

COMMERCIAL NURSERY LAND ON 3.59 ACRES

1431 Hedionda Drive | Vista, CA 92081

- o County site immediately adjacent to City of Vista & Sewer
- o Currently operated as a Commercial Landscaping Nursery
- o Flat & rough graded topography
- o New construction homes selling for \$1,000,000 - \$1,500,000

ASKING PRICE: ~~\$3,000,000~~ \$2,395,000

Madison
Middle School

Lake
Elementary School

HEDIONDA AVE

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aerial



SUPER STAR
CAR WASH

S MELROSE DR

Walgreens
CVS FITNESS
POPEYES
McDonald's
Starbucks

Lake
Elementary School

HEDIONDA AVE

SUNSET DR



aerial Tri-City Medical Center



Madison Middle School



SUNSET DR

HEDIONDA AVE



aerial



Superior Court North
County Division



S MELROSE DR

SUNSET DR

HEDIONDA AVE

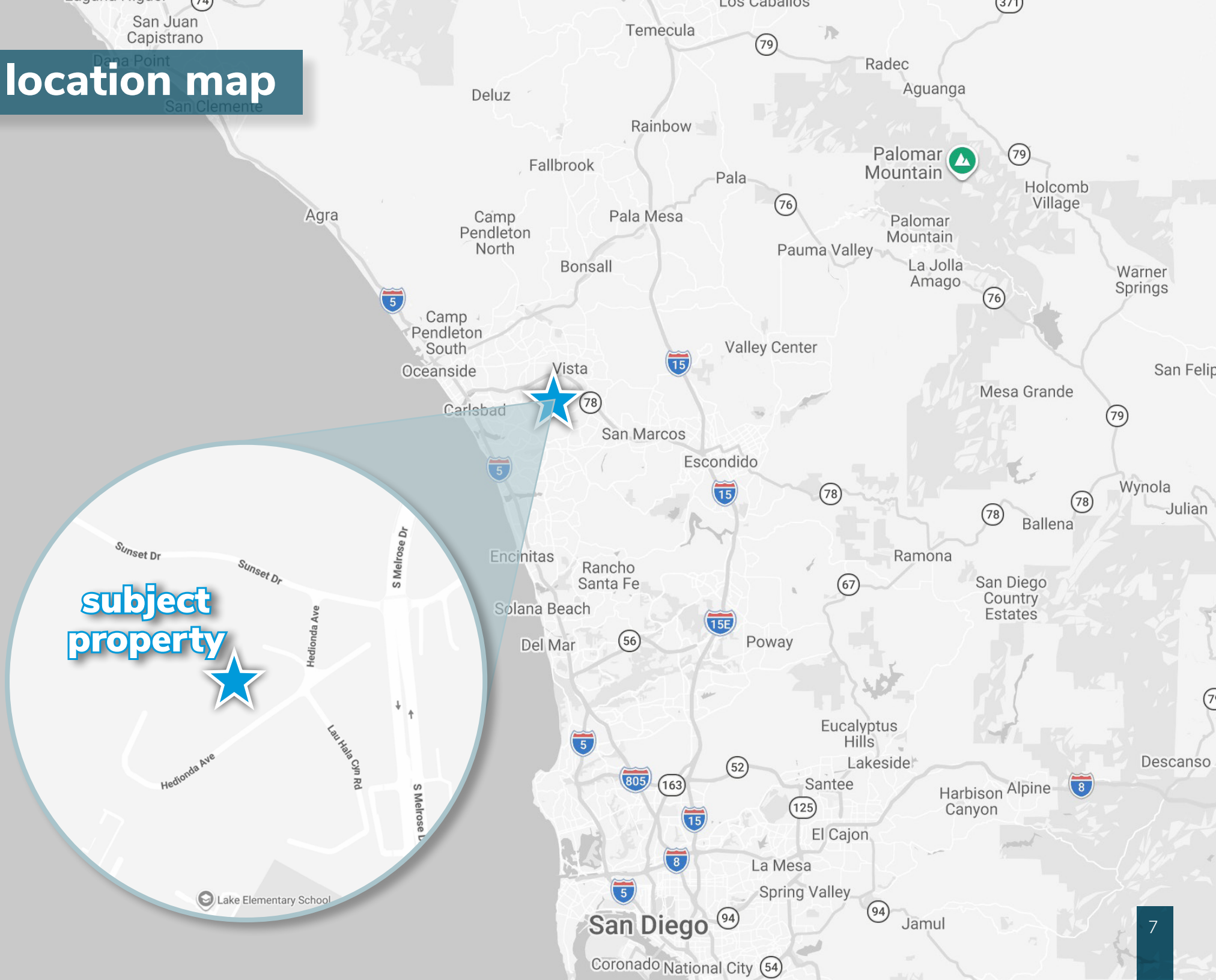
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aerial

HEDIONDA AVE



location map



property information

property description:

The subject property is located at 1431 Hedionda Drive in Vista, California. The property consists of approximately 10.05 acres of land located in the unincorporated area of San Diego County. The property is situated in the desirable 92081 zip code, south of State Route 78 near the Carlsbad border. The property is currently operated as a commercial nursery. The topography of the property is flat to gently sloping, with a lower section accessed from the street frontage. The property is zoned Rural Residential (RR) under San Diego County jurisdiction, with a Semi-Rural Residential (SR-4) General Plan designation.

jurisdiction:

San Diego County, CA

apn:

169-130-10-00

acreage:

3.59 Gross Acres

square feet:

156,380 SF

current use:

Commercial Nursery

topography:

Flat

general plan designation:

Semi-Rural Residential (SR-4)

zoning:

Rural Residential (RR)

density:

1 Dwelling Unit per 4 Acres

school district:

Elementary: Lake Elementary

Middle: Madison Middle

High School: Rancho Buena Vista High (Vista Unified School District)

services:

Gas/Electric

SDG&E

Water/Sewer

Vallecitos

Fire

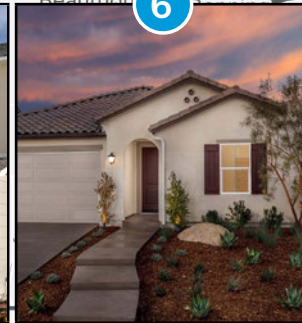
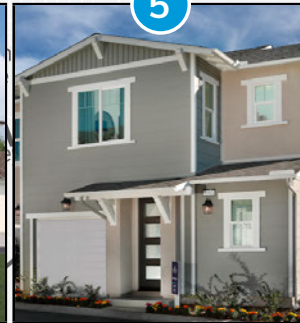
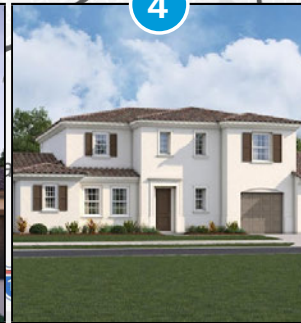
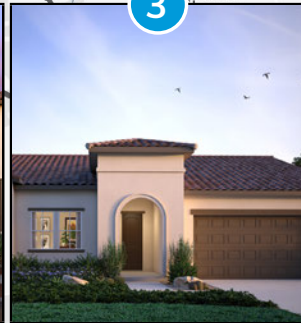
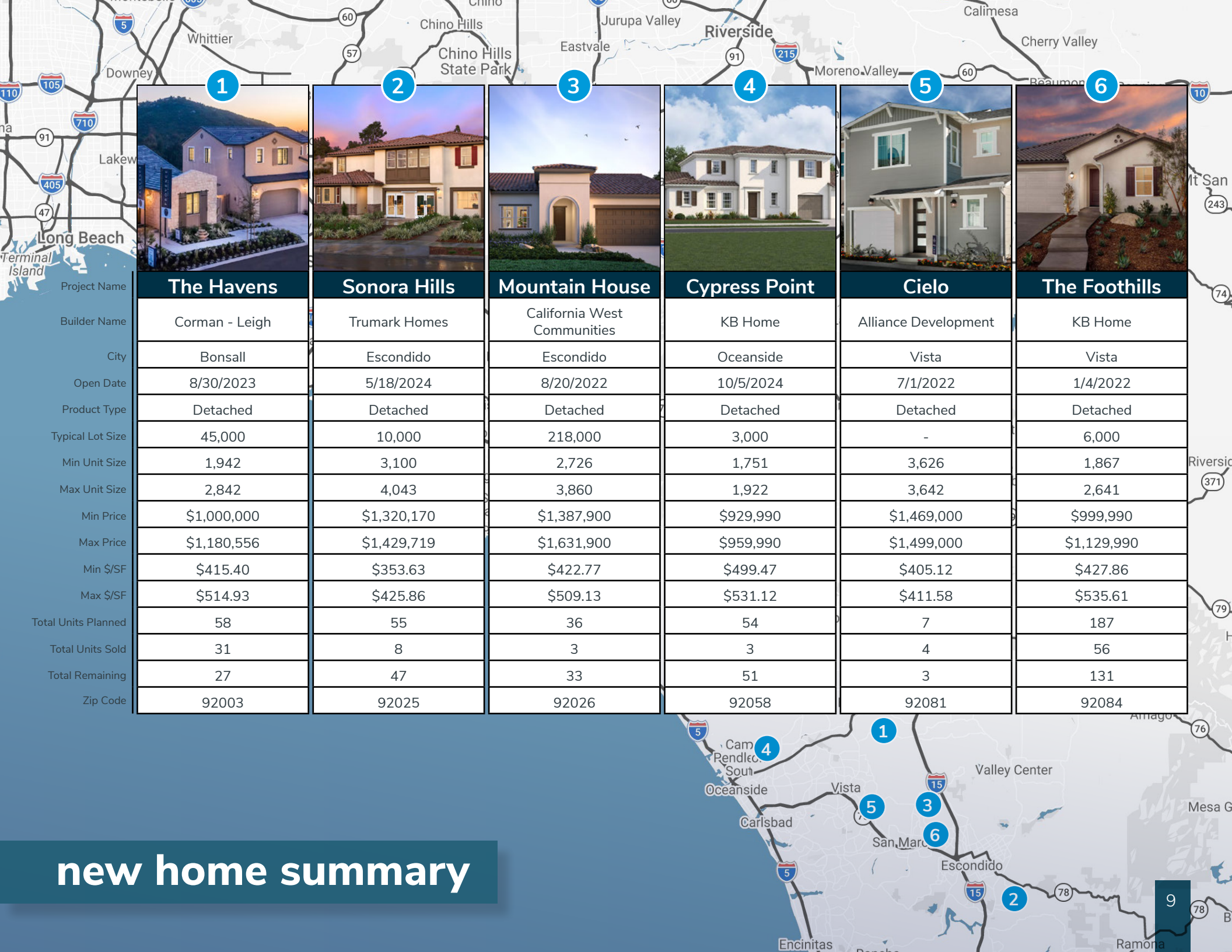
Vista Fire Protection District

Police

San Diego County Sheriff's Department

asking price:

~~\$3,000,000~~ \$2,395,000



	The Havens	Sonora Hills	Mountain House	Cypress Point	Cielo	The Foothills
Project Name	The Havens	Sonora Hills	Mountain House	Cypress Point	Cielo	The Foothills
Builder Name	Corman - Leigh	Trumark Homes	California West Communities	KB Home	Alliance Development	KB Home
City	Bonsall	Escondido	Escondido	Oceanside	Vista	Vista
Open Date	8/30/2023	5/18/2024	8/20/2022	10/5/2024	7/1/2022	1/4/2022
Product Type	Detached	Detached	Detached	Detached	Detached	Detached
Typical Lot Size	45,000	10,000	218,000	3,000	-	6,000
Min Unit Size	1,942	3,100	2,726	1,751	3,626	1,867
Max Unit Size	2,842	4,043	3,860	1,922	3,642	2,641
Min Price	\$1,000,000	\$1,320,170	\$1,387,900	\$929,990	\$1,469,000	\$999,990
Max Price	\$1,180,556	\$1,429,719	\$1,631,900	\$959,990	\$1,499,000	\$1,129,990
Min \$/SF	\$415.40	\$353.63	\$422.77	\$499.47	\$405.12	\$427.86
Max \$/SF	\$514.93	\$425.86	\$509.13	\$531.12	\$411.58	\$535.61
Total Units Planned	58	55	36	54	7	187
Total Units Sold	31	8	3	3	4	56
Total Remaining	27	47	33	51	3	131
Zip Code	92003	92025	92026	92058	92081	92084

new home summary

cma summary

RESIDENTIAL Summary Statistics

High
LP:\$1,250,000
SP:\$1,150,000

Low
\$987,040
\$988,785

Average
\$1,059,030
\$1,049,119

Median
\$1,025,000
\$1,040,000

RESIDENTIAL - Sold

Number of Properties: 11

Num	MLS #	Status	PropType	Address	MLSArea	Mjrs	TotalBdrms	TotalBaths	CloseDate	LotSz	Sqft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	NDP2510164	S	SFR	839 Brookdale Drive	VISTA (92081)		4	3	11/21/2025	3,183.00	2042		5	\$1,050,000	\$514.20	\$1,040,000	\$509.30
2	PTP2405529	S	SFR	950 Arroyo Vista Drive	VISTA (92081)		4	3	10/25/2024	0.00	2317		28	\$1,025,000	\$442.38	\$1,050,000	\$453.17
3	NDP2410541	S	SFR	946 Arroyo Vista Drive	VISTA (92081)		4	3	1/29/2025	53,965.00	2317		27	\$1,075,000	\$463.96	\$1,075,000	\$463.96
4	NDP2501092	S	SFR	818 Brookdale Drive	VISTA (92081)		4	3	5/15/2025	52,943.00	2042		80	\$1,129,900	\$553.33	\$1,100,000	\$538.69
5	NDP2501664	S	SFR	802 Brookdale Drive	VISTA (92081)		4	3	3/27/2025	54,523.00	2317		23	\$1,250,000	\$539.49	\$1,150,000	\$496.33
6	ND24087252	S	SFR	1582 Wildgrove	VISTA (92081)		4	3	6/21/2024	42,884.00	2043		16	\$998,000	\$488.50	\$989,000	\$484.09
7	CV24013792	S	SFR	1515 Wingwood	VISTA (92083)		4	3	3/28/2024	42,274.00	2219		9	\$988,785	\$445.60	\$988,785	\$445.60
8	CV23230354	S	SFR	1507 Wingwood	VISTA (92083)		4	3	5/15/2024	41,967.00	2219		91	\$994,570	\$448.21	\$994,570	\$448.21
9	CV24085802	S	SFR	1511 Meriwood Way	VISTA (92083)		4	3	9/27/2024	42,119.00	2219		2	\$1,006,040	\$453.38	\$1,006,040	\$453.38
10	CV24077033	S	SFR	1517 Meriwood Way	VISTA (92083)		4	3	8/23/2024	42,102.00	2219		3	\$987,040	\$444.81	\$1,006,915	\$453.77
11	NDP2507299	S	SFR	106 Flores Ln	VISTA (92083)		4	4	10/10/2025	5,449.00	3067		55	\$1,145,000	\$373.33	\$1,140,000	\$371.70
Avg							4	3		2855.36	2274		30	\$1,059,030	\$469.74	\$1,049,119	\$465.29
Min							4	3		0.00	2042		2	\$987,040	\$373.33	\$988,785	\$371.70
Max							4	4		5449.00	3067		91	\$1,250,000	\$553.33	\$1,150,000	\$538.69
Med							4	3		2884.00	2219		23	\$1,025,000	\$453.38	\$1,040,000	\$453.77

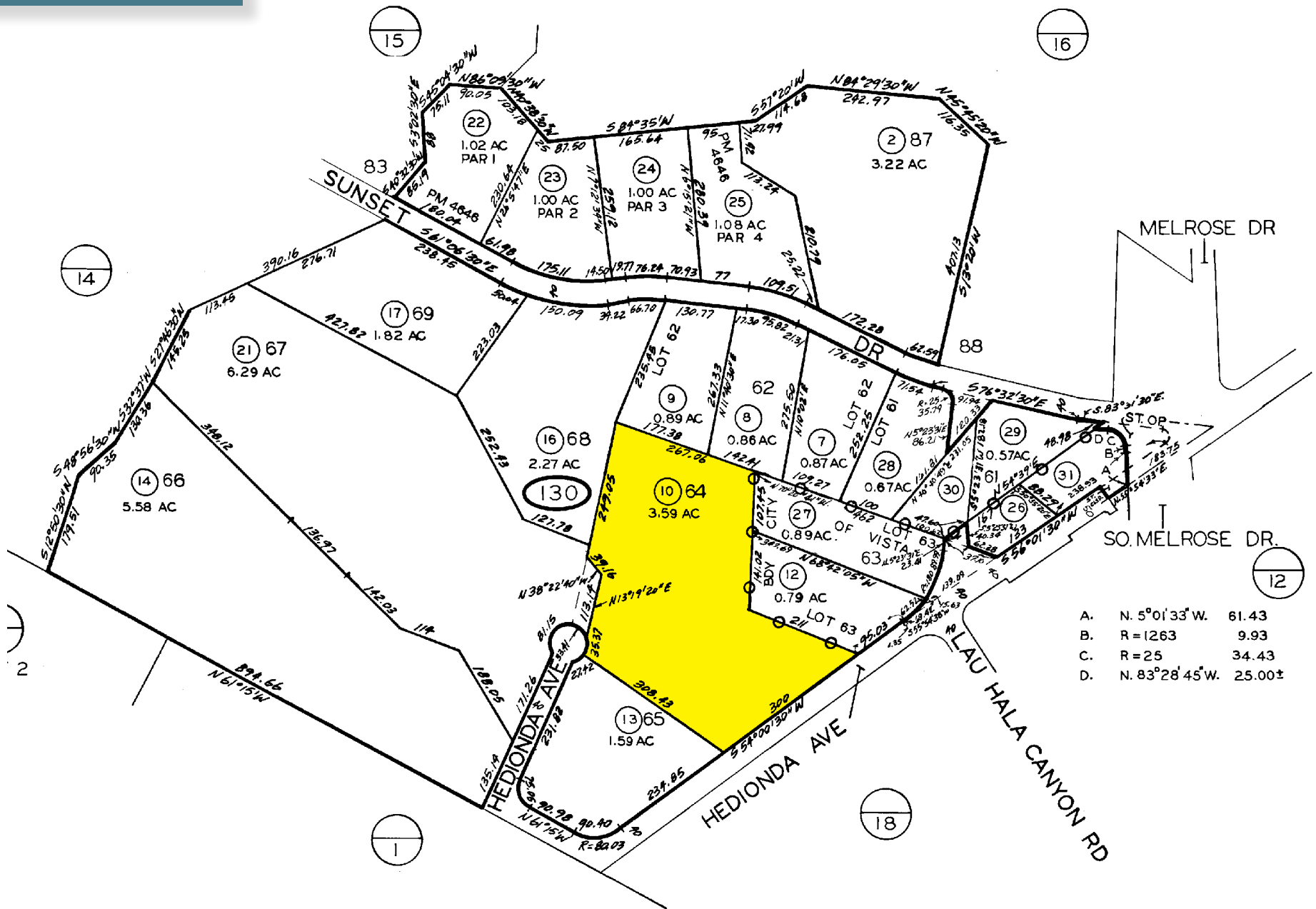
Estimated Development Impact Fees Per Approximate 2,800 SF Residence

Item	Amount
School Fee (\$4.08/SF) Vista Unified School District	\$11,424
Streets & Signal Fees	\$7,379
Park Fee	\$9,933
Sewer Connection Fee (Vista Sanitation District)	\$6,979
Water Capacity Fee	\$10,734
*SDCWA - Capacity Fees - System (3/4" Meters)	\$6,501
*SDCWA - Capacity Fees - Water Treatment (3/4" Meters)	\$182
Fire Protection Fee	\$379
Drainage Fee (Agua Hedionda - \$1,709/ac)	\$860
Public Facilities Fee	\$1,218
TOTAL PER SFR	\$55,589

**Assumes ¾ inch meter.*

***Based on the property being annexed into the City of Vista & applying base density.*

plat map



2025 demographics

13

1 mile



population

13,593



estimated households

5,145



average household income

\$165,560



median household income

\$131,271



total employees

1,916

3 miles



population

124,620



estimated households

42,639



average household income

\$137,970



median household income

\$106,704



total employees

64,331

5 miles



population

278,227



estimated households

98,555



average household income

\$149,592



median household income

\$117,290



total employees

154,904

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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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