Income Producing Ranch with Organic Lemons and a Single-Family Home
9153 West Lilac Rd, Escondido, CA 92026

- Approximately 55.54 Gross Acres
- About 30 Acres of Organic Eureka Lemons (Approximately 2,200 Trees)
- Well Water Available from 3 onsite Wells
- Existing Single-family Home with Income
- Zoning Allows for Agricultural Crop Production, Livestock, Fire Protection Services, Packing & Processing, Veterinary Services, Wineries, and Schools
- Close Proximity to I-15 and Highway 76 Serving San Diego and Riverside Counties

ASKING PRICE: $1,600,000 - $1,495,000

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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location:
The property is located at 9153 W. Lilac Road in Escondido, CA. The subject property is approximately 1 mile east of I-15 and 3 miles south of Hwy 76.

property profile:
The subject property is approximately 55.54 acres of land with about 2,200 organic eureka lemon trees. The gentle contour of this property is desirable and amenable for many uses, including but not limited to, farms, vineyards and wineries, horse ranches, estate homes, and wholesale nurseries. Proximity to I-15 and Hwy 76 serving San Diego and southern Riverside County cities is a huge advantage.

single-family residence:
The residence is approximately 1,476 square feet. *Buyer to confirm actual size of residence.

jurisdiction:
County of San Diego

apns & acreage:
128-440-03  15.81
128-290-07  39.73
TOTAL=55.54

planning area:
Valley Center

zoning:
A70
Click Here to View Zoning

general plan:
SR-4 and SR-10
Click Here to View General Plan

topography:
Gently Rolling

density:
SR-4 allows 1 unit per 4, 8 or 16 gross acres. SR-10 allows for 1 unit per 10 or 20 gross acres.

school district:
Valley Center - Pauma Unified School District and Bonsall Unified School District

services:
Gas/Electric    SDG&E
Water/Sewer    Valley Center Municipal Water District
Fire            Deer Springs Fire Protection District
Police         San Diego County Sheriff’s Dept.
*There are currently 3 wells on the property

ASKING PRICE:
$1,600,000  $1,495,000
## Improvements

<table>
<thead>
<tr>
<th>APN</th>
<th>Acres</th>
<th>Water Meter Connection</th>
<th>Electric Meter</th>
<th>Improved Access to Site</th>
<th>Wells</th>
<th>Crop Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>128-290-07</td>
<td>39.73</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>2</td>
<td>Lemons</td>
</tr>
<tr>
<td>128-440-03</td>
<td>15.81</td>
<td>2&quot;</td>
<td>Y</td>
<td>Y</td>
<td>1</td>
<td>Lemons</td>
</tr>
<tr>
<td>TOTALS</td>
<td>55.54</td>
<td>1 water meter</td>
<td></td>
<td></td>
<td>3</td>
<td></td>
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</tbody>
</table>
VCPUSD has a history of excellence, serving 4,000 students in grades PK-12 in the beautiful rural communities of Valley Center and Pauma. The school district covers approximately 300 square miles in northern San Diego County. Our district is known as a leader with educational technology, award winning Dual Immersion (English-Spanish) program, outstanding music programs, competitive athletic programs, high graduation rate and Partnership for Success program with CSUSM.

Our community supports and appreciates the educational program which includes academic and vocational programs, including an outstanding agriculture program, award winning Health Careers Pathway, and Media Technology Pathway.

We use technology as a resource and learning tool to ensure students are 21st Century Learners. All schools are transitioning to the Common Core State Standards and Smarter Balance Assessments as teachers and administrators work together to provide quality instructional strategies for all students.

bonsall unified school district

- On February 26, 2013, the San Diego County Board of Supervisors created a unified district within the boundaries of the Bonsall Union School District, now officially named Bonsall Unified School District.
- The Bonsall Union School District ceased to exist on June 30, 2014.
- Locally elected five-member Board of Trustees
- Superintendent employed by the Board
- 2554 students (September 2017)
- Five school sites: Bonsall High School (9-12), Sullivan Middle School (6-8), Bonsall Elementary (TK-5), Bonsall West Elementary (TK-6), and Vivian Banks Charter School (K-5)
- More than 15% of students are connected to military (based on federal survey cards completed annually)
### 2020 Demographics

<table>
<thead>
<tr>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
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</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td><strong>Population</strong></td>
<td><strong>Population</strong></td>
</tr>
<tr>
<td>352</td>
<td>6,257</td>
<td>21,461</td>
</tr>
<tr>
<td><strong>Estimated Households</strong></td>
<td><strong>Estimated Households</strong></td>
<td><strong>Estimated Households</strong></td>
</tr>
<tr>
<td>135</td>
<td>2,303</td>
<td>8,132</td>
</tr>
<tr>
<td><strong>Average Household Income</strong></td>
<td><strong>Average Household Income</strong></td>
<td><strong>Average Household Income</strong></td>
</tr>
<tr>
<td>$120,837</td>
<td>$125,791</td>
<td>$130,391</td>
</tr>
<tr>
<td><strong>Median Household Income</strong></td>
<td><strong>Median Household Income</strong></td>
<td><strong>Median Household Income</strong></td>
</tr>
<tr>
<td>$86,547</td>
<td>$89,862</td>
<td>$98,780</td>
</tr>
<tr>
<td><strong>Total Employees</strong></td>
<td><strong>Total Employees</strong></td>
<td><strong>Total Employees</strong></td>
</tr>
<tr>
<td>90</td>
<td>594</td>
<td>4,259</td>
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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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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.
for more information, please contact

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