PRIVATE 51.48-ACRE RURAL LAND OPPORTUNITY IN SAN MARCOS

QUESTHAVEN ROAD | SAN MARCOS, CA

Asking Price:
~~$2,595,000~~
$1,695,000

- 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

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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

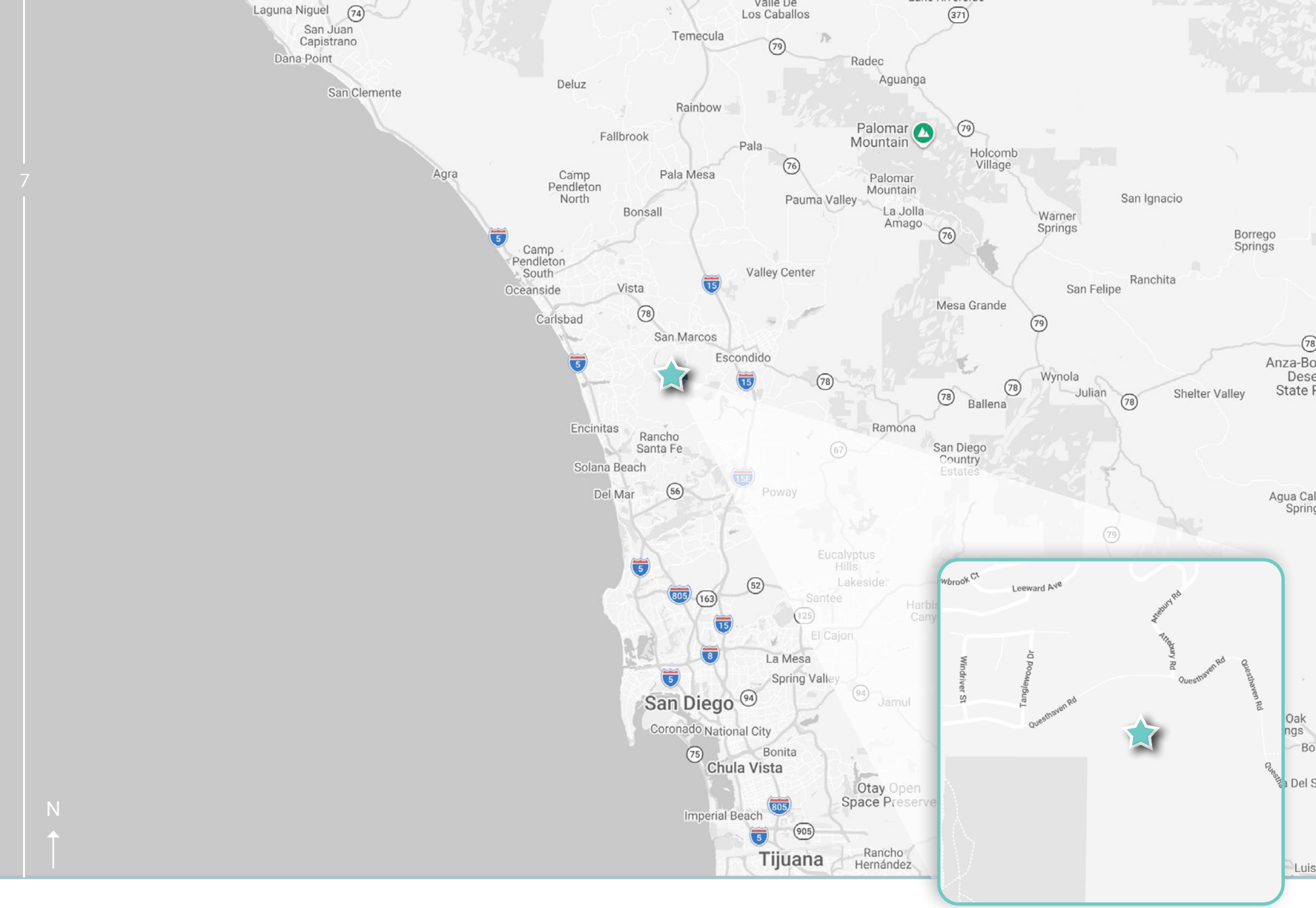
BAKER'S POLE
ENCINITAS
Old Glen St
Questhaven Rd
Grain Mill Rd
N

aerial

SAN ELIJO MIDDLE SCHOOL
SAN ELIJO ELEMENTARY SCHOOL
Questhaven Rd
Atterbury Rd
N

aerial

aerial



location map

property information

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:

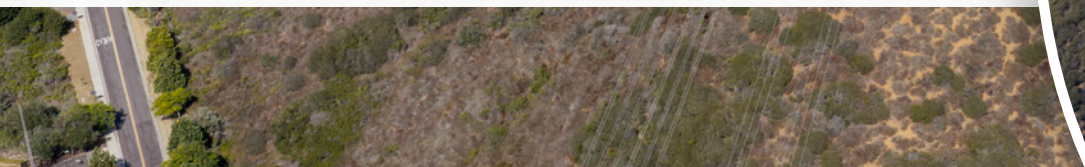
Rancho Santa Fe Elementary School District
San Dieguito Union High School District
San Marcos Unified School District

services:

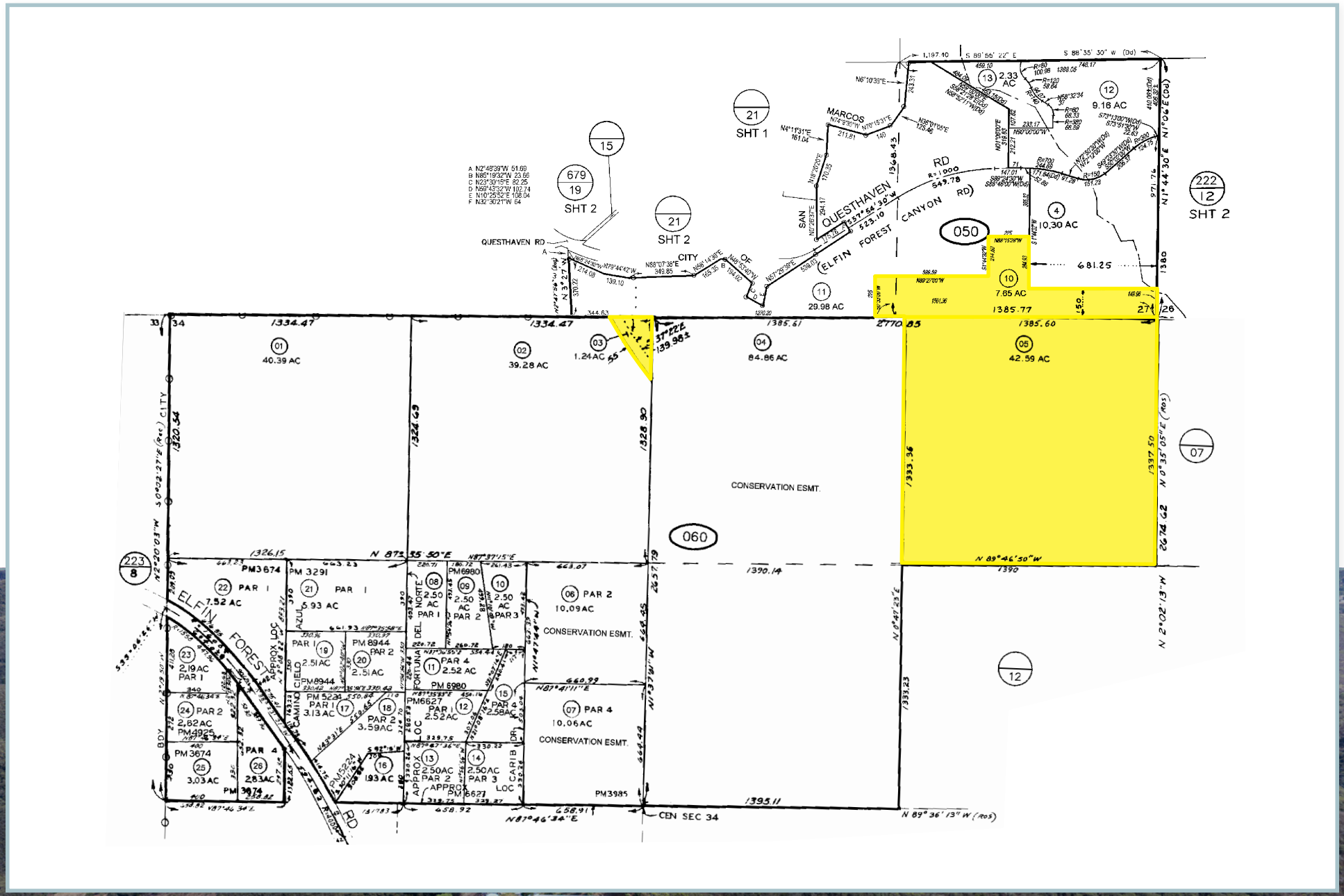
Water/Sewer: Vallecitos Water District
Gas/Electric: San Diego Gas & Electric (SDG&E)
Police: San Diego County Sheriff's Department – San Marcos Station
Fire: San Marcos Fire Department

asking price:

~~$2,595,000~~ $1,695,000



plat map



QUESTHAVEN RD
ELFIN FOREST CANYON RD
MARCOS
SAN
CITY
OF
SHT 1
SHT 2
050
060
07
12
15
21
679
19
222
12
223
8
CONSERVATION ESMT.
CONSERVATION ESMT.
CONSERVATION ESMT.
40.39 AC
39.28 AC
1.24 AC
84.86 AC
42.59 AC
7.65 AC
10.30 AC
9.16 AC
2.33 AC
29.98 AC
10.09 AC
10.06 AC
PAR 1
PAR 2
PAR 3
PAR 4
PM 3674
PM 3291
PM 8944
PM 5224
PM 6980
PM 6627
PM 4925
PM 3985
CEN SEC 34
N 89°46'50"W
N 89°36'13"W (ROS)
N 87°46'34"E

2026 demographics

1 miles	3 miles	5 miles
population	population	population
4,984	42,573	171,690
estimated households	estimated households	estimated households
1,512	14,673	60,360
average household income	average household income	average household income
$306,932	$214,757	$193,454
median household income	median household income	median household income
$267,331	$177,473	$150,272
total employees	total employees	total employees
538	12,487	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.

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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.

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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