

# **\$21,000,000 - 30237 Cole Grade Road, VALLEY CENTER**

MLS® #IV24005169

**\$21,000,000**

Bedroom, Bathroom, 18,513,000 sqft

Lot / Land on 425 Acres

N/A, VALLEY CENTER, CA

The subject property consists of 10 parcels of land totaling to 425 acres in north county San Diego in the city of Valley Center. The property sits on Cole Grade Road, one of Valley Centers major thoroughfares, where it has over half of a mile of frontage. Most of the existing retail presence in Valley Center is just under 2 miles to the south and Valley Center High School is just over a half of a mile to the north from the property, both being along Cole Grade Road. It is a 14-mile drive from the property to access the I-15 Freeway and Highway 78 through Escondido to the south, and 4.5 miles to access the Highway 76 to the north via Cole Grade Road. The property itself is relatively flat with some rolling topography, and has been previously used for agricultural purposes. The site has power lines on its frontage portion along Cole Grade Road and nearby access to public water serviced by the Valley Center Municipal Water District. Proposed Uses included cluster home development, large lot residential development, solar farm development, and nursery. Zoning allows for 1 DU/2 AC. Great land investment opportunity to pick up significant acreage in a highly desired area in San Diego County.



## **Additional Information**

City	VALLEY CENTER
County	San Diego

Zip	92082
MLS® #	IV24005169
Square Ft	18,513,000
Lot Size	425.00
Neighborhood	VALLEY CENTER (92082)

## Listing Details

Provided By: COLDWELL BANKER COMMERCIAL SC

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