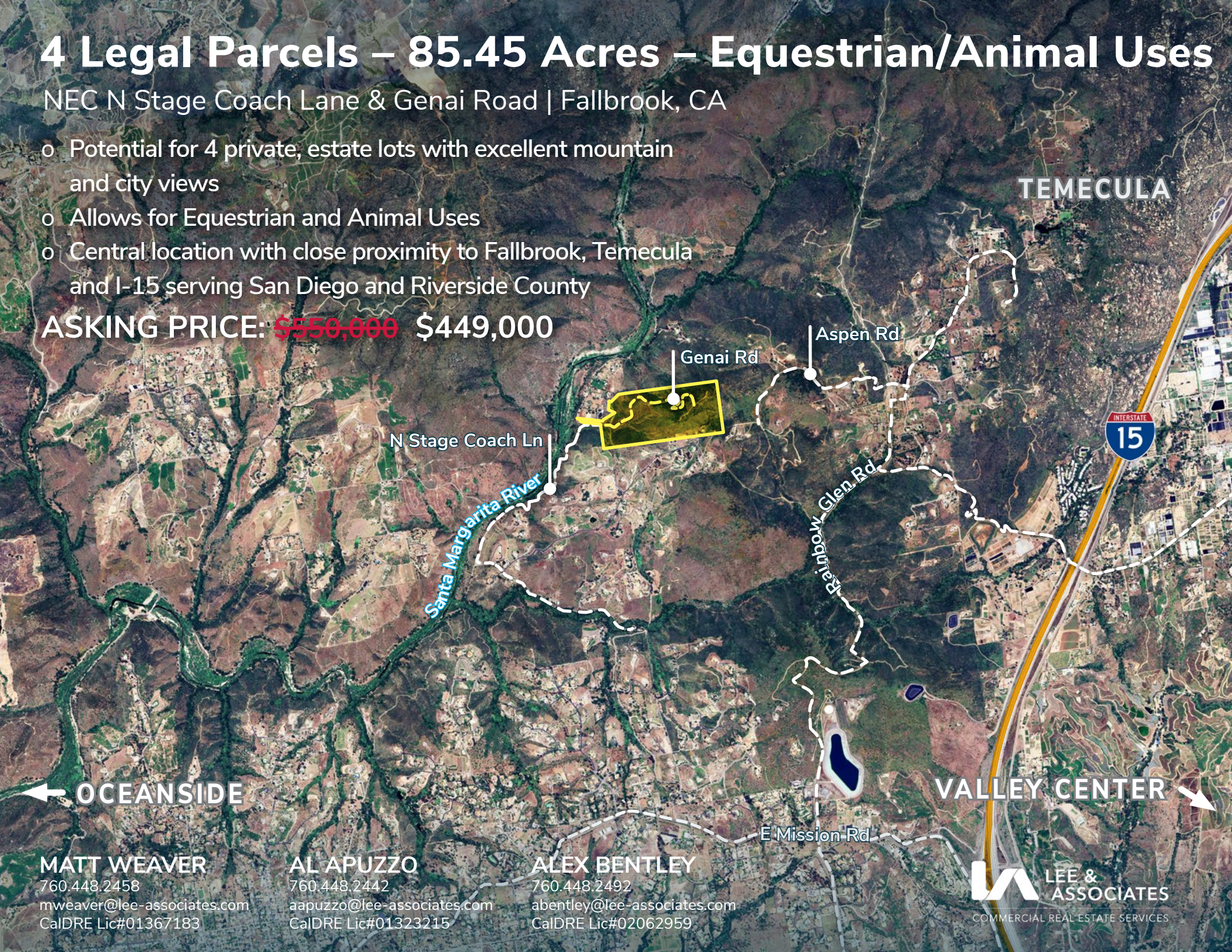


4 Legal Parcels – 85.45 Acres – Equestrian/Animal Uses

NEC N Stage Coach Lane & Genai Road | Fallbrook, CA

- o Potential for 4 private, estate lots with excellent mountain and city views
- o Allows for Equestrian and Animal Uses
- o Central location with close proximity to Fallbrook, Temecula and I-15 serving San Diego and Riverside County

ASKING PRICE: ~~\$550,000~~ \$449,000



TEMECULA

Aspen Rd

Genai Rd

N Stage Coach Ln

Santa Margarita River

Rainbow Glen Rd

INTERSTATE
15

← OCEANSIDE

VALLEY CENTER →

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CalDRE Lic#02062959



**LEE &
ASSOCIATES**

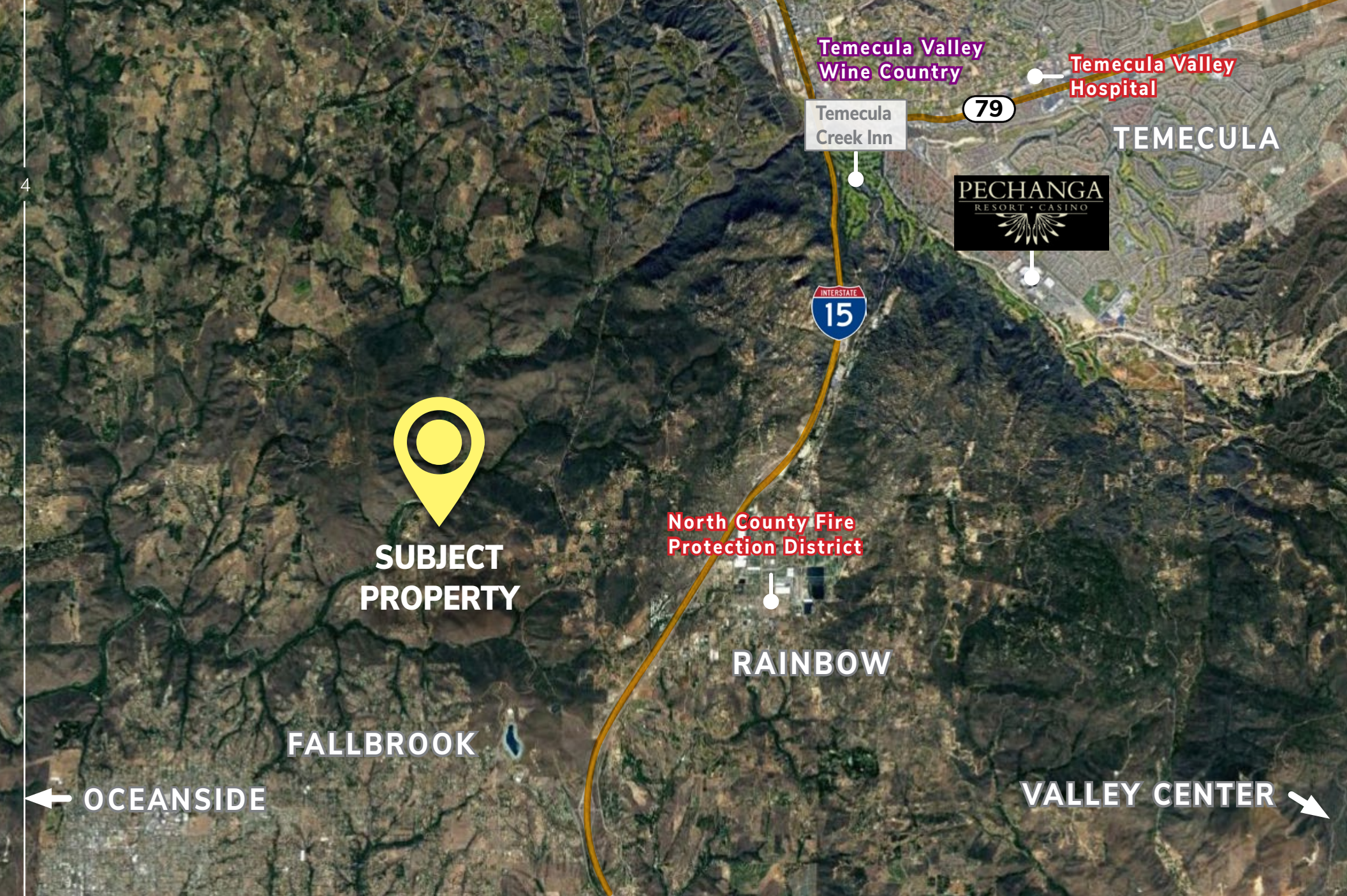
COMMERCIAL REAL ESTATE SERVICES

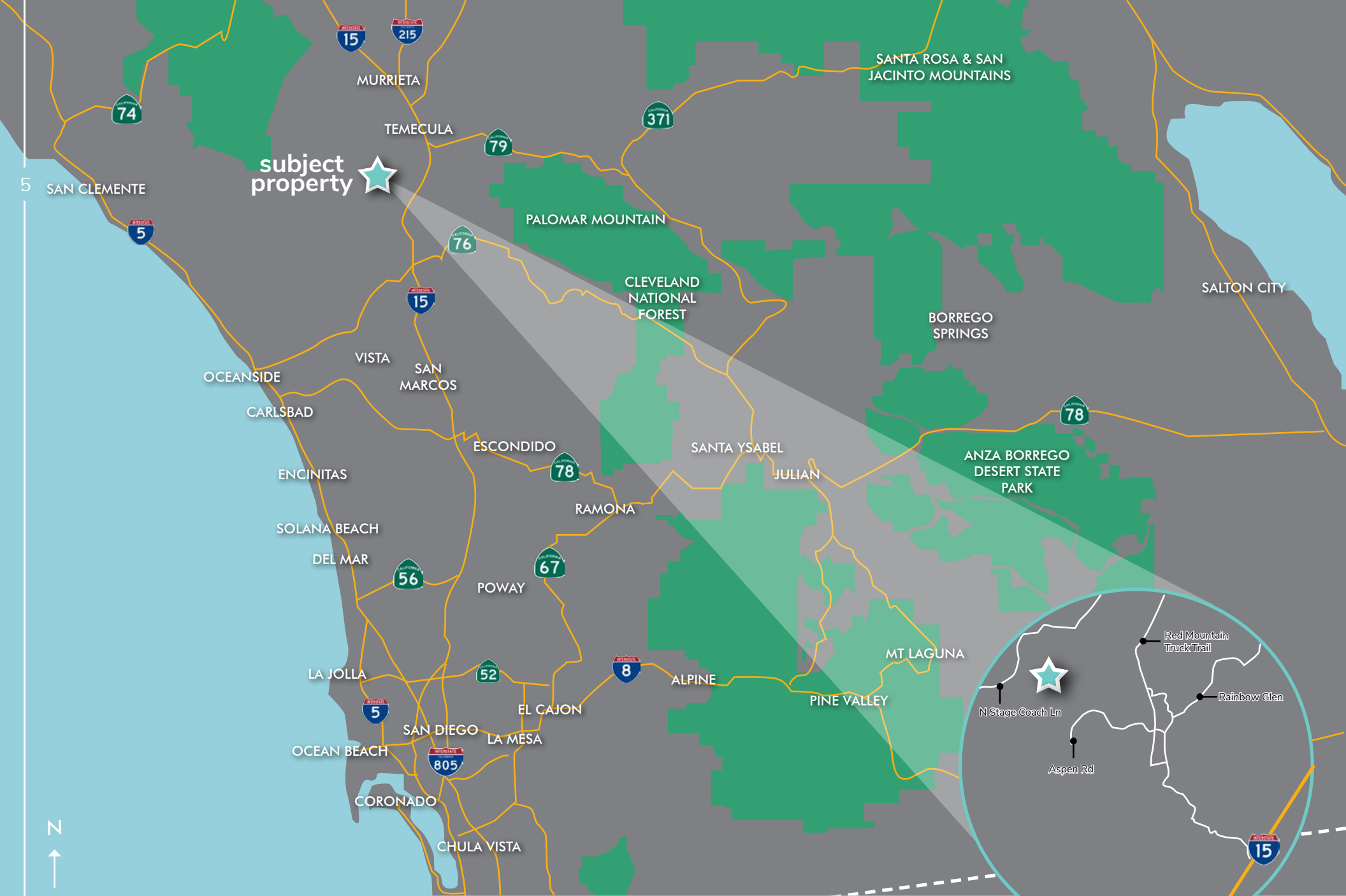
contents

4	aerials	9	parcel maps
6	location map	13	plat map
7	property information	14	education
8	document links	15	demographics









location map

property information

6

location:

The subject property is located on the NEC of N Stage Coach Lane & Genai Road in Fallbrook, California. It is within close proximity to I-15 providing access to Riverside and San Diego County.

property profile:

The subject property consists of four legal parcels totaling approximately 85.45 acres. Zoning allows for large estate homes on each parcel. Due to the improvement requirements described in the Covenant of Improvement Requirements, the four parcels should be purchased together. The location of the subject property allows for privacy and excellent views of the surrounding mountains and towns while also offering residents easy access to major roads and freeways.

jurisdiction:

County of San Diego

planning area:

Fallbrook

equestrian/animal uses:

- Boarding of and riding lessons for up to 3 horses not owned by the property owner
- 10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification
- 10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit
- More than 100 horses and more than 10 acres of usable area + by MUP
- Horse keeping (other than Animal Sales and Services: Horse Stable)

[Click to view equestrian/animal uses](#)

apn & acreage:

102-520-49-00	17.49 acres
102-520-50-00	8.64 acres
102-520-51-00	8.40 acres
102-520-52-00	<u>50.92 acres</u>
TOTAL	85.45 acres

zoning:

A70

[Click to view zoning](#)

general plan:

RL-20 & RL-40

[Click to view general plan](#)

density:

Semi-Rural

minimum lot size:

4.0 Acres

maximum height:

35' or 2 stories

topography:

Gently Rolling

school district:

Fallbrook Union School District

services:

- Water-Fallbrook Public Utility District – existing water line in Stage Coach Ln
- Sewer- Septic
- Gas/Electric- SDG&E
- Fire- North County Fire Protection District
- Police- SD County Sheriff's Department

COVENANT OF IMPROVEMENT REQUIREMENTS

DEH APN FILE TARGET SHEET

FINALE NOTICE OF APPROVAL - TPM 20297

NHD REPORT

PM 18817

PRIVATE ROAD MAINTENANCE

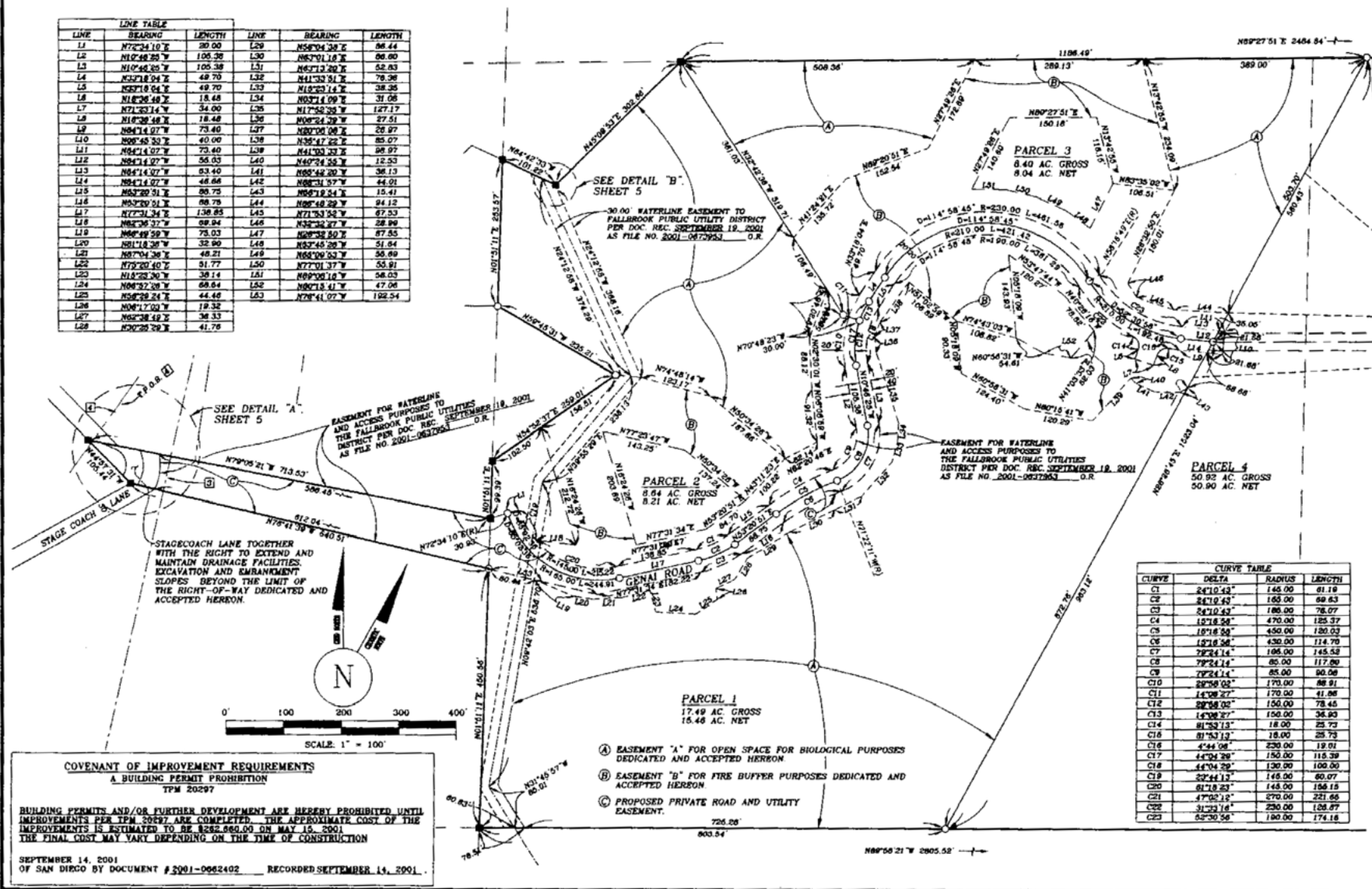
SAN DIEGO COUNTY REPORT



PARCEL MAP NO. 18817

SHEET 3 OF 6 SHEETS

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N77°34'10"E	20.00	L29	N56°04'32"E	66.44
L2	N10°48'25"W	105.38	L30	N6°30'18"E	66.60
L3	N10°48'25"W	105.38	L31	N6°31'20"E	52.83
L4	N52°18'04"E	49.70	L32	N41°33'51"E	78.36
L5	N52°18'04"E	49.70	L33	N18°23'14"E	38.35
L6	N18°23'14"E	18.48	L34	N52°14'09"E	37.08
L7	N18°23'14"E	34.00	L35	N17°55'28"E	127.17
L8	N18°23'14"E	18.48	L36	N50°34'29"E	27.51
L9	N54°14'07"E	73.40	L37	N20°00'00"E	28.97
L10	N50°48'53"E	40.00	L38	N35°17'22"E	85.07
L11	N54°14'07"E	73.40	L39	N41°33'51"E	66.97
L12	N54°14'07"E	55.03	L40	N40°34'55"E	12.53
L13	N54°14'07"E	53.40	L41	N55°44'20"E	36.13
L14	N54°14'07"E	46.66	L42	N58°11'57"E	44.01
L15	N53°20'51"E	88.75	L43	N58°18'54"E	15.41
L16	N53°20'51"E	88.75	L44	N58°48'28"E	84.12
L17	N77°34'10"E	138.85	L45	N71°33'52"E	87.53
L18	N58°36'37"E	89.94	L46	N32°32'27"E	28.89
L19	N58°48'28"E	75.03	L47	N55°38'50"E	87.55
L20	N58°18'28"E	32.90	L48	N52°46'28"E	51.54
L21	N57°04'36"E	49.21	L49	N55°00'53"E	50.89
L22	N72°20'40"E	51.77	L50	N77°01'37"E	55.91
L23	N18°23'14"E	38.14	L51	N59°06'18"E	56.03
L24	N58°32'28"E	68.64	L52	N58°13'41"E	47.06
L25	N58°32'28"E	44.45	L53	N72°41'07"E	192.54
L26	N58°11'03"E	19.32			
L27	N52°38'42"E	36.33			
L28	N50°28'28"E	41.78			



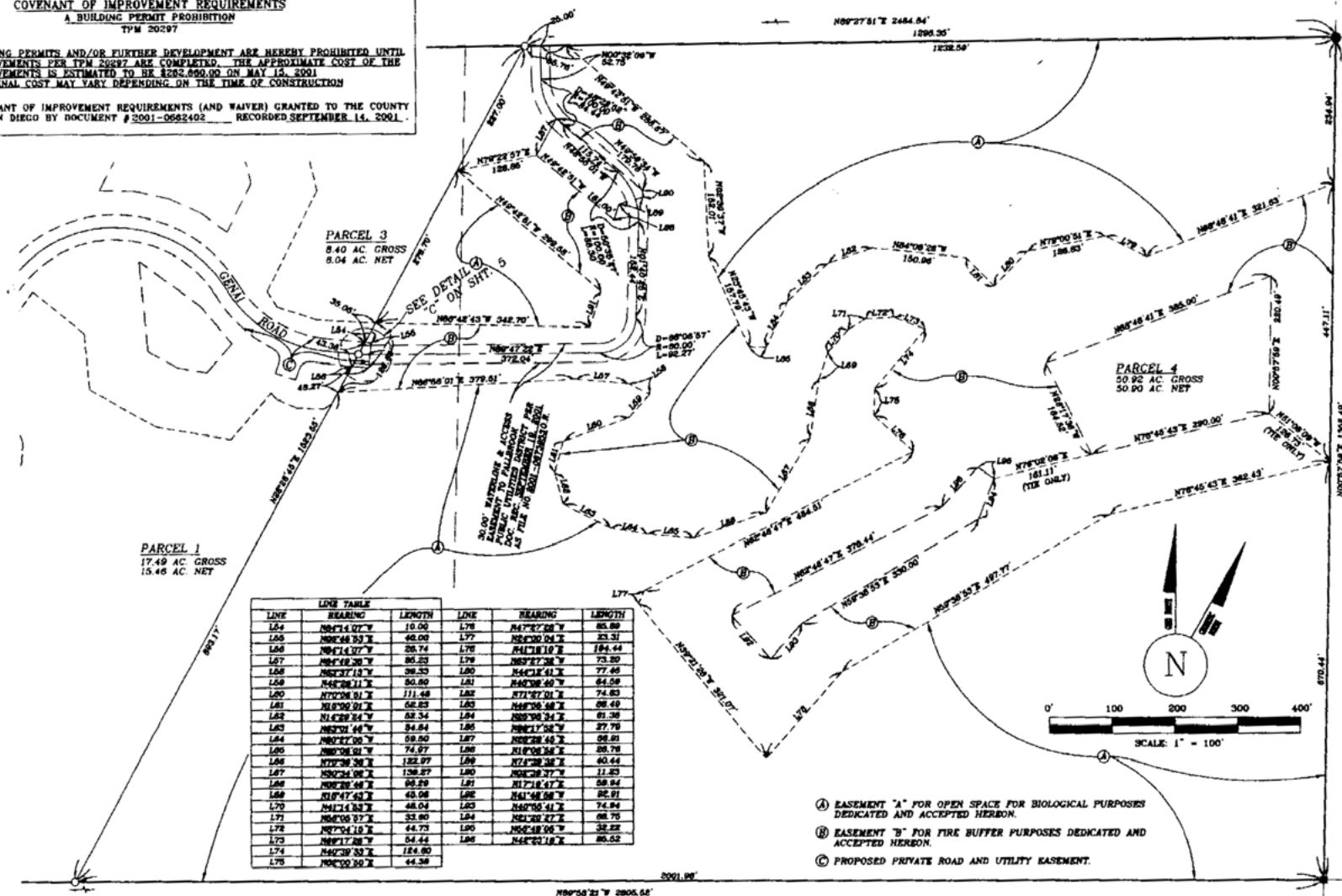
PARCEL MAP NO. 18817

SHEET 4 OF 6 SHEETS

COVENANT OF IMPROVEMENT REQUIREMENTS A BUILDING PERMIT PROHIBITION TPM 20297

BUILDING PERMITS AND/OR FURTHER DEVELOPMENT ARE HEREBY PROHIBITED UNTIL IMPROVEMENTS PER TPM 20297 ARE COMPLETED. THE APPROXIMATE COST OF THE IMPROVEMENTS IS ESTIMATED TO BE \$262,890.00 ON MAY 15, 2001. THE FINAL COST MAY VARY DEPENDING ON THE TIME OF CONSTRUCTION.

COVENANT OF IMPROVEMENT REQUIREMENTS (AND WAIVER) GRANTED TO THE COUNTY OF SAN DIEGO BY DOCUMENT # 2001-0562492 RECORDED SEPTEMBER 14, 2001.



PARCEL MAP NO. 18817

SHEET 5 OF 6 SHEETS

30' WIDE PUBLIC HIGHWAY EASEMENT
DEDICATED AND ACCEPTED ON MAP 14923

EASEMENTS:

- (1) THE EASEMENT FOR STOCK, FOOT PASSENGERS, VEHICLES AND OTHER CONVEYANCES RESERVED PER DOCUMENT RECORDED NOVEMBER 17, 1908 IN BOOK 443, PAGE 298 OF DEEDS HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED DEED.
- (2) EASEMENT TO SUGAR PER DOCUMENT RECORDED DECEMBER 23, 1948 IN BOOK 3050, PAGE 193, O.R.
- (3) EASEMENT TO SUGAR PER DOCUMENT RECORDED DECEMBER 23, 1948 IN BOOK 3050, PAGE 345, O.R. (NOTE: EASEMENT HAS BEEN ADJUSTED PER FIELD LOCATION OF OVERHEAD LINES)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	100°07'00"	30.00	53.47
C19	80°08'18"	90.00	62.96
C20	30°42'18"	90.00	62.37

LINE TABLE	
LINE	LENGTH
L27	N86°56'27" W 31.18

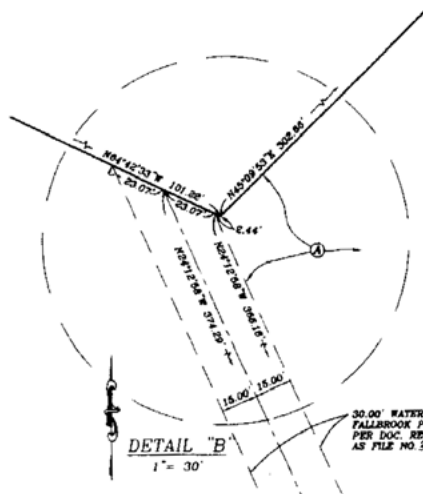
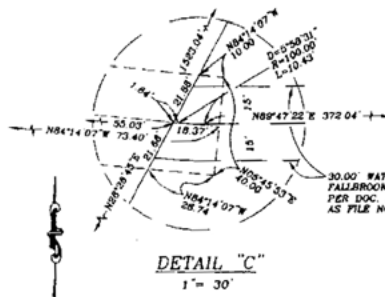
STAGECOACH LANE TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMIT OF THE RIGHT-OF-WAY DEDICATED AND ACCEPTED HEREON.

STAGE COACH LANE

DETAIL "A"
1" = 50'

(C) PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.

(D) STAGECOACH LANE, TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN SLOPES AND DRAINAGE IMPROVEMENTS BEYOND THE RIGHT-OF-WAY DEDICATED AND ACCEPTED HEREON.


30.00' WATERLINE EASEMENT TO
FALLBROOK PUBLIC UTILITY DISTRICT
PER DOC. REC. SEPTEMBER 19, 2001
AS FILE NO. 2001-087493 O.R.

30.00' WATER & ACCESS EASEMENT TO
FALLBROOK PUBLIC UTILITIES DISTRICT
PER DOC. REC. SEPTEMBER 19, 2001
AS FILE NO. 2001-087493 O.R.

PARCEL MAP NO. 18817

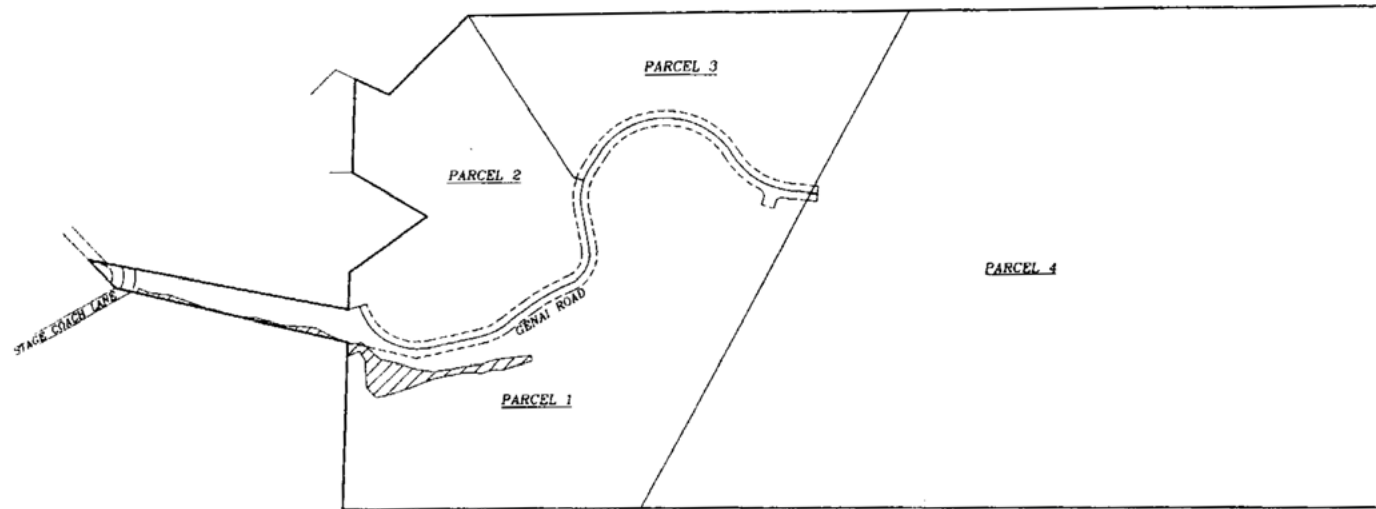
NON-TITLE SHEET


SHEET 6 OF 6 SHEETS

NOTE A:
INFORMATION SHOWN HEREON IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

NOTE B:
INFORMATION SHOWN HEREON IS COMPILED FROM PUBLIC RECORDS OR REPORTS AND ITS INCLUSION IN THIS MAP DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP.

NOTE C:
A FUEL BREAK SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE NORTH COUNTY FIRE PROTECTION DISTRICT.



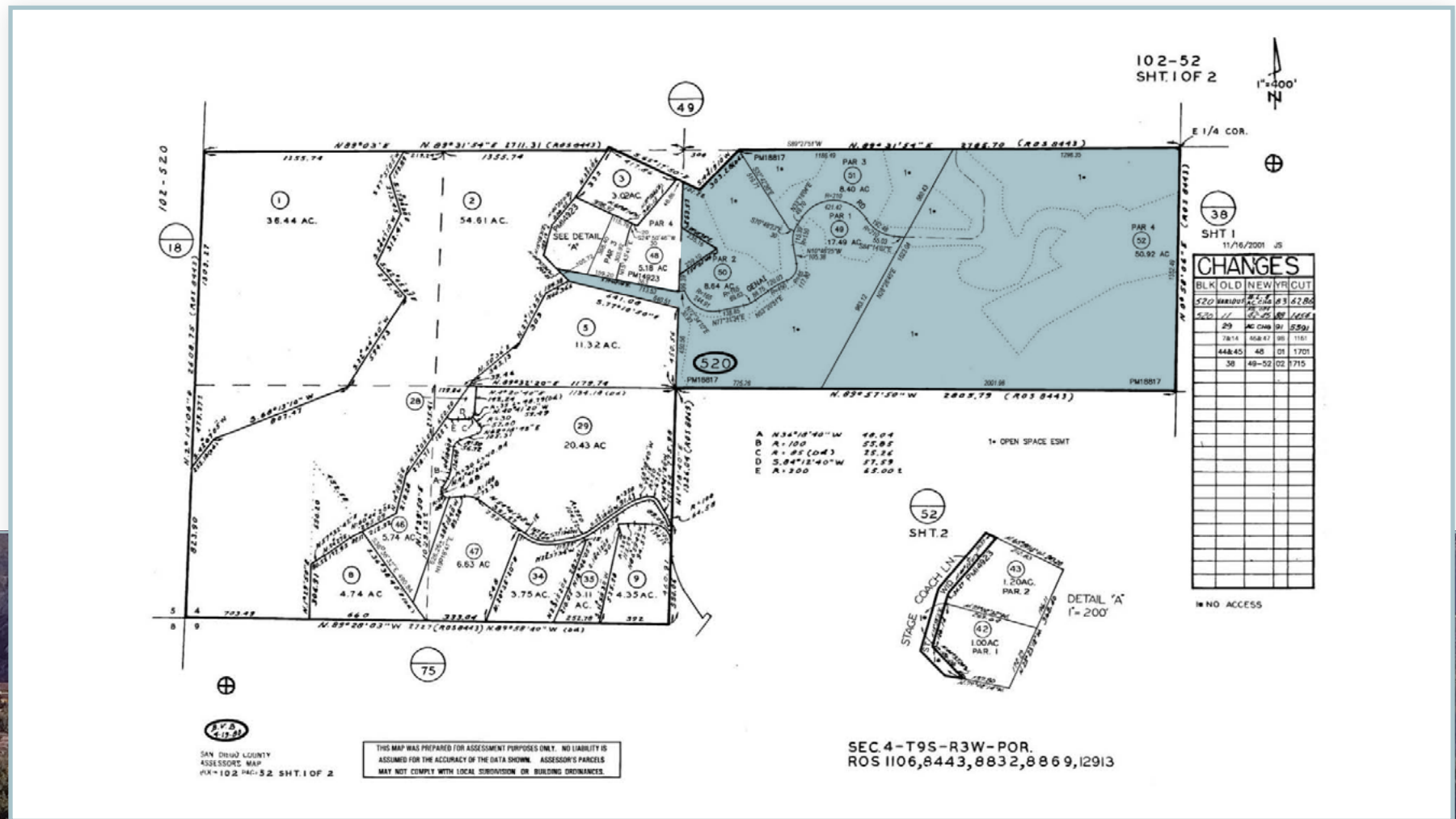
 AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD

0' 200' 400' 600' 800'
SCALE: 1" = 200'



plat map

12



fallbrook union elementary school

FUESD students are empowered to take ownership of their academic achievements and are encouraged to develop a curiosity that will lead them to a lifetime of learning. Our district works diligently with the San Diego County Office of Education and the State of California to ensure students are being educated with the latest learning resource and tactics and that the student population is evaluated to ensure the quality of education they deserve.

fallbrook union high school

The Fallbrook Union High School District, in partnership with the parents and community, offers all students educational opportunities that enable them to function effectively as citizens, lifelong learners, consumers, and workers in a global society.

1 William H Frazier Elementary School

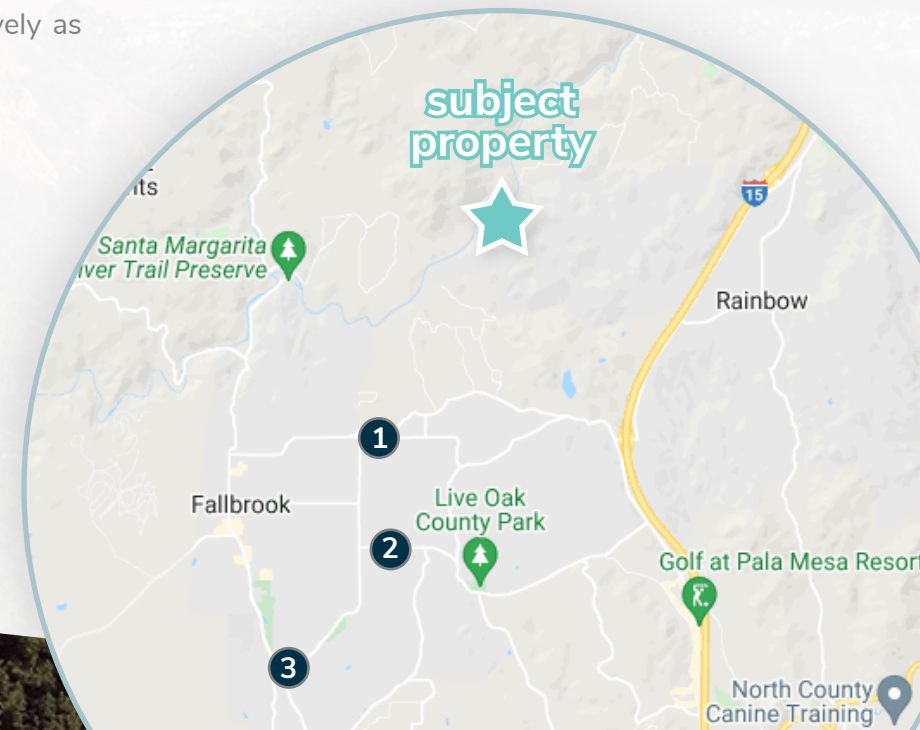
1835 Gum Tree Ln
Fallbrook, CA 92028

2 James Potter Junior High School

1743 Reche Rd
Fallbrook, CA 92028

3 Fallbrook High School

2400 S Stage Coach Ln
Fallbrook, CA 92028



2021 demographics

1 mile



population

201



estimated households

81



average household income

\$144,127



median household income

\$81,958



total employees

25

3 miles



population

5,143



estimated households

1,934



average household income

\$114,622



median household income

\$88,864



total employees

1,525

5 miles



population

32,617



estimated households

10,991



average household income

\$100,595



median household income

\$75,873



total employees

8,562

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

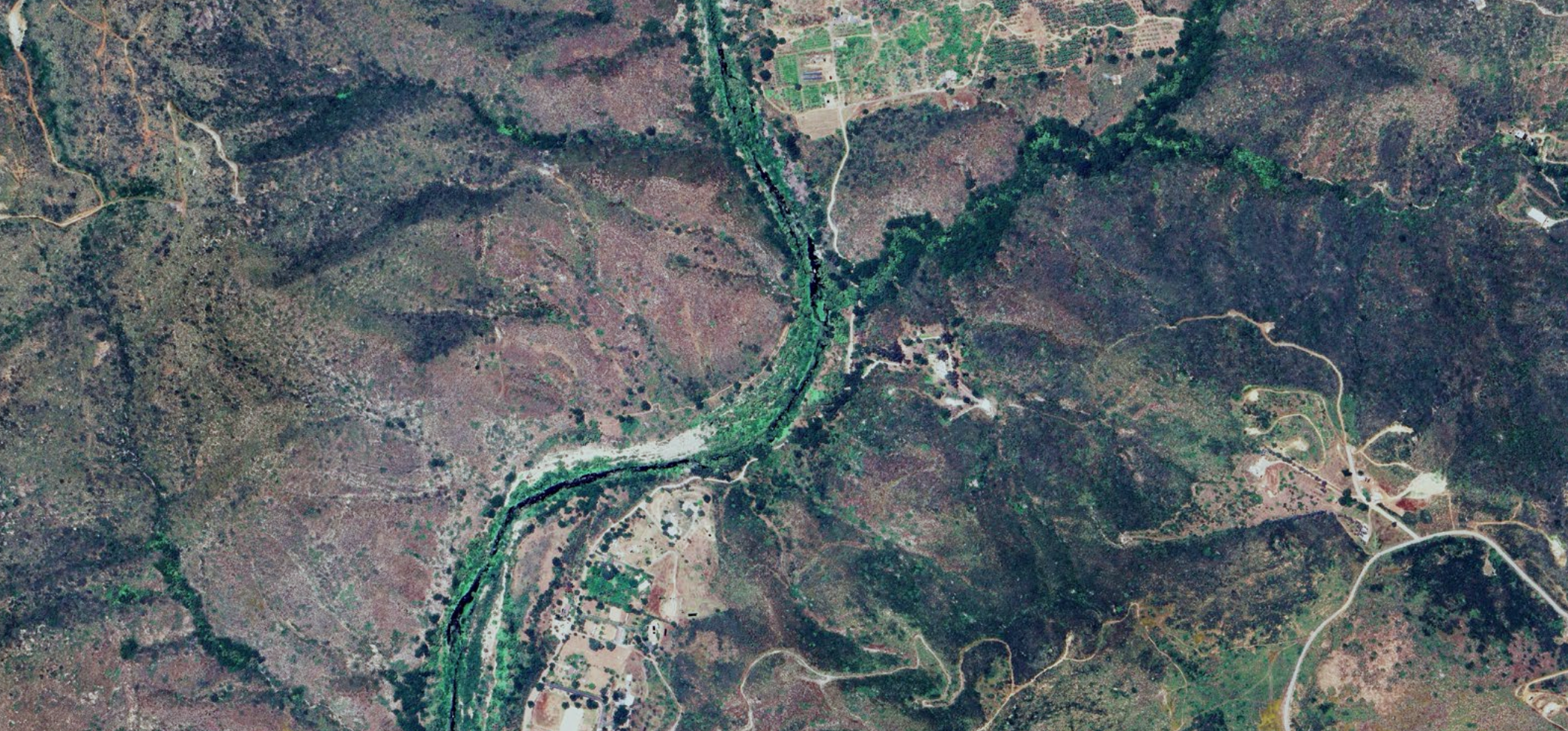
The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, 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.





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