

# 10 Lot Subdivision with Income Producing Lemon & Avocado Groves

West Lilac Road & Covey Lane, Escondido, CA 92026

- o 10 Legal Buildable Parcels Ranging from 3.18-11.80 Acres
- o 55 total acres, consisting of 19 Acres of Organic Eureka Lemons and 10 Acres of Conventional Hass Avocados
- o (4) 1" Water Meters and (1) 3" Water Meter, which can be exchanged for (16) 3/4" Domestic Meters worth of capacity
- o Close Proximity to I-15 and Highway 76 Serving San Diego and Riverside Counties

**ASKING PRICE: \$1,350,000 (\$135,000 PER LOT)**



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3  
OCEANSIDE

CAMP  
PENDLETON

FALLBROOK

BONSALL

subject  
property



Covey Ln

W Lilac Rd





**subject  
property**

W Lilac Rd

Covey Ln

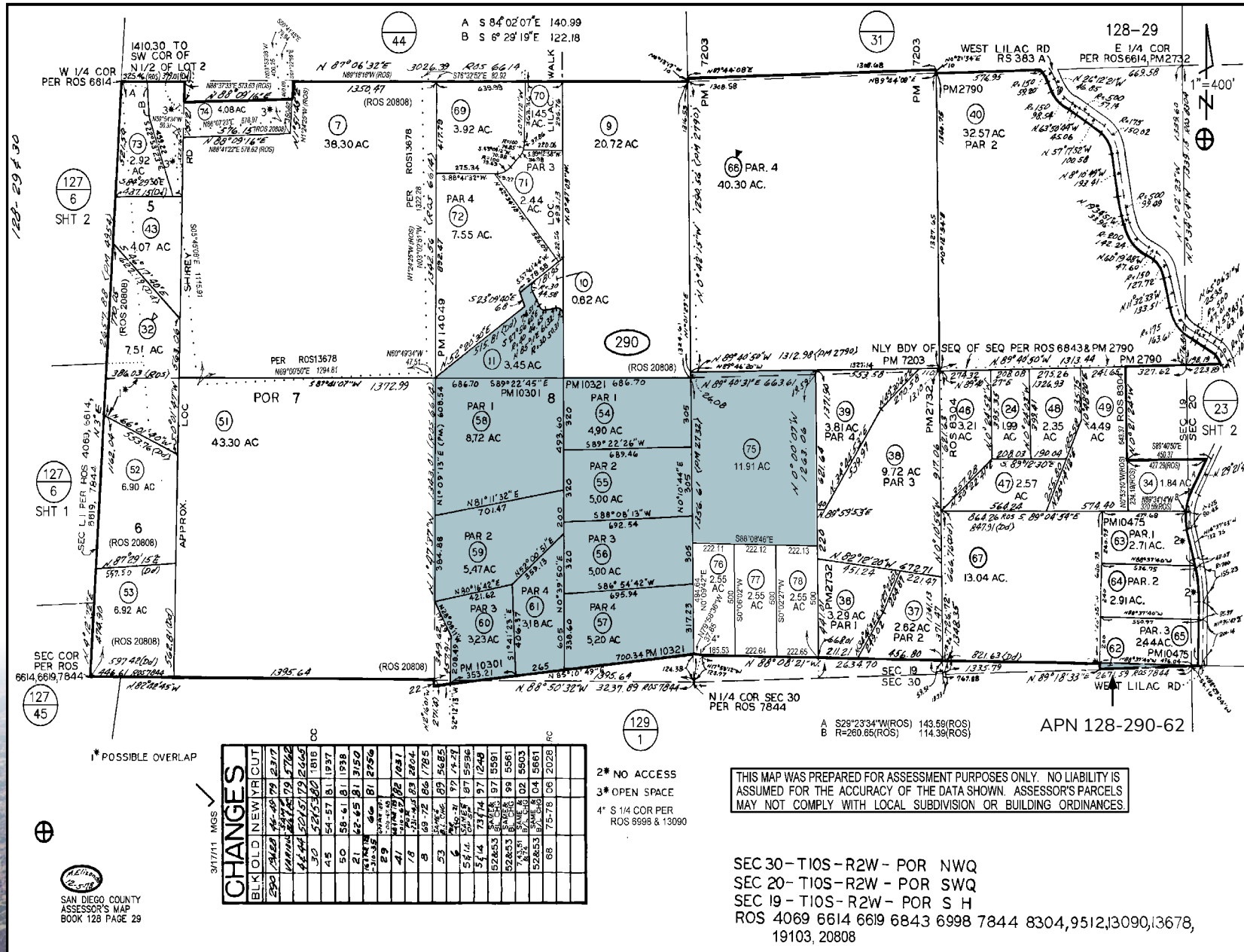
Rocking Horse Rd





**subject  
property**

# plat map



127  
6  
SHT 2

127  
6  
SHT 1

127  
45

129  
1

\* POSSIBLE OVERLAP

CHANGES	3/17/11 MGS
BLK OLD NEWYR CUT	
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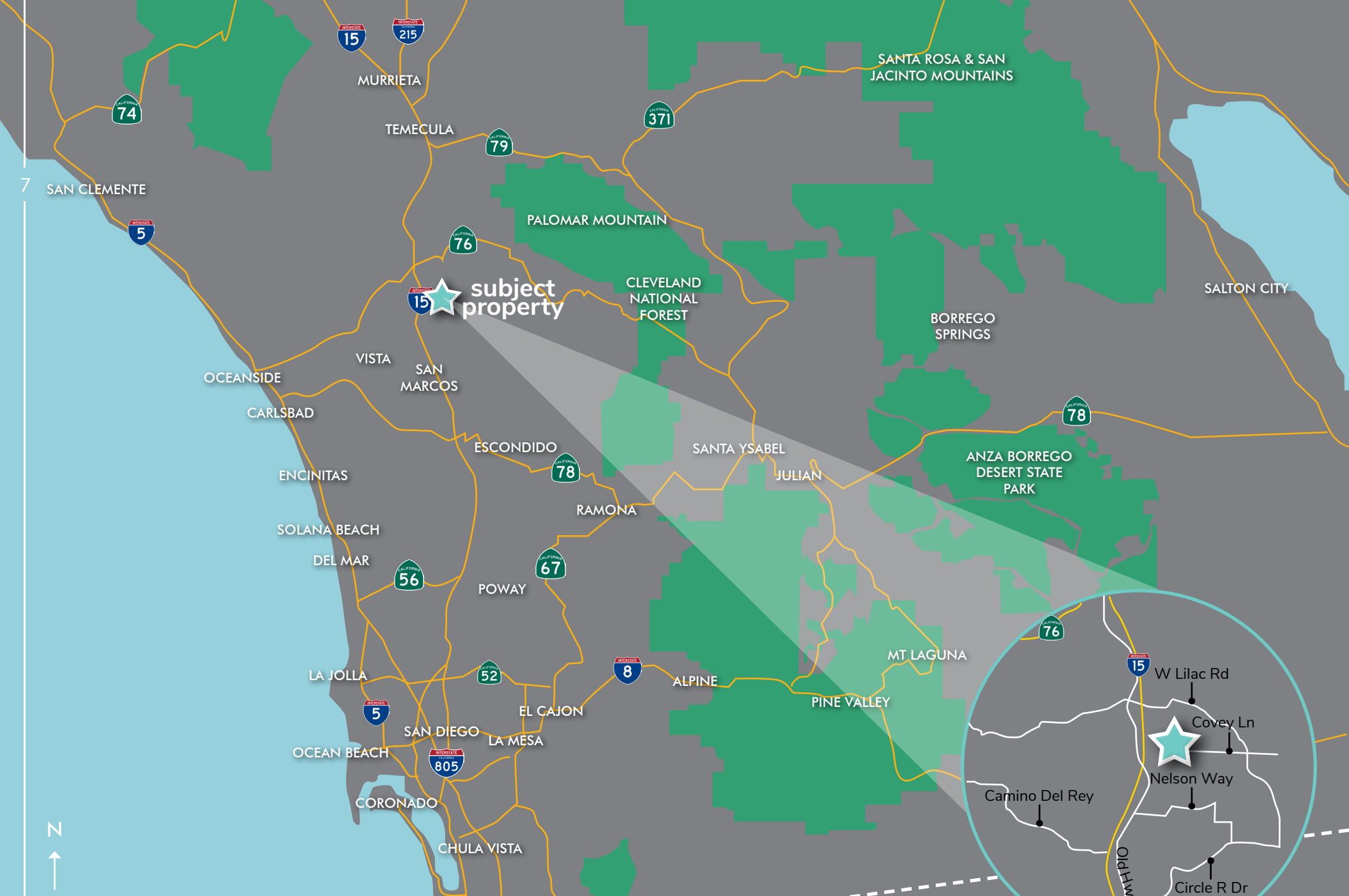
- 2\* NO ACCESS
- 3\* OPEN SPACE
- 4\* S 1/4 COR PER ROS 6599 & 13090

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

APN 128-290-62

SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BOOK 128 PAGE 29



location map

# property information

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## location:

The Ranch is located along the north side of Covey Lane, south of Lilac Road and on both sides of Lilac Place in Valley Center. The subject property is approximately 1 mile east of the I-15 and 3 miles south of Hwy 76.

## property profile:

The subject property is approximately 55.86 acres of land with 1,400 organic eureka lemon trees and 1,140 conventional avocado trees. The gentle contour of these properties 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.

## jurisdiction:

County of San Diego

## apns & acreage:

128-290-11	3.37
128-290-54	4.93
128-290-55	4.96
128-290-56	4.96
128-290-57	5.24
128-290-58	8.72
128-290-59	5.47
128-290-60	3.23
128-290-61	3.18
128-290-75	<u>11.80</u>
TOTAL=55.86	

\*All legal parcels

## planning area:

Valley Center

## zoning:

A70

[Click Here to View Zoning](#)

## general plan:

SR-4

[Click Here to View General Plan](#)

## topography:

Gently Rolling

## density:

SR-4 allows 1 unit per 4, 8 or 16 gross acres.

## school district:

Valley Center-Pauma 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.

## ASKING PRICE:

**\$1,350,000 (\$135,000 per lot)**

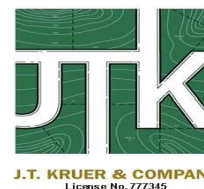


[CLICK HERE TO VIEW FULL BUDGET AND FEES](#)

## Lilac Place Conceptual Opinion of Cost Summary

J.T. Krueer & Company

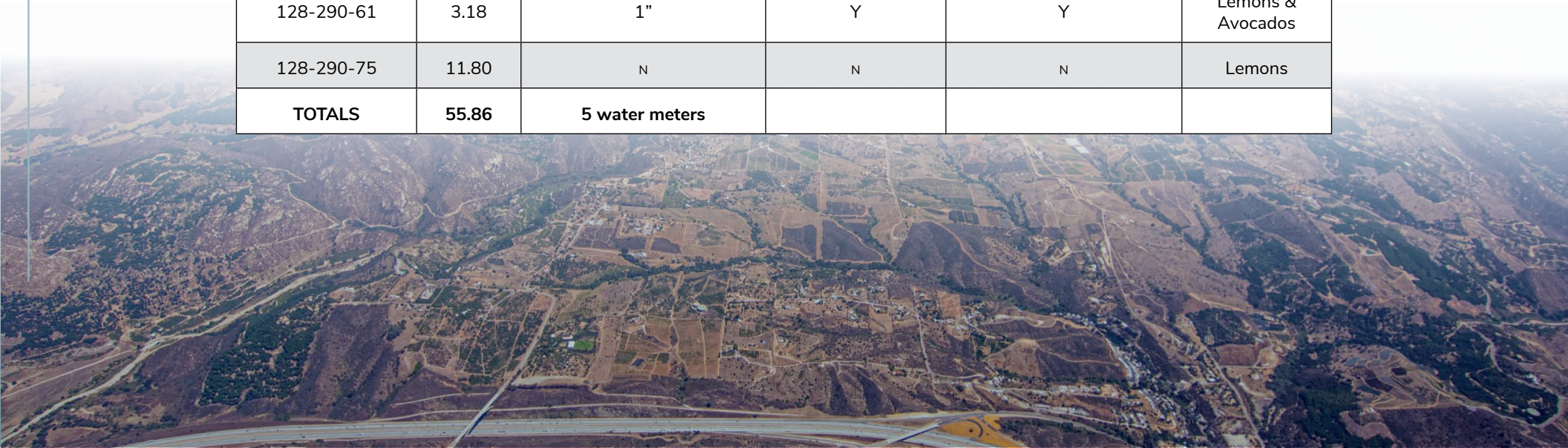
2/2/2021 JTK / SC



	Totals	Cost Per Dwelling Unit (10 )
<b>Earthwork</b>	<b>\$ 337,717.89</b>	<b>\$ 33,771.79</b>
<b>Erosion Control</b>	<b>\$ 71,181.64</b>	<b>\$ 7,118.16</b>
<b>Storm Drain</b>	<b>\$ 103,500.00</b>	<b>\$ 10,350.00</b>
<b>Water - Potable</b>	<b>\$ 183,030.00</b>	<b>\$ 18,303.00</b>
<b>Dry Utilities</b>	<b>\$ 379,050.00</b>	<b>\$ 37,905.00</b>
<b>Surface Improvements</b>	<b>\$ 348,593.16</b>	<b>\$ 34,859.32</b>
<b>Landscaping &amp; Amenities</b>	<b>\$ 469,376.30</b>	<b>\$ 46,937.63</b>
<b>Grading &amp; Improvements Hard Cost Total</b>		
<b>Hard Cost Total :</b>	<b>\$ 1,892,448.99</b>	<b>\$ 5,391.59</b>

# improvements

APN	Acres	Water Meter Connection	Electric Meter	Improved Access to Site	Crop Type
128-290-11	3.37	N	N	N	N/A
128-290-54	4.93	N	N	N	Avocados
128-290-55	4.96	N	N	N	Avocados
128-290-56	4.96	N	N	N	Avocados
128-290-57	5.24	3"	Y	Y	Avocados
128-290-58	8.72	1"	N	N	Lemons
128-290-59	5.47	1"	N	N	Lemons
128-290-60	3.23	1"	Y	Y	Lemons
128-290-61	3.18	1"	Y	Y	Lemons & Avocados
128-290-75	11.80	N	N	N	Lemons
<b>TOTALS</b>	<b>55.86</b>	<b>5 water meters</b>			



# lot comparables

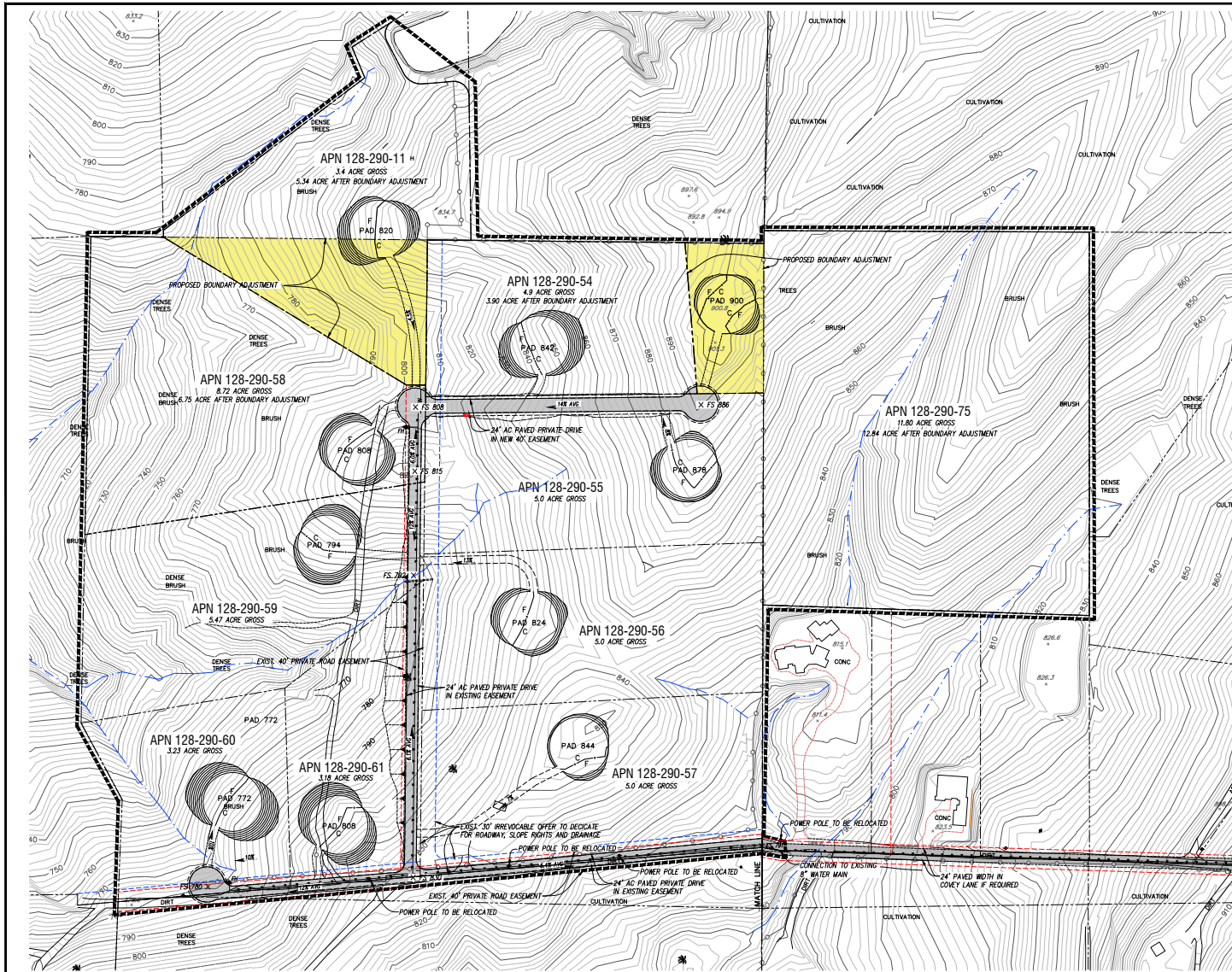
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<b>LAND SOLD PAST 18 MONTHS- VALLEY CENTER, BONSAI, ESCONDIDO- 4-10 ACRES</b>					
<b><u>Property Address</u></b>	<b><u>City</u></b>	<b><u>Acreege</u></b>	<b><u>Sale Price/Lot</u></b>	<b><u>Sale Date</u></b>	<b><u>Zoning</u></b>
0 Palos Verdes Dr Parcel A	Escondido	6.0	\$115,000.00	7/15/2020	A70
0 Palos Verdes Dr Parcel B	Escondido	8.7	\$115,000.00	7/15/2020	A70
9734 Kiwi Meadow Ln 2	Escondido	4.6	\$120,000.00	6/29/2020	A70
28628 Sandhurst Way	Escondido	4.1	\$135,000.00	2/19/2021	R-1
000 Lotus Pond Ln. 1	Escondido	8.7	\$161,000.00	6/22/2020	A70
10542 Couser Way	Valley Center	5.0	\$100,000.00	10/9/2020	A70
Mesa Verde Dr N/K	Valley Center	9.5	\$135,000.00	9/25/2020	A70
0 Kiavo Dr	Valley Center	10.0	\$187,500.00	12/13/2019	A70
11832 Keys Creek Rd	Valley Center	10.0	\$275,000.00	9/4/2019	A70
<b>AVERAGES</b>		<b>7.4</b>	<b>\$149,277.78</b>		
<b>ASKING PRICE PER LOT</b>			<b>\$135,000.00</b>		



# lot grading concept

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### LEGEND

- EXISTING PARCEL BOUNDARY
- EXISTING EASEMENT
- EXISTING IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC IMPROVEMENTS
- PROJECT BOUNDARY
- PROPOSED GRADED BUILDING PAD  PAD 878
- APPROXIMATE CUT/FILL LINE
- PROPOSED PRIVATE DRIVE (24' WIDE AC)
- APPROXIMATE AVERAGE STREET GRADE  SK
- PROPOSED DRIVEWAY (16' WIDE UNPAVED)
- PROPOSED 6" WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED BOUNDARY ADJUSTMENT

### NOTES

- A. ALL PADS AS SHOWN ARE APPROXIMATELY 10,000 SQ. FT.
- B. ASSUMES THAT ALL PROPOSED NEW ROADS ARE PRIVATE DRIVES MEETING MINIMUM WIDTH OF 24 FEET PER FIRE AUTHORITY REQUIREMENTS. CUL-DE-SACS ARE 30' WIDE.
- C. COVEY LANE EAST OF PROJECT AREA VARIES FROM APPROXIMATELY 14' TO 26 FEET WIDE. ROUGHLY 2,100 LINEAR FEET OF THE EXISTING ROAD IS LESS THAN 24' WIDE.
- D. STATUS OF ON-SITE WASTEWATER DISPOSAL SYSTEM REQUIREMENTS HAS NOT BEEN DETERMINED AT THIS TIME.

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**PRELIMINARY LOT GRADING CONCEPT**  
 Lilaic Place/Covey Lane Parcels  
 Valley Center, California

DATE:	12/22/2023
DRAWING DATE:	12/22/2023
PROJECT NO.:	21-00974
CLIENT:	Ranch Capital, LLC
DRAWN BY:	LIST
CHECKED BY:	LIST
SHEET NUMBER:	<b>PGP.01</b>

TAYLOR GROUP, INC.

## valley center - pauma unified school district

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.

Source: <https://vcpusd-ca.schoolloop.com/>

### 1 Lilac Elementary School

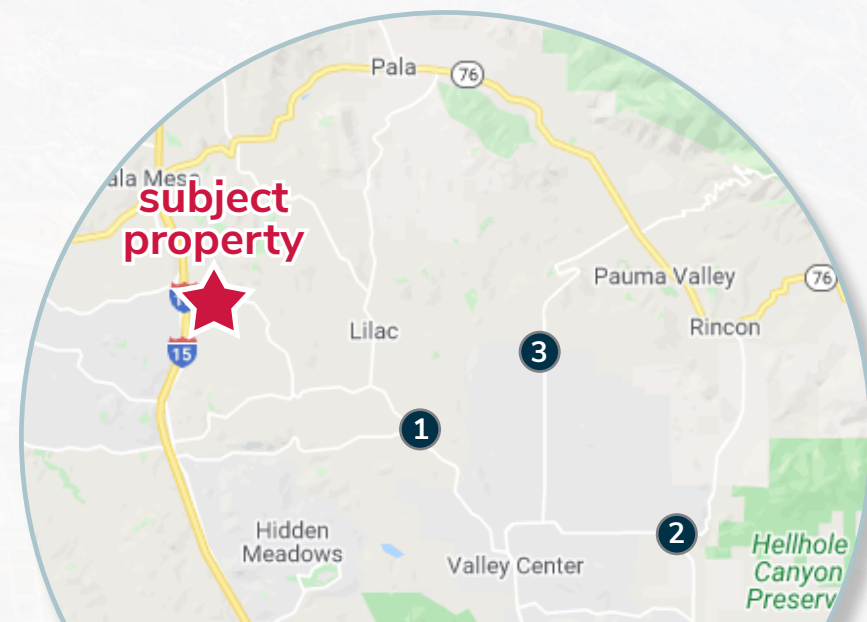
30109 Lilac Road  
Valley Center, CA 92082

### 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



# 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

**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

15 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.



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