIE
WINERY



THUNDERBIRD
DRIVING RANGE

Asking Price:

\$3,250,000



Tierra Libertia Rd

Mesa Rock Rd

N Centre City Pkwy

Silver Tree Ln

- Prime agricultural property with excellent Interstate 15 access and visibility
- Near on/off ramp at Deer Springs Rd
- Improved with various roads, sheds, offices, and a single-family residence
- Existing well & two 2" water meters

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ESCONDIDO

Tierra Libertia Rd

Silver Tree Ln

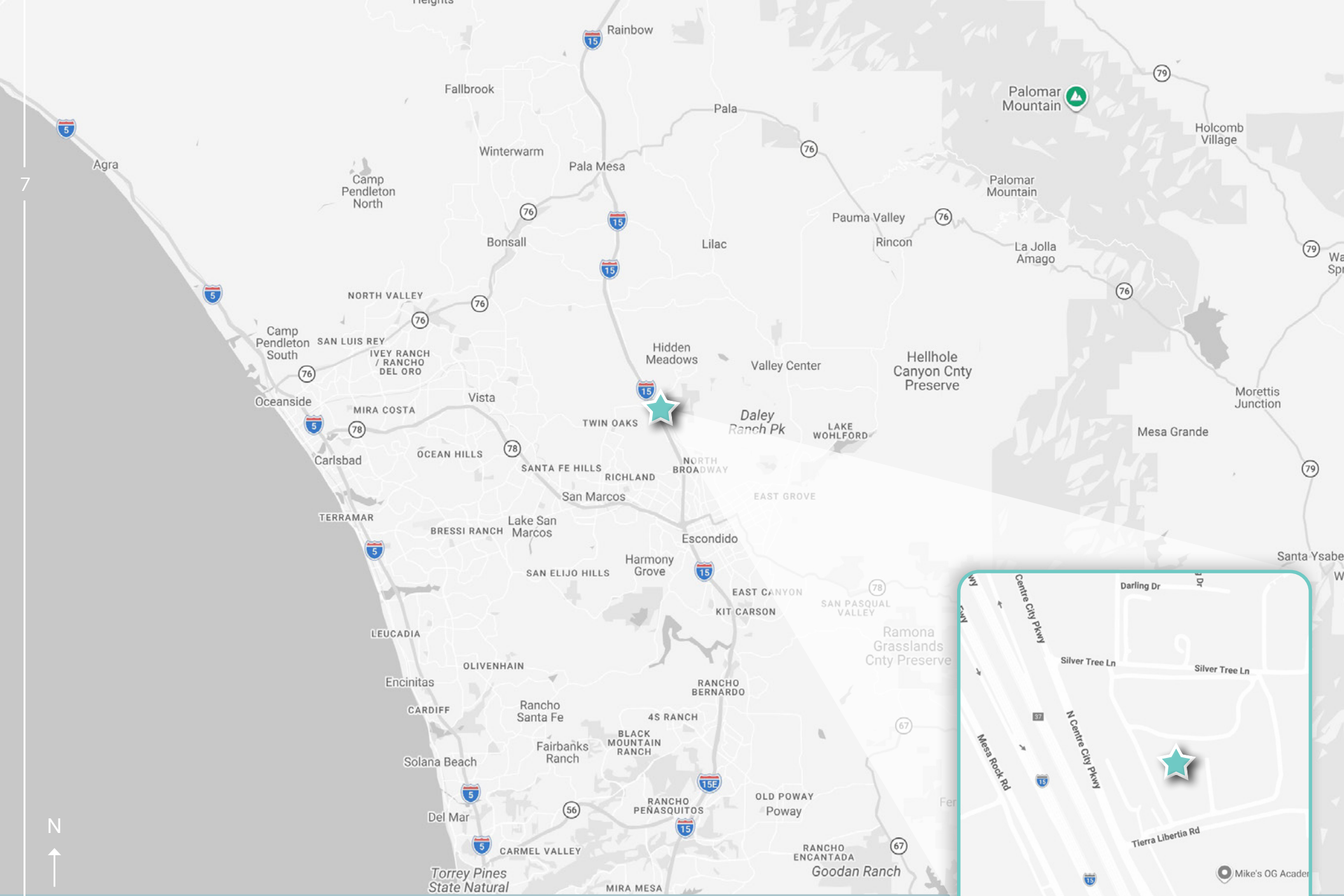
N Centre City Pkwy



Mesa Rock Rd







location map

property information

8

location:

The subject property is located at 26437 N Centre City Parkway in Escondido, California. Ideally positioned along the Interstate 15 corridor, the property offers excellent accessibility while maintaining a private rural setting. It is just minutes from Deer Springs Road, Highway 78, and the commercial amenities of both Escondido and San Marcos.

property profile:

The subject property consists of approximately 17.28 acres and is currently owner-occupied and operated by Moon Valley Nurseries, one of the nation's premier tree and plant growers. The property is improved with various structures ideal for agricultural uses or long term land investment

jurisdiction:

County of San Diego

APN'S & acreage:

187-630-11-00 -> 17.28 acres

zoning:

SR-1

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

[\(Click to View Zoning Ordinance\)](#)

density:

1 du/ac

land use regulation:

A70

water:

Existing well & two 2" water meters

existing structures:

Sheds, offices & a single family home

school district:

Escondido Union School District

services:

Water: Valley Center Municipal Water

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

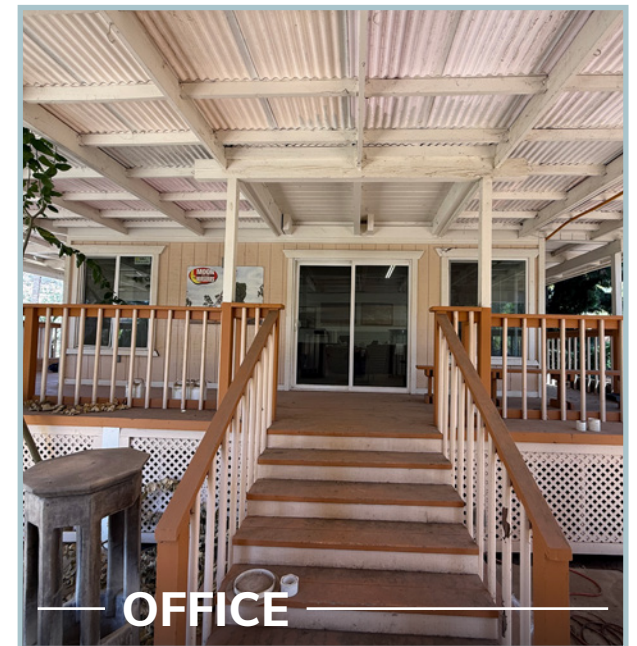
Police: Escondido Police Department

Fire: Escondido Fire Department

asking price:

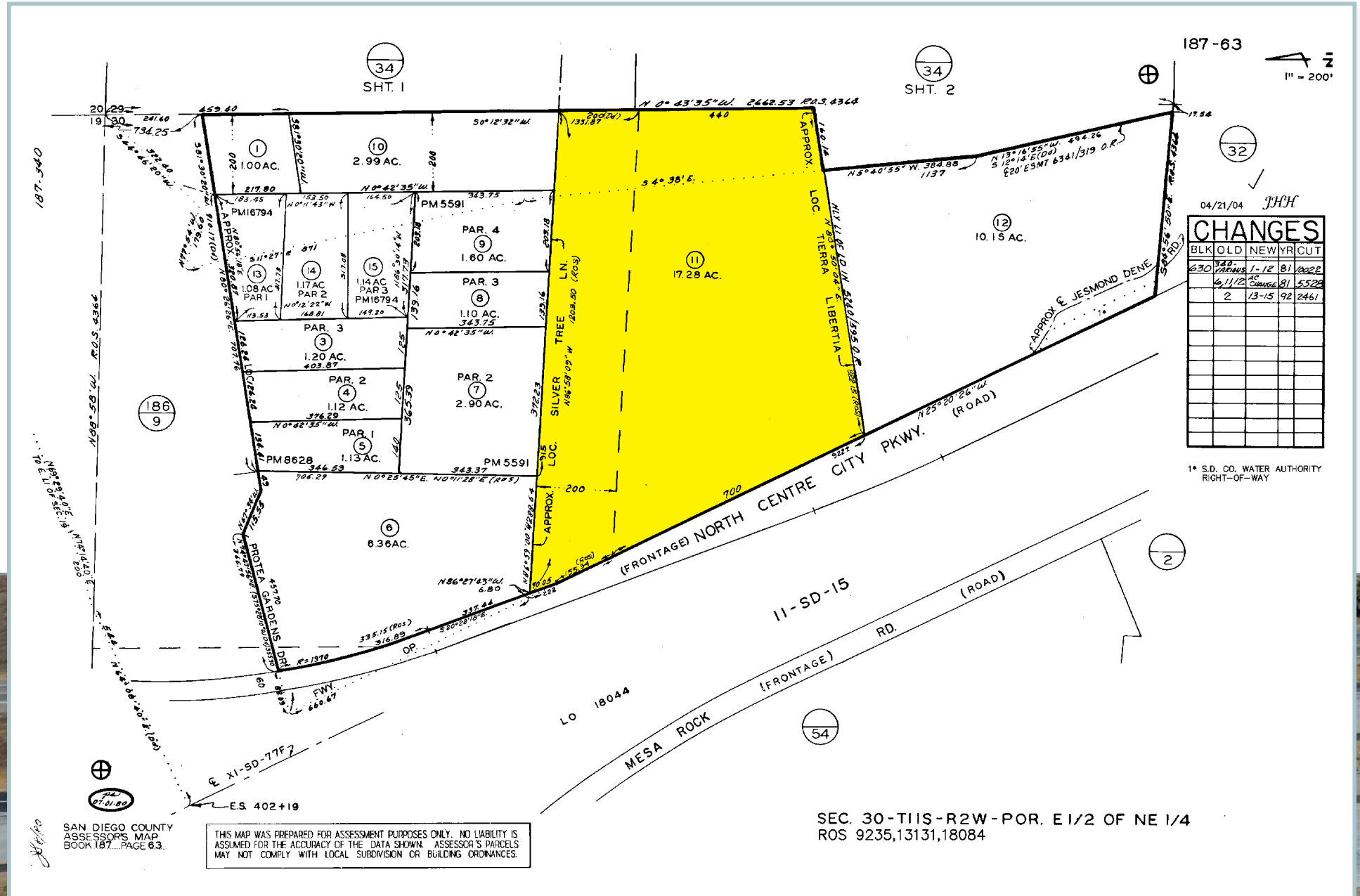
\$3,250,000





plat map

10



2026 demographics

1 miles



population

727



estimated households

229



average household income

\$240,083



median household income

\$170,821



total employees

133

3 miles



population

29,666



estimated households

10,989



average household income

\$185,329



median household income

\$144,537



total employees

4,669

5 miles



population

133,432



estimated households

44,405



average household income

\$144,528



median household income

\$116,584



total employees

35,659

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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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