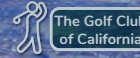


APPROXIMATELY 119.89 ACRES IN MORRO HILLS- EXISTING AGRICULTURAL LAND WITH POTENTIAL FOR SINGLE-FAMILY DEVELOPMENT

31092 Via Puerta Del Sol | Bonsall, CA 92003

Beach House
winery



North County Fire
Protection District



Bonsall
Elementary
School

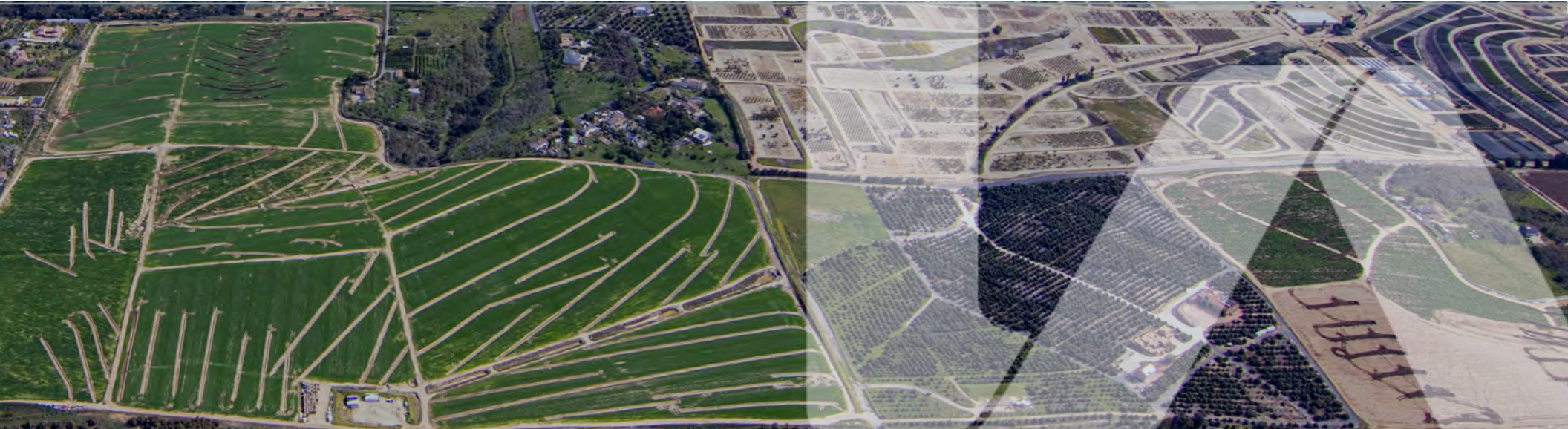


- Residential development is permitted with the approval of an Administrative Development Plan
- Zoning allows for a minimum lot size of 2.5 acres
- Rare opportunity for builders to capture the thriving demand for upscale, estate coastal homes
- Current lease on property for tomato farming expires December 31, 2024

Asking Price: \$13,750,000

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CALIFORNIA
76

THE HOME DEPOT



Mission Vista High School

Precious Hills Rd

Green Hills Rd



Arrowood Golf Course

Camp Pendleton Entrance

3

Via Puerta Del Sol

Beach House winery





CALIFORNIA
76

Via Puerta Del Sol

Walmart
CHASE
Carl's Jr.
TACO BELL
STARBUCKS COFFEE
Denny's
VONS



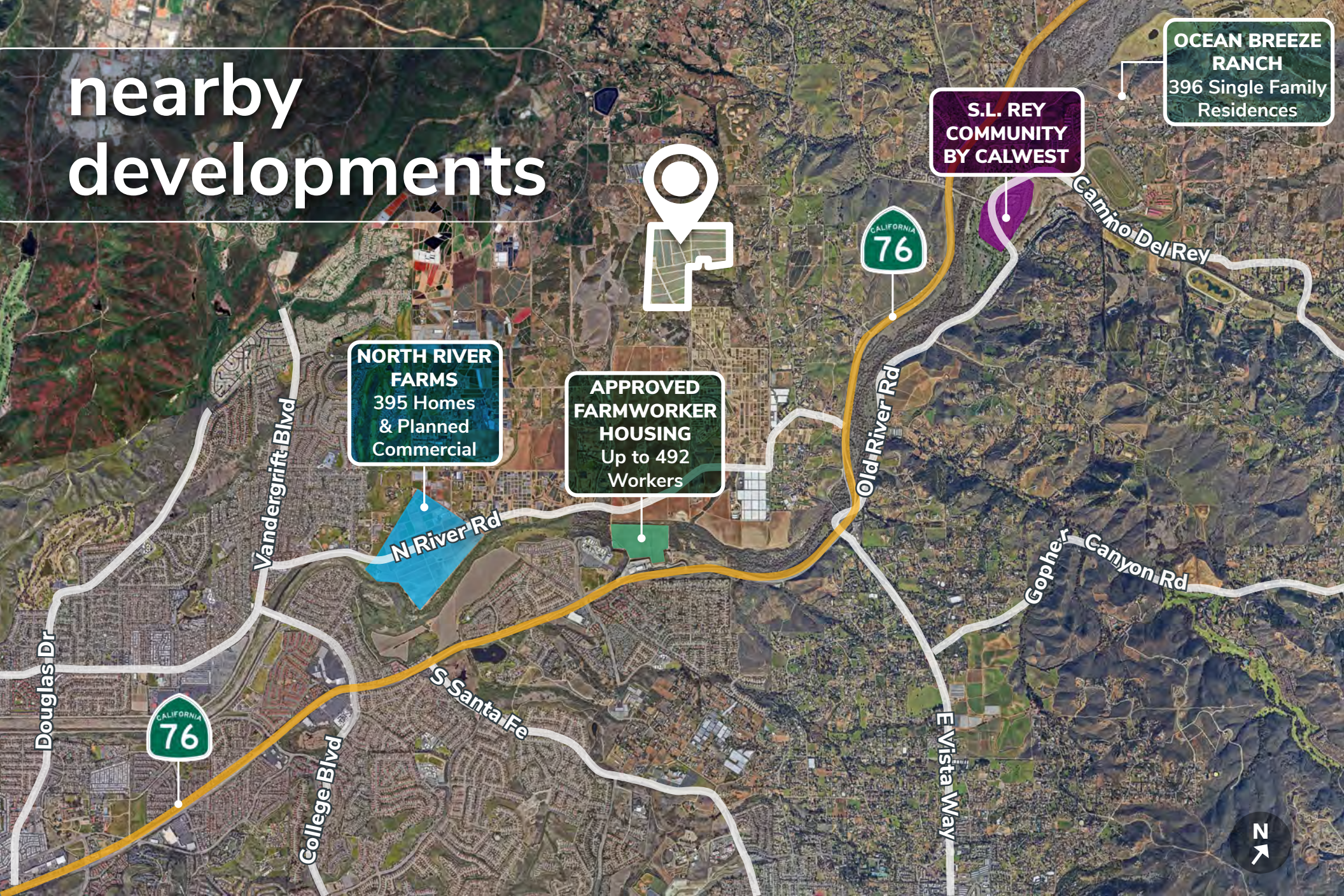
Mission Vista
High School

TARGET
SPROUTS FARMERS MARKET
crumbl
ROSS DRESS FOR LESS
McDonald's
Pollo Loco
REGAL





nearby developments



OCEAN BREEZE RANCH
396 Single Family Residences

S.L. REY COMMUNITY BY CALWEST

APPROVED FARMWORKER HOUSING
Up to 492 Workers

NORTH RIVER FARMS
395 Homes & Planned Commercial

Douglas Dr

Vandergriфт Blvd

CALIFORNIA 76

College Blvd

N River Rd

S Santa Fe

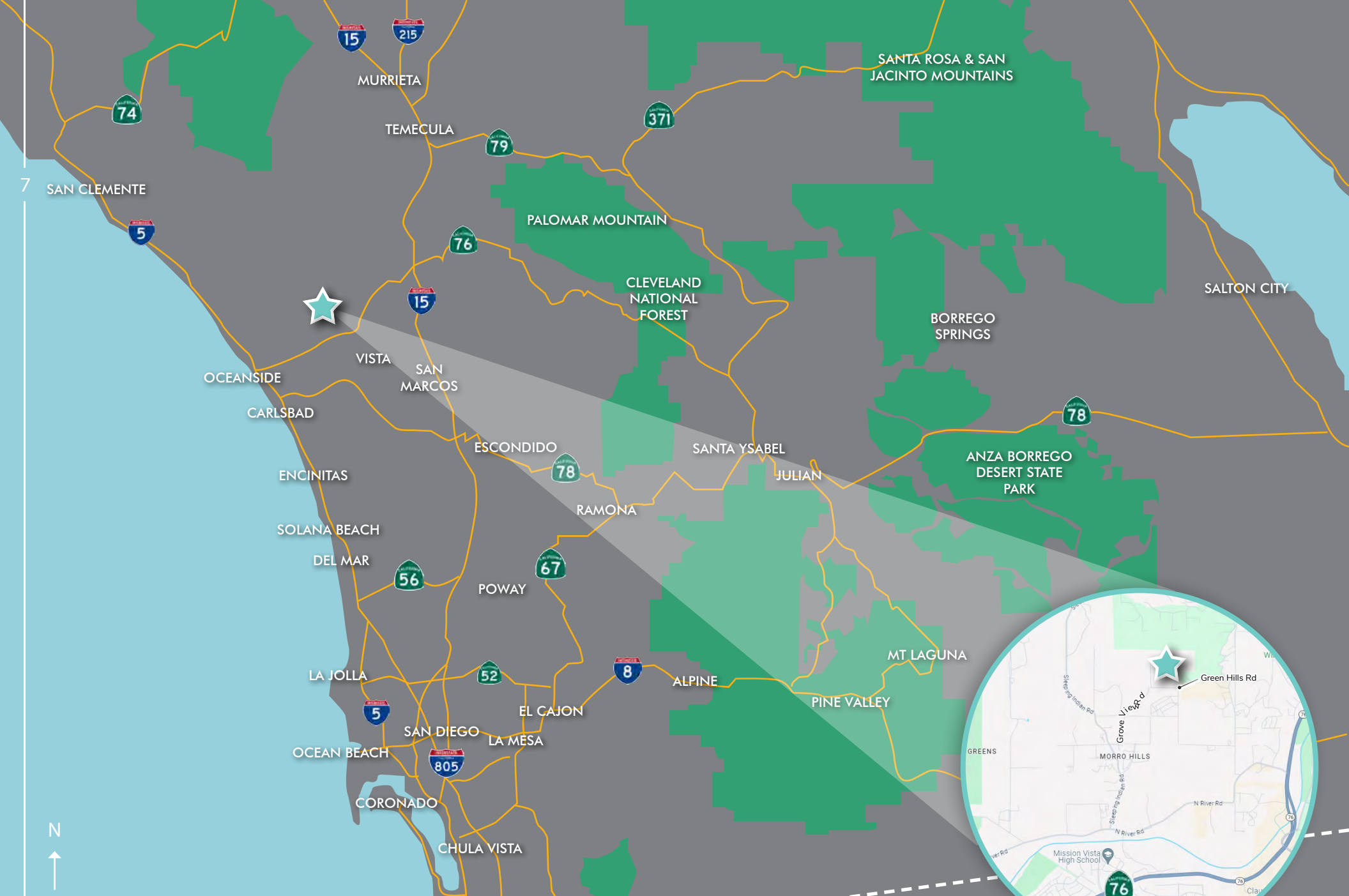
Old River Rd

E Vista Way

Gopher Canyon Rd

Camino Del Rey





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:

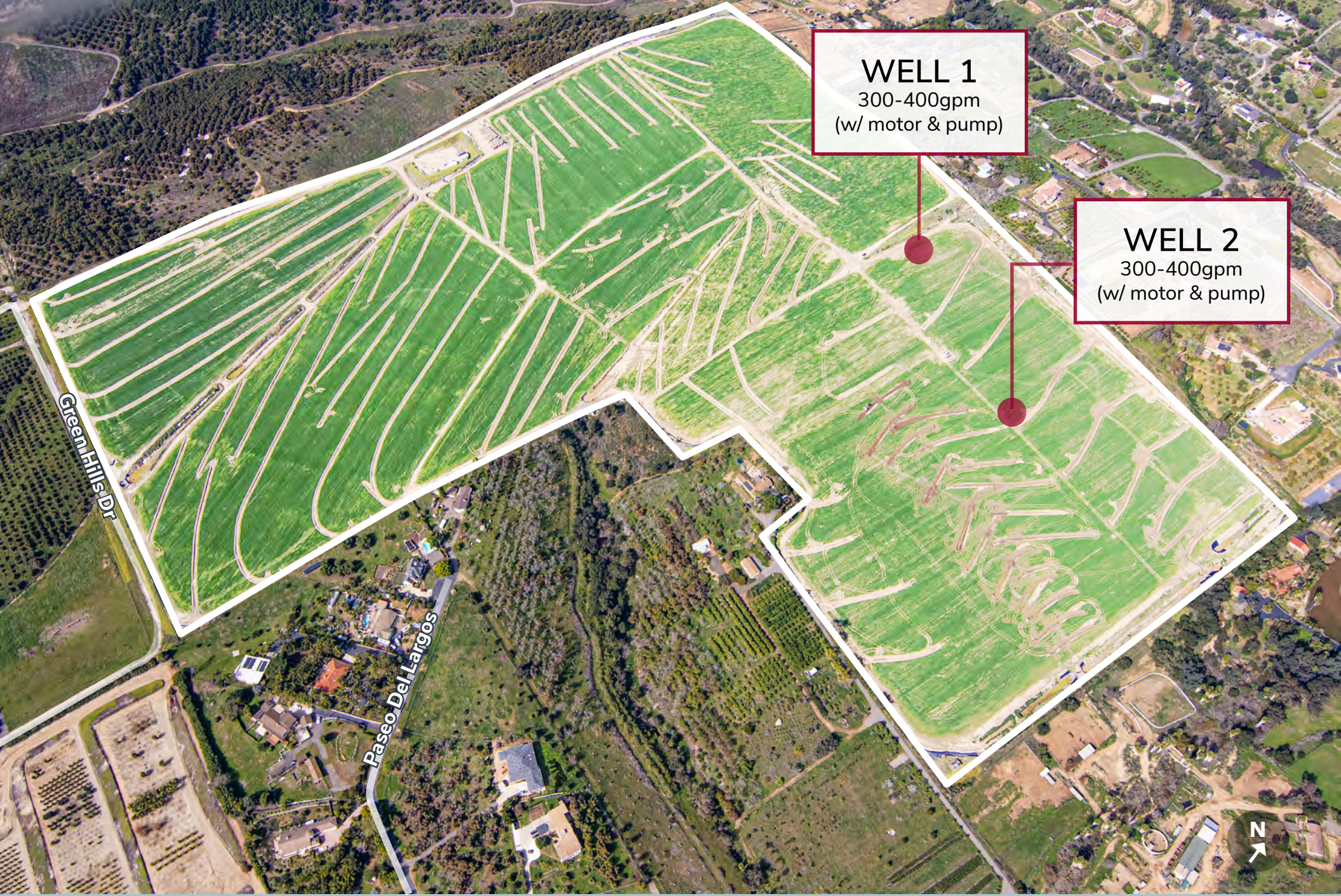
Water: Rainbow Municipal Water District

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)

Green Hills Dr

Paseo Del Largos



density bonus state law

California's Density Bonus Law:

Designed to encourage the construction of affordable units of housing, the state density bonus law allows developers to exceed standard density requirements in certain circumstances.

The legislation amends the state's long-standing density bonus law to provide additional incentives for real estate development projects that include affordable housing. Under the enhanced density bonus law incentives in California in 2021, a developer can obtain a maximum density bonus of up to 50%.

Density Bonus is a state mandate. A developer who meets the requirements is entitled to receive the density bonus benefits as a matter of right.

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV

AB 1287:

As of January 1, 2024, AB 1287 will amend the State Density Bonus law by requiring cities and counties to award an additional density bonus for projects that have already allocated the maximum amount of affordable housing for very-low, low-, or moderate-income units.

The new amendments will allow projects that qualify for a 50% bonus under the current law to provide additional very low income or moderate-income affordable housing units in exchange for a stackable density bonus based on a sliding scale.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB1287



due diligence

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>>> 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](#)



**Estimated Development Impact Fees
Per Approximate 3,250 SF Residence**

Item	Amount
School Fee (\$4.79/SF)	\$ 15,567.50
Public Facility	\$ 2,621.00
Park Fee	\$ 4,431.00
Traffic Signal & Thoroughfare	\$ 3,616.00
Drainage and Flood Control	\$ 2,054.00
*Wastewater System Capacity Fee	\$ 7,794.00
*Water System Capacity	\$ 8,520.00
*SDCWA Water System Fee	\$ 5,700.00
*SDCWA Water Treatment Fee	\$ 159.00
APPROXIMATE TOTAL PER SFD	\$ 50,462.50

***Assumes 3/4" Water Meter**



new home summary

Housing Developments Under Construction

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Project Name	Builder Name	City	Open Date	Product Type	Typical Lot Size	Min Unit Size	Max Unit Size	Min Price	Max Price	Min \$/SF	Max \$/SF	Total Units Planned	Zip Code
Ridgeview	KB Home	San Marcos	3/26/2022	Detached	9,000	2,274	2,926	\$1,199,990	\$1,329,990	\$454.54	\$527.70	52	92069
Skylark	Lennar	San Marcos	6/6/2022	Detached	6,325	2,835	3,332	\$1,267,900	\$1,389,900	\$417.14	\$447.23	89	92069
Farm in Poway/Homestead	Lennar	Poway	6/1/2022	Detached	16,500	3,673	3,823	\$1,828,900	\$1,978,900	\$497.93	\$517.63	20	92064
Mountain House	California West Communities	Escondido	8/20/2022	Detached	218,000	2,726	3,860	\$1,387,900	\$1,631,900	\$422.77	\$509.13	36	92026
Blue Sky Ranch	New Pointe Communities	Valley Center	3/5/2022	Detached	-	3,307	3,610	\$1,190,000	\$1,199,990	\$332.41	\$359.84	7	92082
Sundance at Park Circle	KB Home	Valley Center	2/6/2021	Detached	-	2,384	2,620	\$1,148,744	\$1,162,491	\$443.70	\$481.86	133	92082
The Foothills	KB Home	Vista	1/4/2022	Detached	6,000	1,867	2,641	\$1,019,990	\$1,169,990	\$443.01	\$546.33	107	92084



resale cma - large lots

CMA Summary Report

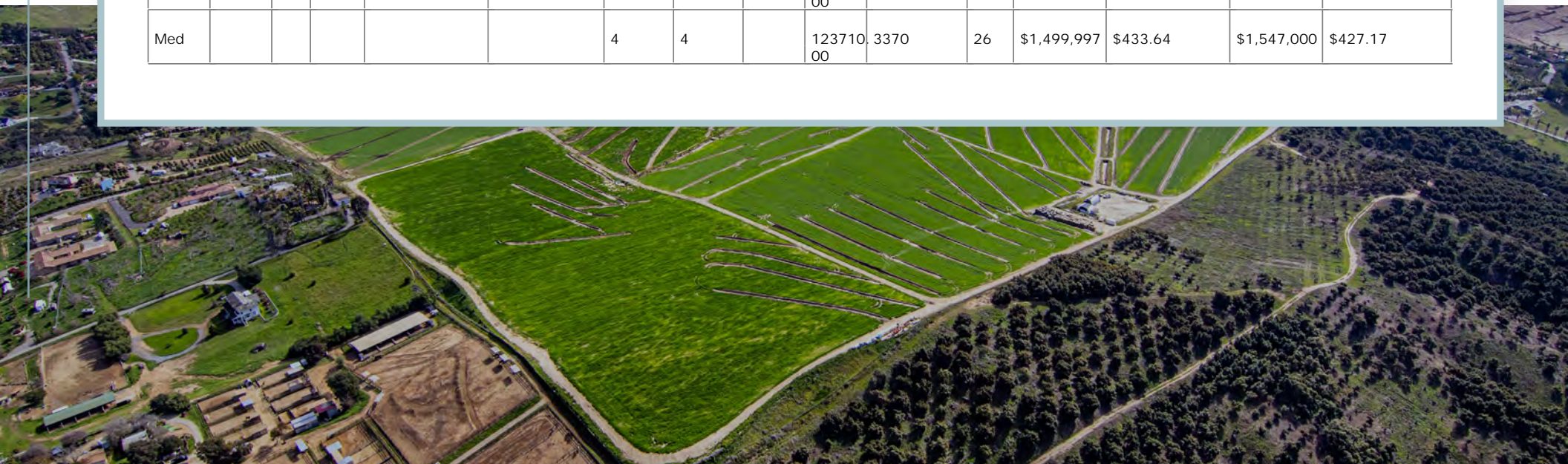
RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$1,899,000	\$1,200,000	\$1,524,748	\$1,499,997
SP:\$1,750,000	\$1,150,000	\$1,498,500	\$1,547,000

RESIDENTIAL - Sold

Number of Properties: 4

Num	MLS #	Stat us	PropSu bT	Address	MLSAreaMjr	TotalBdr ms	TotalBat hs	CloseDa te	LotSzSq ft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	NDP2301706	S	SFR	4102 Tierra Vista	BONSALL (92003)	4	3	5/15/2023	115,434.00	2810	37	\$1,200,000	\$427.05	\$1,150,000	\$409.25
2	NDP2301595	S	SFR	4261 Entrada al Sol	BONSALL (92003)	3	3	4/4/2023	141,570.00	2953	8	\$1,299,999	\$440.23	\$1,408,000	\$476.80
3	NDP2301200	S	SFR	2005 Jenday Court	OCEANSIDE (92057)	4	6	3/30/2023	131,986.00	4652	15	\$1,699,995	\$365.43	\$1,750,000	\$376.18
4	OC23104344	S	SFR	1125 Village	OCEANSIDE (92057)	5	5	8/28/2023	114,998.00	3788	37	\$1,899,000	\$501.32	\$1,686,000	\$445.09
Avg						4	4		125997.00	3550	24	\$1,524,749	\$433.51	\$1,498,500	\$426.83
Min						3	3		114998.00	2810	8	\$1,200,000	\$365.43	\$1,150,000	\$376.18
Max						5	6		141570.00	4652	37	\$1,899,000	\$501.32	\$1,750,000	\$476.80
Med						4	4		123710.00	3370	26	\$1,499,997	\$433.64	\$1,547,000	\$427.17



2023 demographics

3 miles



population

43,167



estimated households

13,060



average household income

\$151,999



median household income

\$132,136



total employees

4,871

5 miles



population

164,780



estimated households

52,531



average household income

\$131,321



median household income

\$109,116



total employees

33,930

7 miles



population

270,302



estimated households

89,794



average household income

\$130,822



median household income

\$105,737



total employees

64,292

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