

Dominic Jabro

RANCHO SANTA FE LAND

LAND OFFERING
RANCHO SANTA FE



CONCEPTUAL RENDERING

ESTATE LAND | NO HOA | OCEAN & GOLF VIEWS

Via de las Flores

10.12 Acres of Rancho Santa Fe Estate Land

PRESENTED BY

Dominic Jabro, Realtor · DRE 02135294

dominicjabro.com

\$5,850,000

THE OFFERING

Ten Rare Acres, Already in Motion

A 10.12 acre parcel with no HOA in the heart of Rancho Santa Fe, zoned R-1 and primed for a private estate and equestrian compound, overlooking the spreading natural beauty of The Ranch. This is quiet resort like living set between two renowned horse facilities, a setting built for both relaxation and inspiration. The heavy lifting is done. The owner has invested nearly \$2 million in planning, engineering, land mitigation, and a habitat conservation endowment to release the open space and secure the grading permit, with conceptual plans already prepared to take full advantage of the elevated vantage point. Water and sewer are available. Offered at \$5,850,000, this is estate scale land in a community that almost never releases parcels of this size.

LIST PRICE	LAND AREA	PRICE / ACRE	HOA
\$5.85M	10.12ac	\$578K	None



The 10.12 acre site in spring, set between two established equestrian estates

THE VISION

A Private Compound, Imagined

Conceptual plans envision a signature compound that pairs a grand custom estate with a full private equestrian center, formal gardens, and entertainment spaces, all framed by panoramic views to the Pacific Ocean, the Bridges golf course, and the San Dieguito Reservoir.



Renderings are conceptual and for illustration only. Final design subject to buyer plans and County approval.

THE BUILD PROGRAM

Room to Build a Legacy

Over 110,000 square feet of building pads are designated across the site, set on gentle, build ready slopes and served by a multiple access driveway. R-1 zoning permits horses by right, up to ten per usable acre, ideal for a private equestrian estate alongside a true multi structure compound.

<p>MAIN ESTATE HOME</p> <p>18,000 sqft</p>	<p>ADU / GUEST HOME</p> <p>1,200 sqft</p>	<p>DESIGNATED PADS</p> <p>110,000+ sqft</p>
<p>GARAGE</p> <p>6 Door</p>	<p>ADDITIONAL UNIT</p> <p>GDU</p>	<p>EQUESTRIAN</p> <p>Private Center</p>

ENVISIONED COMPOUND FEATURES

- Wellness suite
- Yoga retreat
- Workshop
- Game room
- Executive office
- Spacious family room
- Indoor and outdoor entertainment
- Guest house
- Custom hobby shop
- Private equestrian center
- Multiple access driveway
- Formal gardens and grounds



Conceptual Rendering · estate and equestrian facility with golf and valley views

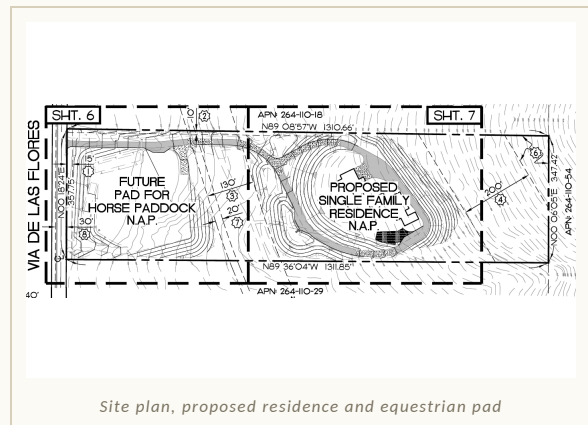
PARCEL & ENTITLEMENTS

The Facts

ASSESSOR PARCEL NO.	264-110-30-00
LAND AREA	10.12± acres (440,827 sqft)
LOCATION	Via de las Flores, Rancho Santa Fe 92067
COUNTY	San Diego
ZONING	R-1 Single Family Residential
HOA	None
UTILITIES	Water & sewer available
FLOOD ZONE	Zone X, minimal risk
GRADING	Permit attained
OWNER INVESTMENT	~\$2M in planning & mitigation
LIST PRICE	\$5,850,000
PRICE / ACRE	\$578,063



Approximate parcel boundary



Site plan, proposed residence and equestrian pad

READY TO BUILD

With nearly \$2 million already invested in planning, engineering, land mitigation, and a habitat conservation endowment, the open space has been released and a grading permit attained. A genuine head start in a market where entitlement can take years. Buyer to verify all details with the County during due diligence.

LOCATION & LIFESTYLE

Between the Trails and the Tee

The setting is pure Rancho Santa Fe. Panoramic views reach all the way to the Pacific Ocean and look out over the Bridges golf course and the San Dieguito Reservoir, with the community's signature rolling hills and natural beauty in every direction. The parcel sits quietly between two renowned horse facilities, a coveted position for an equestrian buyer.

Miles of horse and hiking trails thread the surrounding land, and Escondido Creek is within walking distance. The site feeds the acclaimed Rancho Santa Fe School District, including R. Roger Rowe and Torrey Pines High. The Village of Rancho Santa Fe, fine dining, championship golf, and the coast at Del Mar and Solana Beach are all a short drive away, with San Diego and its airport roughly thirty five minutes out.



The site set between two established equestrian facilities, with the San Dieguito valley beyond

The Bridges Golf Course

Overlooking

San Dieguito Reservoir & Lake

In View

Escondido Creek

Walkable

Pacific Ocean Views

Panoramic

Horse & Hiking Trails

Abundant

R. Roger Rowe & Torrey Pines

Top Schools

PRICING & TERMS

The Offering Terms

OFFERED AT

\$5,850,000

\$578,063 per acre

10.12± Acres

SALE TYPE	Land sale with grading permit attained, open space released, and utilities available
PREFERRED TERMS	Cash or conventional financing
SHOWINGS	By appointment with the listing agent
OFFERS	Submit through Dominic Jabro
DUE DILIGENCE	Buyer to verify zoning, utilities, grading, and ability to build

THE OPPORTUNITY

10.12 acres of no HOA Rancho Santa Fe estate land, graded, permitted, and ready, with ocean and golf views and room for an 18,000 square foot compound. A foundation for a legacy in a community that rarely offers parcels of this scale.

PRESENTED BY

Schedule a Private Showing



Dominic Jabro

CA REALTOR · DRE 02135294 · TOP 1% SAN DIEGO

DIRECT

858.683.9626

EMAIL

dominic@shoppingsdhouses.com

INSTAGRAM

@dominic.jabro

WEB

dominicjabro.com

All information provided is from sources deemed reliable but is not guaranteed and should be independently verified. Square footage, acreage, zoning, utilities, grading, and entitlement status are approximate and must be confirmed by the buyer and the buyer's advisors with the County of San Diego and other governing authorities. Renderings are conceptual and for illustration only. This material is for informational purposes only and does not constitute a representation, warranty, or offer. Equal Housing Opportunity.