

Income Producing Ranch with Organic Lemons and a Single-Family Home

9153 West Lilac Rd, Escondido, CA 92026

- o Approximately 55.54 Gross Acres
- o About 30 Acres of Organic Eureka Lemons (Approximately 2,200 Trees)
- o Well Water Available from 3 onsite Wells
- o Existing Single-family Home with Income
- o Zoning Allows for Agricultural Crop Production, Livestock, Fire Protection Services, Packing & Processing, Veterinary Services, Wineries, and Schools
- o 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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COMMERCIAL REAL ESTATE SERVICES

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3
OCEANSIDE

CAMP
PENDLETON

FALLBROOK

BONSALL

subject
property



W Lilac Rd





W Lilac Rd

**subject
property**

Rocking Horse Rd





5

Old Hwy 395

INTERSTATE
15

W. Lilac Rd

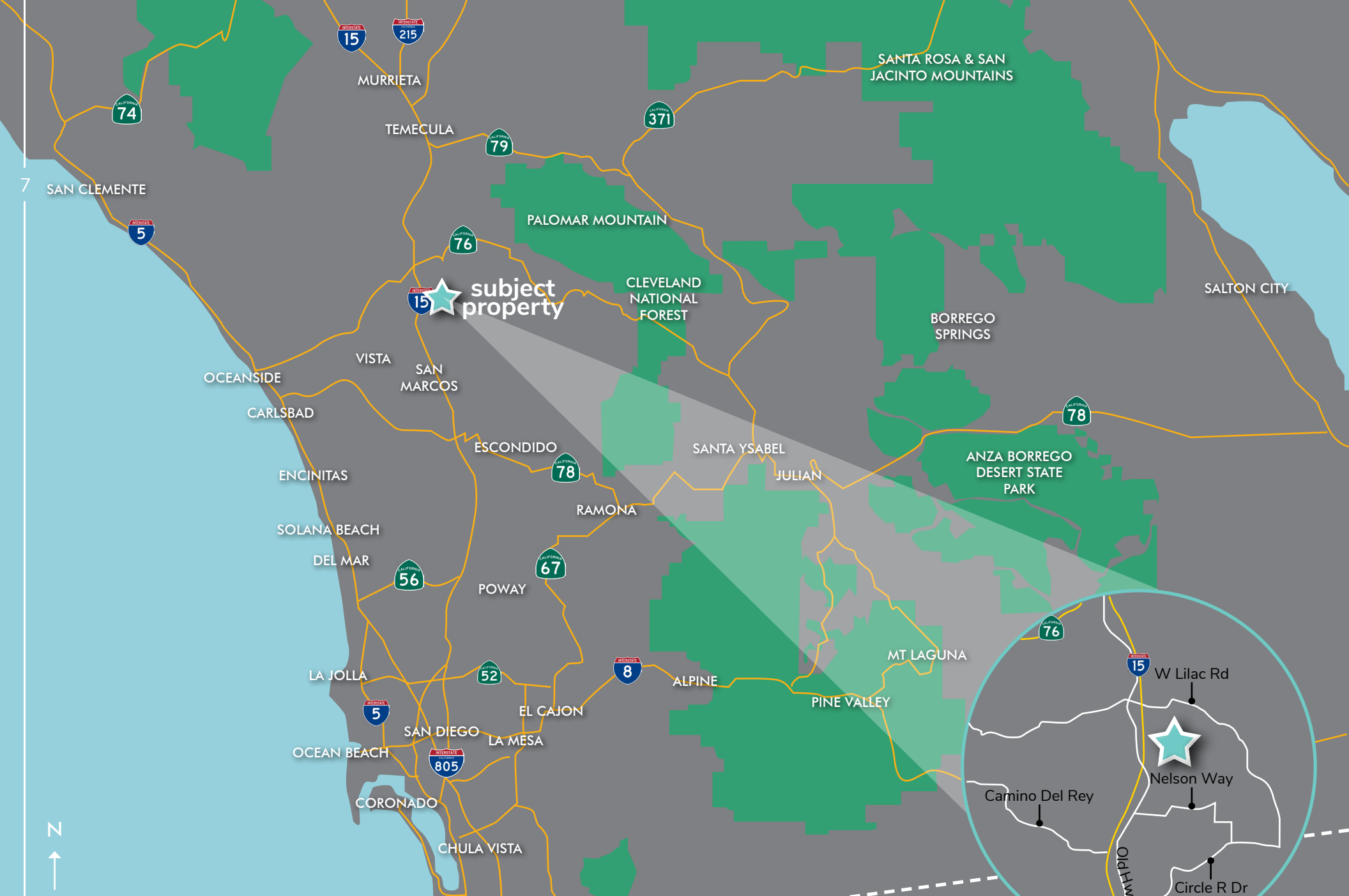
subject
property



property photos

6





location map

property information

8

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

APN	Acres	Water Meter Connection	Electric Meter	Improved Access to Site	Wells	Crop Type
128-290-07	39.73	N	N	N	2	Lemons
128-440-03	15.81	2"	Y	Y	1	Lemons
TOTALS	55.54	1 water meter			3	



valley center - pauma unified school district

10

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.

1 Lilac Elementary School

30109 Lilac Road
Valley Center, CA 92082

2 Valley Center Middle School

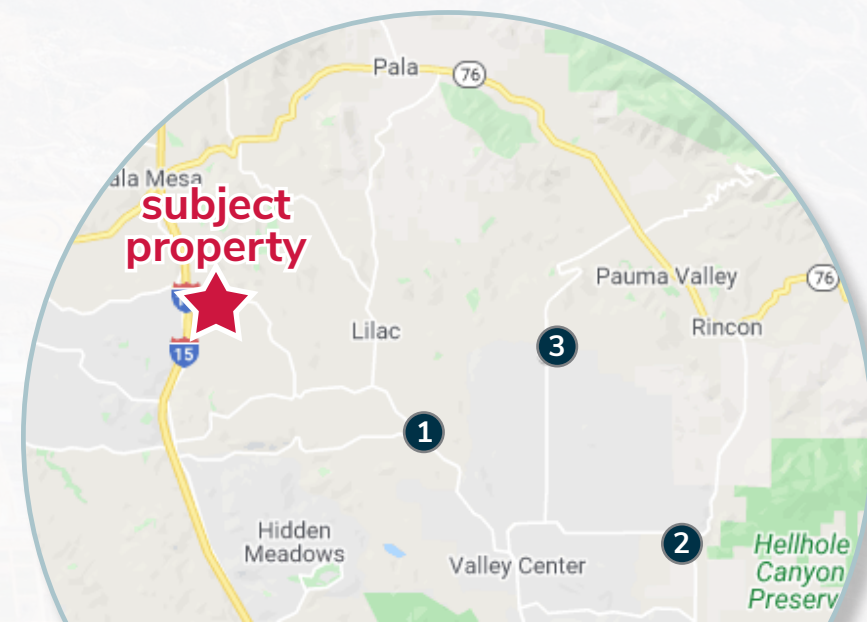
28102 North Lake Wohlford Road
Valley Center, CA 92082

3 Valley Center High School

31322 Cole Grade Road
Valley Center, CA 92082

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

1 mile



population

352



estimated households

135



average household income

\$120,837



median household income

\$86,547



total employees

90

3 miles



population

6,257



estimated households

2,303



average household income

\$125,791



median household income

\$89,862



total employees

594

5 miles



population

21,461



estimated households

8,132



average household income

\$130,391



median household income

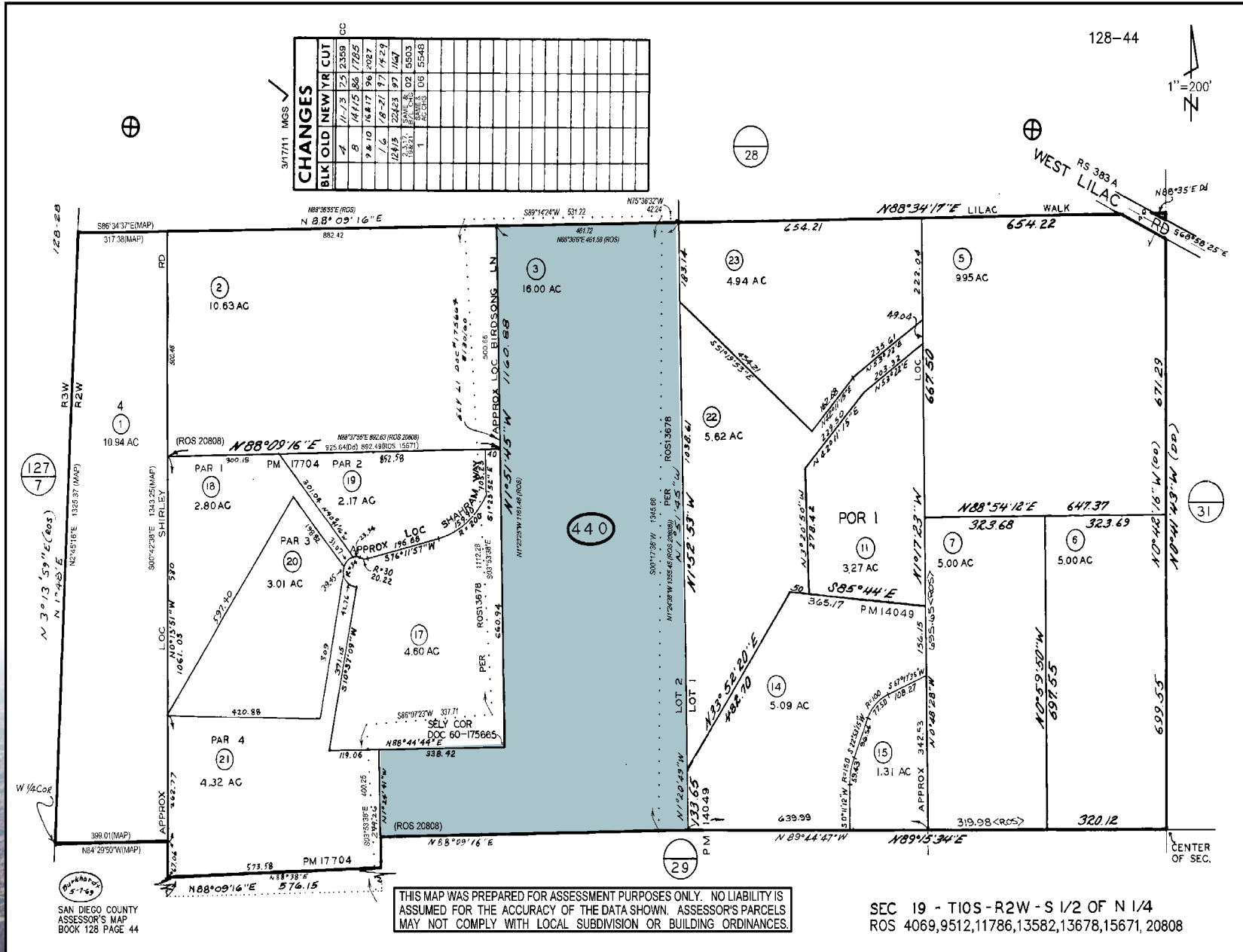
\$98,780



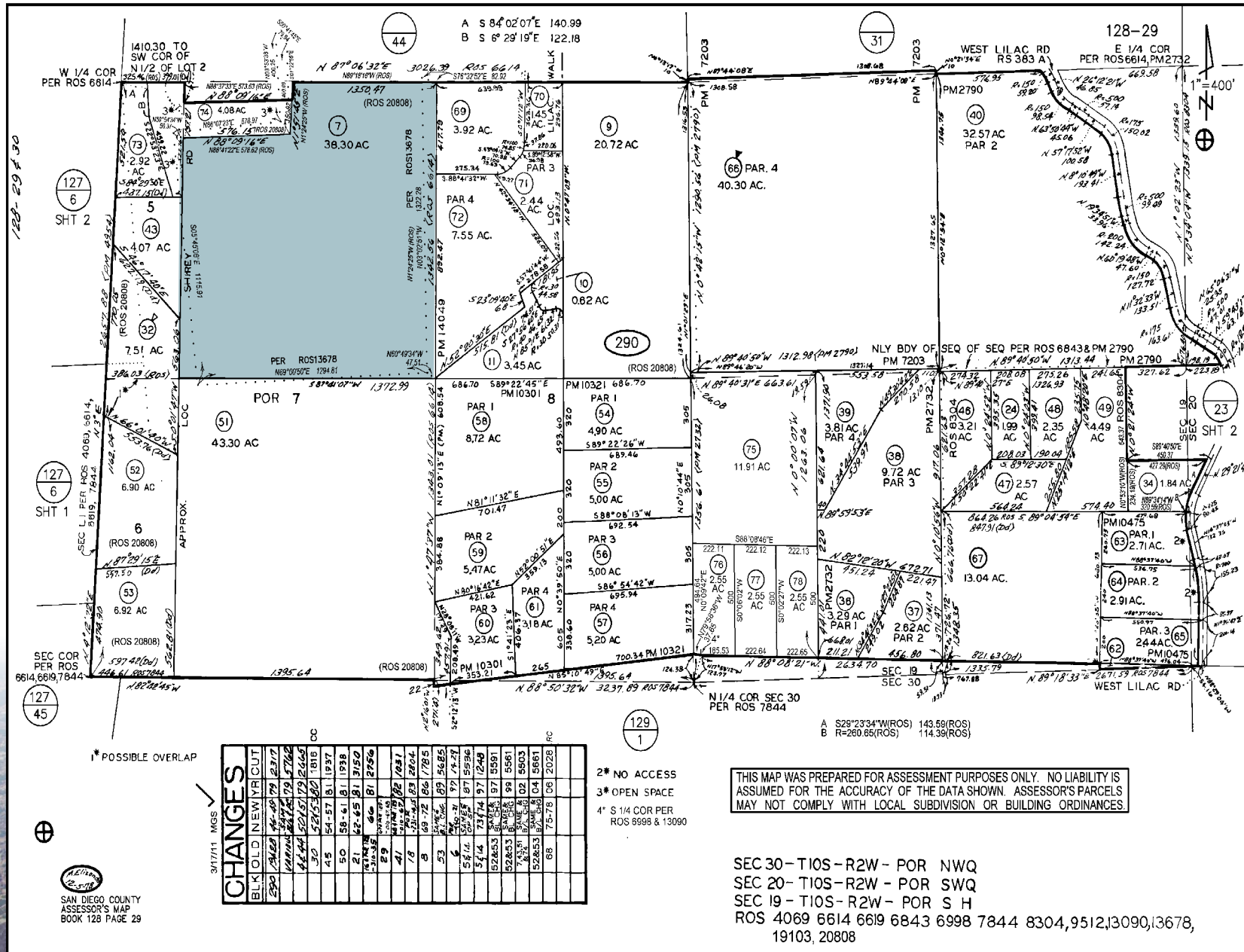
total employees

4,259

plat map



plat map



* POSSIBLE OVERLAP

3/17/11 MGS

CHANGES	BLK	OLD	NEW	TRICUT
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- 2* NO ACCESS
- 3* OPEN SPACE
- 4* S 1/4 COR PER ROS 6998 & 13090

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES

SEC 30 - T10S - R2W - POR NWQ
 SEC 20 - T10S - R2W - POR SWQ
 SEC 19 - T10S - R2W - POR S H
 ROS 4069 6614 6619 6843 6998 7844 8304,9512,13090,13678, 19103, 20808

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 128 PAGE 29

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