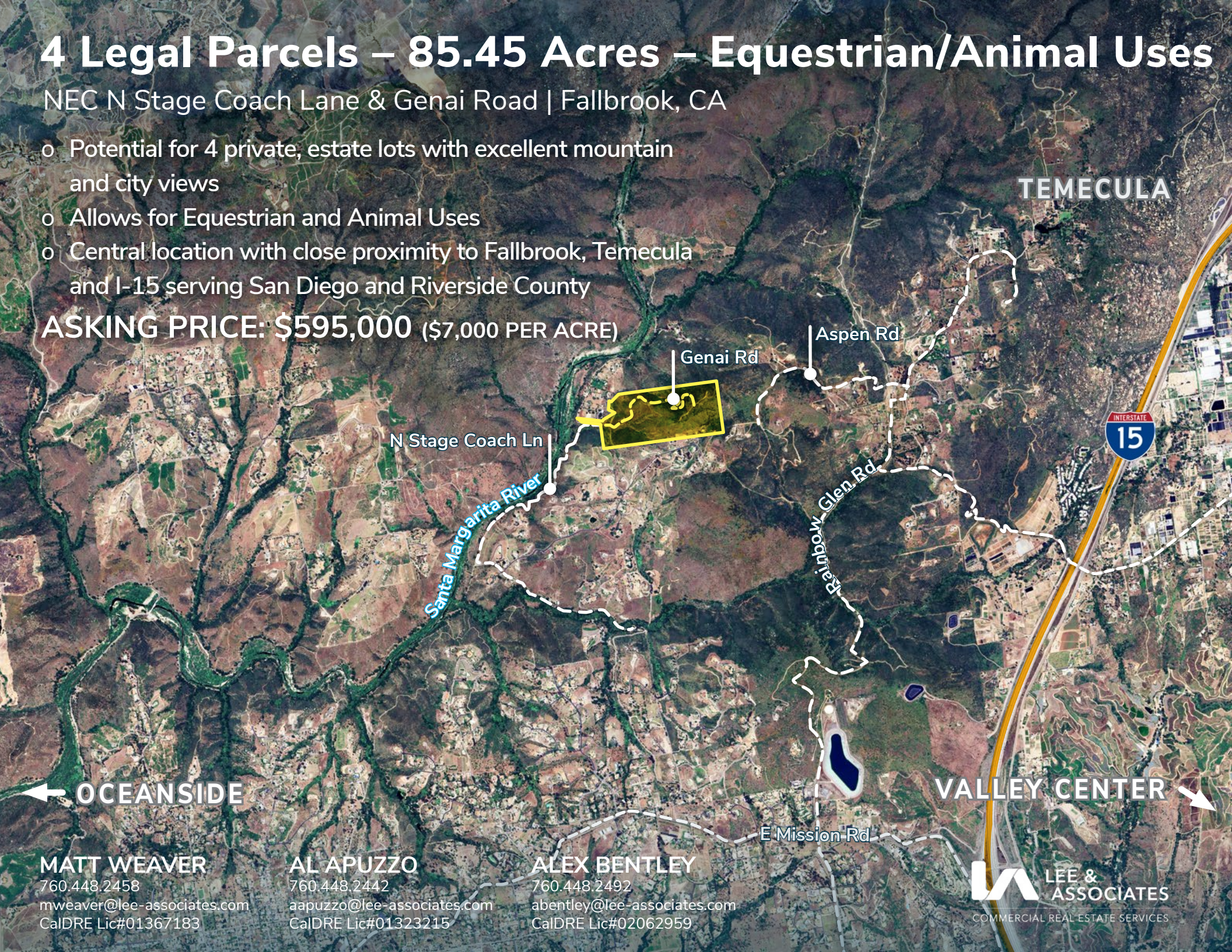


4 Legal Parcels – 85.45 Acres – Equestrian/Animal Uses

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: \$595,000 (\$7,000 PER ACRE)



TEMECULA



← OCEANSIDE

VALLEY CENTER →

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AL APUZZO
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Temecula Valley Wine Country

Temecula Valley Hospital

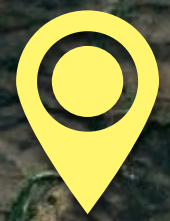
Temecula Creek Inn

79

TEMECULA



INTERSTATE 15



SUBJECT PROPERTY

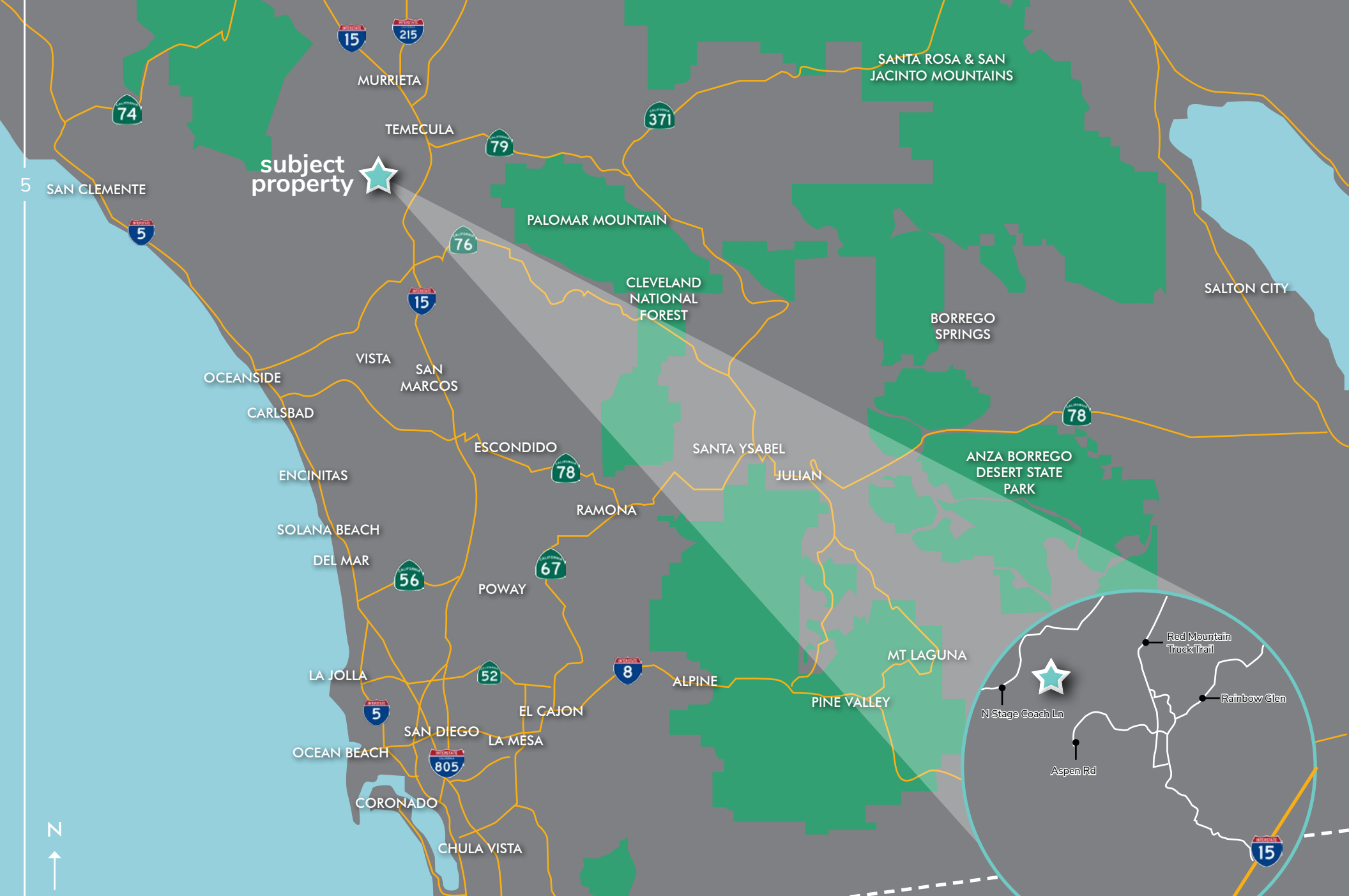
North County Fire Protection District

RAINBOW

FALLBROOK

OCEANSIDE

VALLEY CENTER



location map

property information

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

document links

7

COVENANT OF IMPROVEMENT REQUIREMENTS

DEH APN FILE TARGET SHEET

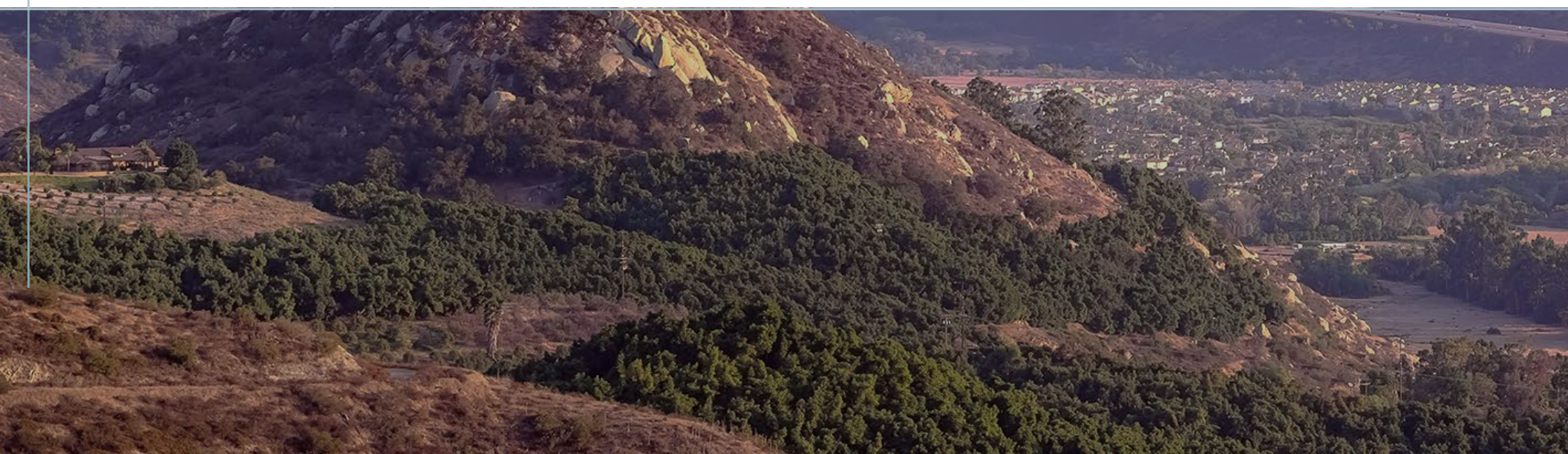
FINALE NOTICE OF APPROVAL - TPM 20297

NHD REPORT

PM 18817

PRIVATE ROAD MAINTENANCE

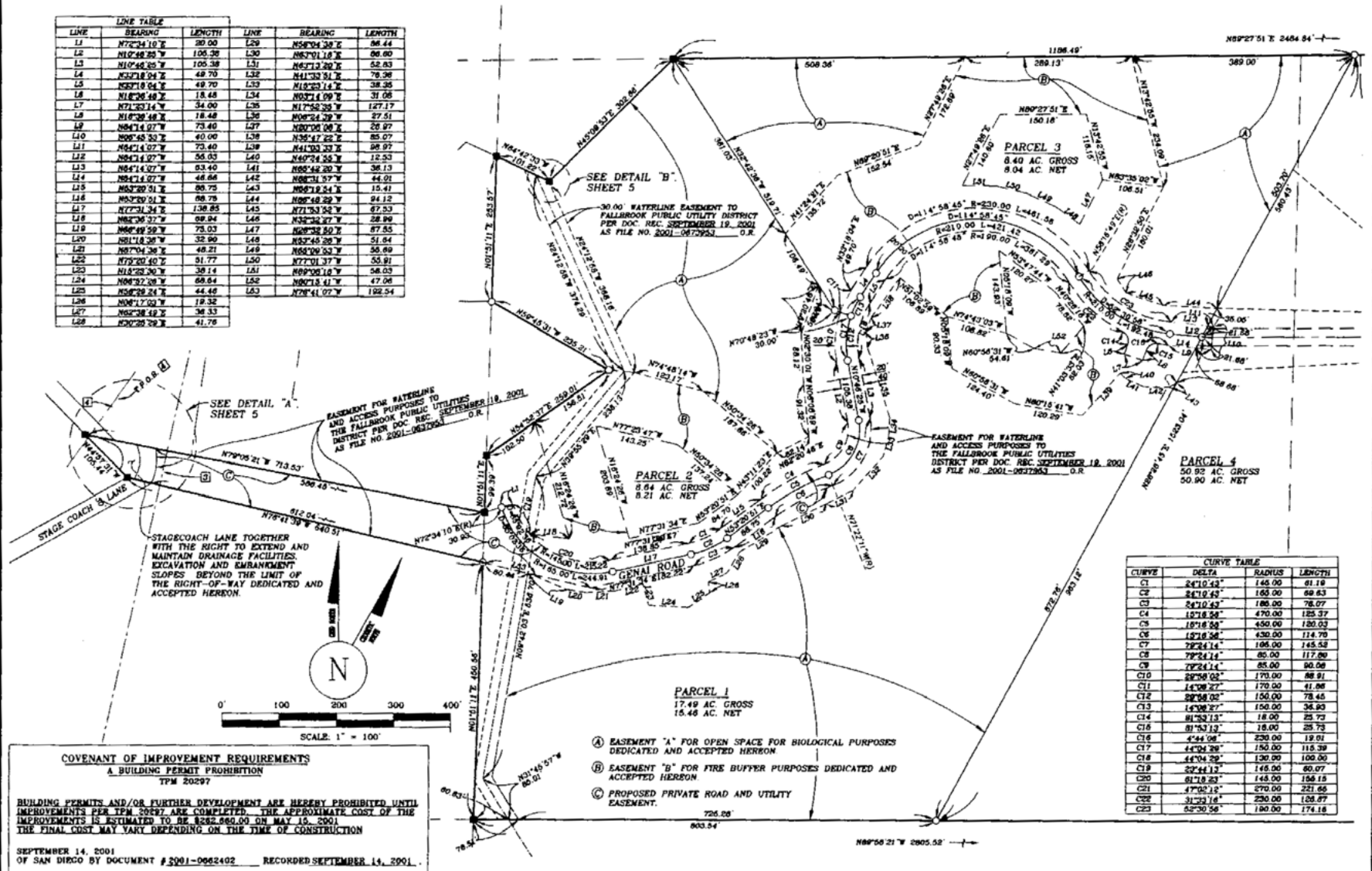
SAN DIEGO COUNTY REPORT



PARCEL MAP NO. 18817

SHEET 3 OF 6 SHEETS

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N77°34'10" E	30.00	L29	N52°04'38" E	86.44
L2	N10°48'25" W	105.38	L30	N87°01'18" E	86.60
L3	N10°48'25" W	105.38	L31	N67°13'20" 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" W	38.35
L6	N18°23'14" W	18.48	L34	N03°14'09" E	37.08
L7	N18°23'14" W	34.00	L35	N17°55'28" W	127.17
L8	N18°23'14" W	18.48	L36	N03°24'28" W	27.51
L9	N04°14'07" W	73.40	L37	N02°00'00" E	28.97
L10	N06°48'33" E	40.00	L38	N35°47'22" E	85.07
L11	N04°14'07" W	73.40	L39	N41°33'51" E	86.97
L12	N04°14'07" W	55.03	L40	N40°24'55" E	12.53
L13	N04°14'07" W	53.40	L41	N02°42'20" E	36.13
L14	N04°14'07" W	48.66	L42	N03°13'57" E	44.01
L15	N03°20'51" E	88.75	L43	N05°18'54" E	15.41
L16	N03°20'51" E	88.75	L44	N06°48'28" E	84.12
L17	N77°34'10" E	138.85	L45	N71°53'52" E	87.53
L18	N02°36'37" E	89.94	L46	N32°32'27" E	28.89
L19	N02°36'37" E	75.03	L47	N02°36'37" E	87.55
L20	N02°36'37" E	32.90	L48	N02°42'20" E	51.54
L21	N07°04'36" E	48.21	L49	N05°00'53" E	58.89
L22	N72°20'40" E	91.77	L50	N77°01'37" E	53.91
L23	N18°23'14" W	38.14	L51	N09°00'18" E	56.03
L24	N06°32'38" E	68.64	L52	N00°13'41" E	47.06
L25	N06°32'38" E	44.45	L53	N78°41'07" W	182.54
L26	N06°32'38" E	19.32			
L27	N02°38'48" E	36.33			
L28	N02°38'48" E	41.78			



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 \$282,860.00 ON MAY 15, 2001. THE FINAL COST MAY VARY DEPENDING ON THE TIME OF CONSTRUCTION.

SEPTEMBER 14, 2001
OF SAN DIEGO BY DOCUMENT #2001-0662402 RECORDED SEPTEMBER 14, 2001.

CURVE	DELTA	RADIUS	LENGTH
C1	24°10'43"	146.00	81.19
C2	24°10'43"	165.00	89.83
C3	24°10'43"	185.00	78.07
C4	12°18'58"	470.00	125.37
C5	15°18'58"	450.00	120.03
C6	15°18'58"	430.00	114.70
C7	7°24'14"	106.00	145.52
C8	7°24'14"	85.00	117.80
C9	7°24'14"	85.00	80.06
C10	22°58'02"	170.00	88.51
C11	14°38'23"	170.00	41.86
C12	22°58'02"	150.00	78.45
C13	14°38'23"	150.00	34.90
C14	81°52'13"	18.00	25.73
C15	81°52'13"	18.00	25.73
C16	4°24'58"	238.00	19.01
C17	4°24'58"	150.00	115.38
C18	44°04'22"	130.00	100.00
C19	22°44'12"	145.00	80.07
C20	61°18'23"	145.00	156.15
C21	47°02'13"	270.00	221.86
C22	31°32'14"	230.00	138.87
C23	52°30'58"	190.00	174.18

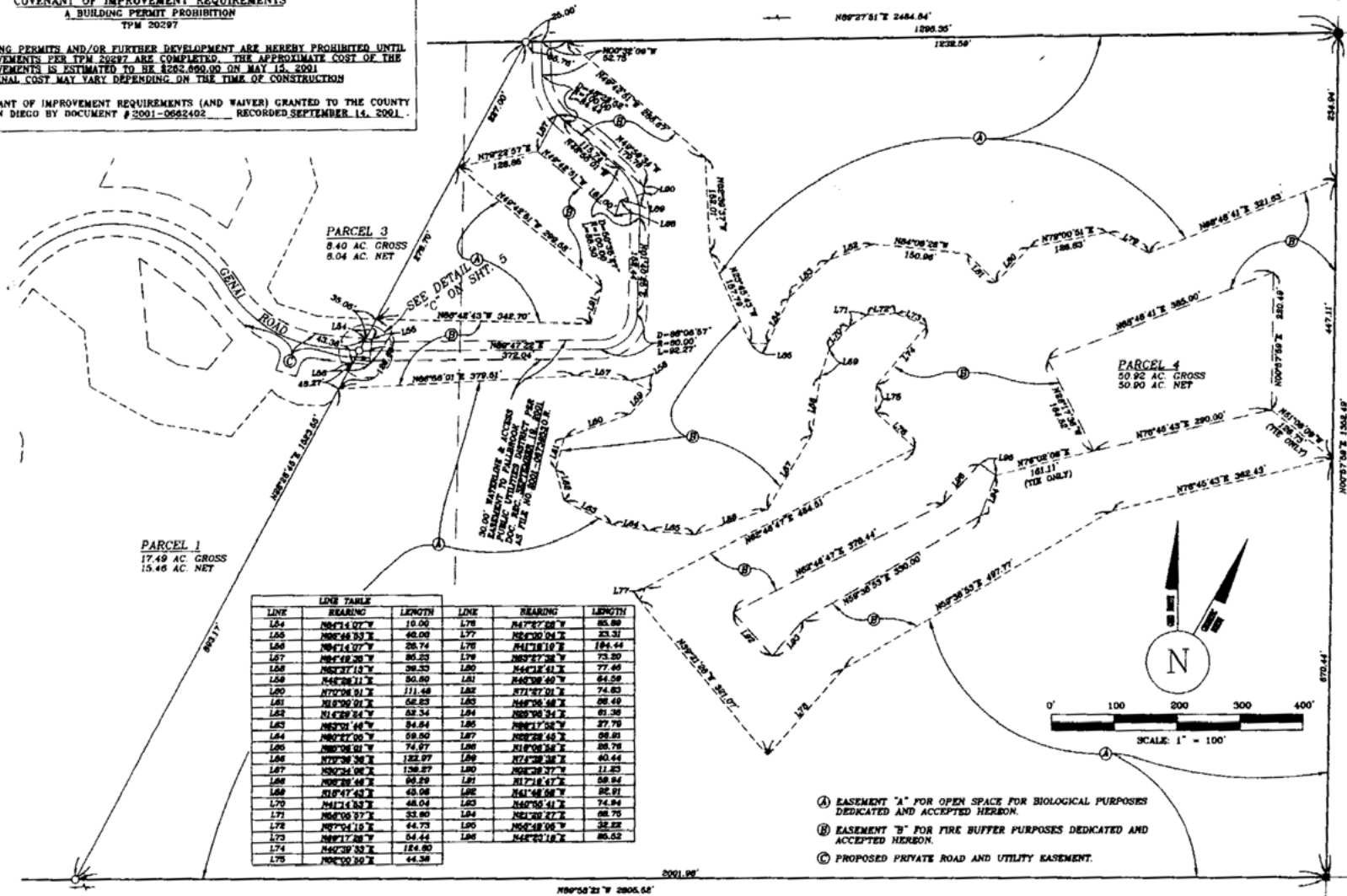
PARCEL MAP NO. 18817

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 # 2001-0662402 RECORDED SEPTEMBER 14, 2001.



PARCEL 1
17.49 AC GROSS
15.46 AC NET

PARCEL 3
8.40 AC GROSS
6.04 AC NET

PARCEL 4
50.92 AC GROSS
50.00 AC NET

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L54	N84°14'37" W	10.00	L76	N47°27'38" E	85.89
L55	N58°48'33" E	42.00	L77	N23°00'04" E	23.31
L56	N82°14'37" E	26.74	L78	S41°18'10" E	184.44
L57	N84°18'30" E	80.20	L79	N83°27'38" E	73.80
L58	N82°37'18" E	38.20	L80	N44°38'41" E	77.65
L59	N45°28'11" E	80.80	L81	N40°08'40" W	64.59
L60	N72°08'31" E	111.48	L82	N74°27'31" E	74.83
L61	N45°28'34" E	62.23	L83	N48°08'48" E	61.49
L62	N45°28'34" E	62.34	L84	N50°08'24" E	61.38
L63	N63°01'46" E	84.84	L85	N88°11'08" E	27.78
L64	N80°27'05" E	59.80	L87	N88°28'45" E	68.81
L65	N80°08'31" E	74.67	L88	N10°08'38" E	88.78
L66	N72°38'38" E	122.97	L89	N74°28'38" E	60.44
L67	N58°25'08" E	128.97	L90	N68°28'27" E	11.23
L68	N82°28'48" E	98.29	L91	N17°18'47" E	58.84
L69	S10°47'43" E	49.08	L92	N51°48'08" E	82.91
L70	N41°14'38" E	48.04	L93	N40°08'41" E	74.94
L71	N86°06'37" E	33.80	L94	N51°28'27" E	68.76
L72	N87°04'18" E	44.73	L95	N58°48'08" E	32.22
L73	N40°08'53" E	54.44	L96	N48°08'18" E	86.52
L74	N40°08'53" E	124.80			
L75	N04°00'30" E	44.38			

- Ⓐ EASEMENT "A" FOR OPEN SPACE FOR BIOLOGICAL PURPOSES DEDICATED AND ACCEPTED HEREBY.
- Ⓑ EASEMENT "B" FOR FIRE BUFFER PURPOSES DEDICATED AND ACCEPTED HEREBY.
- Ⓒ PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.

PARCEL MAP NO. 18817

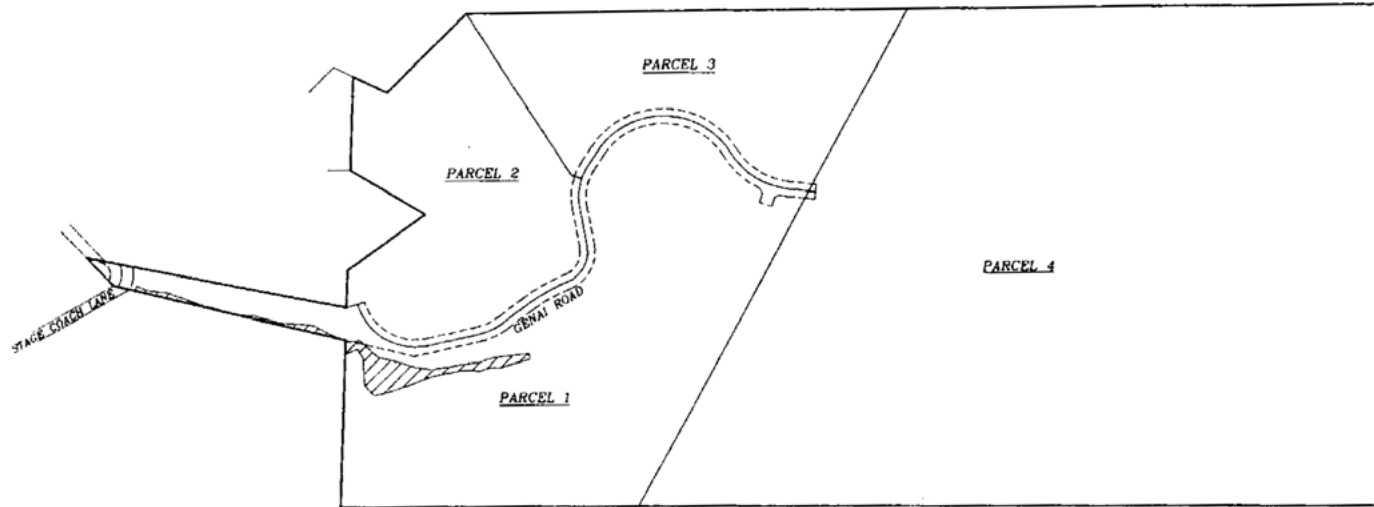
NON-TITLE SHEET


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 PUEL BREAK SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE NORTH COUNTY FIRE PROTECTION DISTRICT.

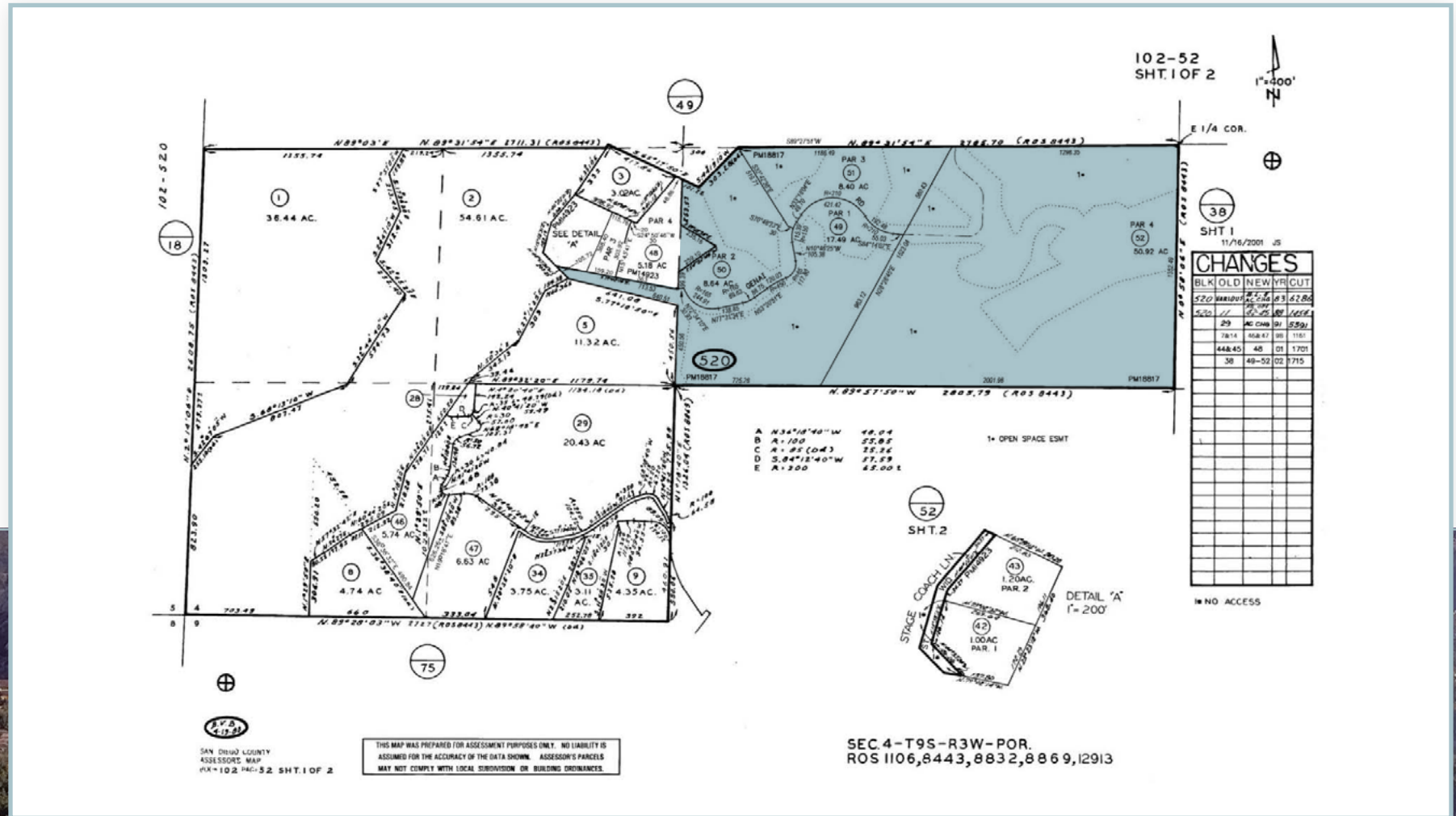


 AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD

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



plat map



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

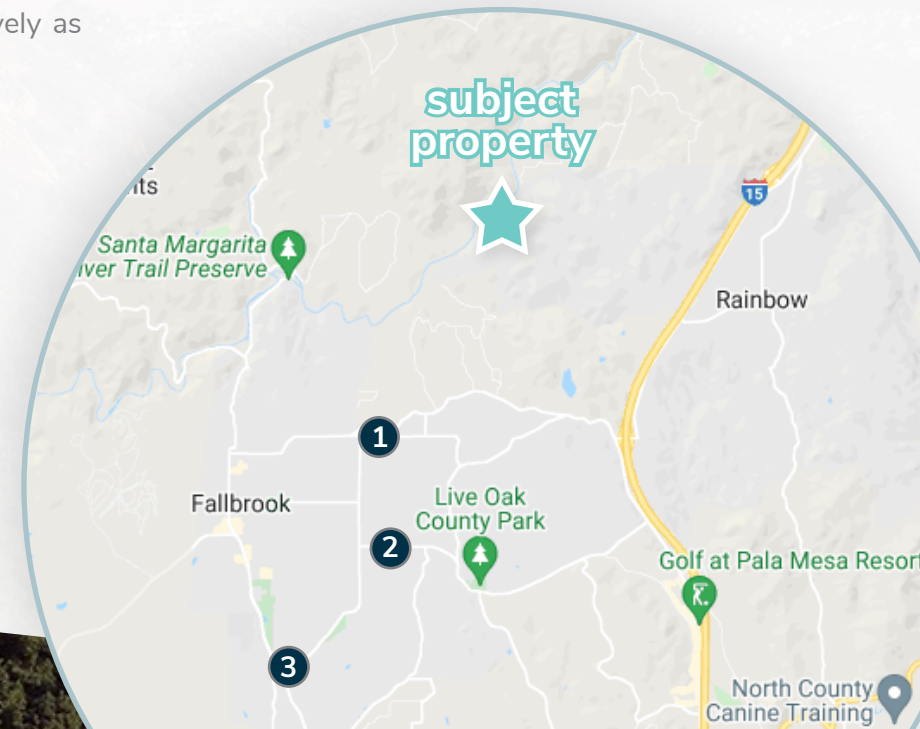
1835 Gum Tree Ln
Fallbrook, CA 92028

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

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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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