

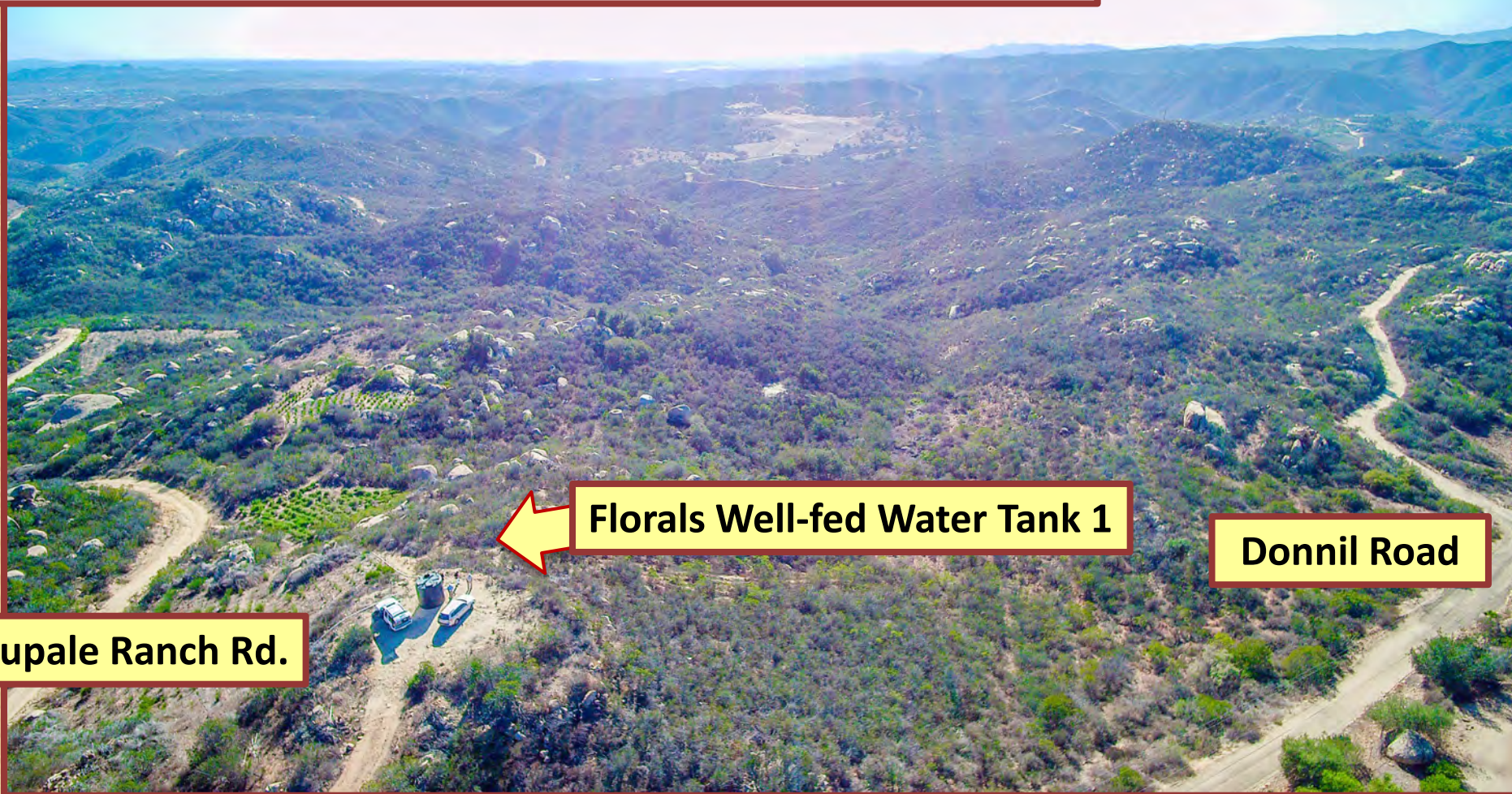
0 Supale Ranch Rd. Fallbrook, CA

268 Ac. Land \$2.95MM Five APN's



COLDWELL BANKER
REALTY

Drone View Across Site To Camp Pendleton & Ocean Beyond



Florals Well-fed Water Tank 1

Donnil Road

Supale Ranch Rd.

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE #00616212

Rick Jemison, CalRE# 01251536, Broker Associate Coldwell Banker Realty, Wildomar, CA, 92595, 949-463-2921, rikimjem@msn.com

0 Supale Ranch Rd. Fallbrook, CA

268 Ac. Land \$2.95MM Five APN's



**COLDWELL BANKER
REALTY**

GATED PRIVATE ACCESS DO NOT GO DIRECT. CALL AGENT RICK JEMISON 949-463-2921 FIRST.

**Supale Ranch Rd Gated Entry
to Private Road Off De Luz Road
North of Mission Road, Fallbrook**



**0 Supale Ranch Road Entry @
APN 102-082-03**



Property Features

- Amid De Luz Area Nursery Area
- Verifiable Water Resources
- Floral Crops, Greenhouses Uses Nearby
- Short Drive From Fallbrook (4.4 miles)
- Grove Managers/Suppliers in Fallbrook

Area Information

- Desirable Ag, Retail & Residential Area
- Fallbrook pop. 32,000
- 9.6 mi. to I-15
- Close to Camp Pendleton
- CA 76 Ongoing Improvements



Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

0 Supale Ranch Rd. Fallbrook, CA 268 Ac. Land \$2.95MM Five APN's



**COLDWELL BANKER
REALTY**

Drone View North

Donnil Road

Water Tank 2

Irrigated Florals
APN 102-082-04

Supale Ranch Rd.

Contact: Rick Jemison, Broker Associate Coldwell Banker Realty
32326 Clinton Keith Rd. #104, Wildomar, CA, 92595
CalRE# 01251536 rikimjem@msn.com 949-463-2921

0 Supale Ranch Rd. Fallbrook, CA 268 Ac. Land \$2.95MM Five APN's. //



FLORAL GROWER USE WITH WELL WATER SUPPLY, IN SAN DIEGO COUNTY. GENERAL PLAN RL-20; ZONING A-70 AG/SFR

THE LAND. 0 Supale Ranch Rd, APNs # 102-082-02 (35 ac.), 102-082-0 (57 ac), 102-082-04 (72 ac.), 102-082-08 (98 ac.), and APN 102-140-06 (5 ac.) The land generally slopes NE to SW, from 1,400-ft elev. to 760-ft elev. Supale Ranch Road Access off De Luz Road rises S-N from 1,000-ft elev. to 1,280-ft. elev. 34 potential hilltop/pad sites at 1,000-1,400-ft elev.

FLORAL GROWER USE (BUSINESS NOT INCLUDED). Portions of APN's 102-082-02 & -04 are used by Pollard Growers to grow and harvest exotic and native plants for sale to floral wholesalers using both irrigated and natural areas. Water from a 35-gal/minute well is currently pumped to two tanks highest at 1,200-ft elev. Pollard Growers collects florals materials from this site and another site for sale to wholesalers. The Pollard Growers business is not included in the land sale offer but can be assigned separately on terms acceptable to Pollard Growers in their sole discretion, including without limitation, no representation or warranty.

THE TERMS. Owner will consider Cash Sale, Cash to New Loan, Seller Finance (1st Trust Deed, 20% Down, 5 yrs. Interest Only) or Joint Venture.

GENERAL PLAN (GP) & ZONING. GP Land Use is **Rural Lands 20**, 20 acre minimum lot size & Fallbrook Community Plan (FCP). Zoning is A-70.



SEE DISCLAIMERS & DISCLOSURES PAGE BELOW

Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

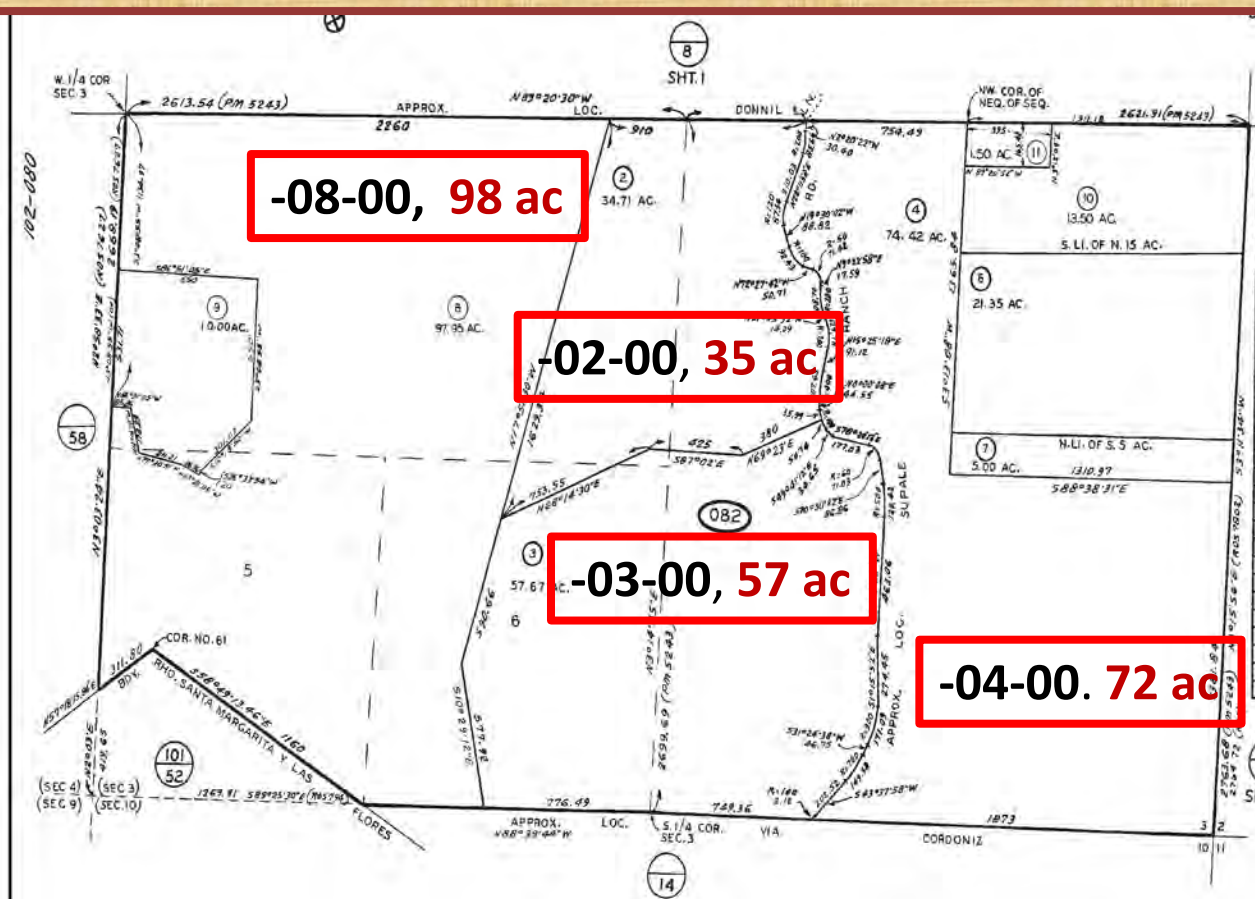
0 Supale Ranch Rd. Fallbrook, CA
268 Ac. Land \$2.95MM Five APN's



COLDWELL BANKER
REALTY

TAX PARCELS MAPS

Five APN's: 102-082-02-00, ...-03-00, ...-04-00 , ... 08-00, & 102-140-06-00



APN 102-140-06-00 **5.74 ac**



Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA,92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

0 Supale Ranch Rd. Fallbrook, CA

268 Ac. Land \$2.95MM Five APN's



Five APN's: 102-082-02-00, ...-03-00, ...-04-00 , ... 08-00, & 102-140-02-00

GATED PRIVATE ACCESS DO NOT GO DIRECT. CALL AGENT RICK JEMISON 949-463-2921 FIRST.

DISCLAIMERS & DISCLOSURES

THIS IS A LAND SALE WITHOUT REPRESENTATION OR WARRANTY re GENERAL PLAN, ZONING, ACCESS, PERMITS, INCOME, UTILITIES, USE, GOODWILL, CUSTOMERS, OR OTHER ECONOMIC FACTORS. THE CURRENT FLORAL BUSINESS IS NOT INCLUDED, BUT ASSIGNABLE SEPARATELY.



This Flyer is only a Summary Description of the Property, not an offer, agreement, agency or other binding action of any kind. All information herein, although from sources deemed reliable, has not been further verified, is not guaranteed, and is subject to changes, errors and/or additional data or information which may be of importance to the Prospective Purchasers. Any public or Confidential information and the Properties themselves are presented without representation or warranty of any statements, any express or implied opinions, or any forward-looking potential outcomes regarding the Properties, area or municipality or current and future uses, regulations or economic prospects, except as such may otherwise be expressed in any further written and executed documents of sale. Prospective purchasers are to conduct, on their own, thorough investigations and evaluations and may rely only their own due diligence, own experts and their own interviews with cognizant agencies staff, not on the Owner or Owner's agents' statements, documents, illustrations or other materials. All acreages, square footage, sizes, boundary illustrations and other physical attributes are approximate and subject to expert verification by Prospective Purchasers and their agents.

The Property Information is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE #00616212

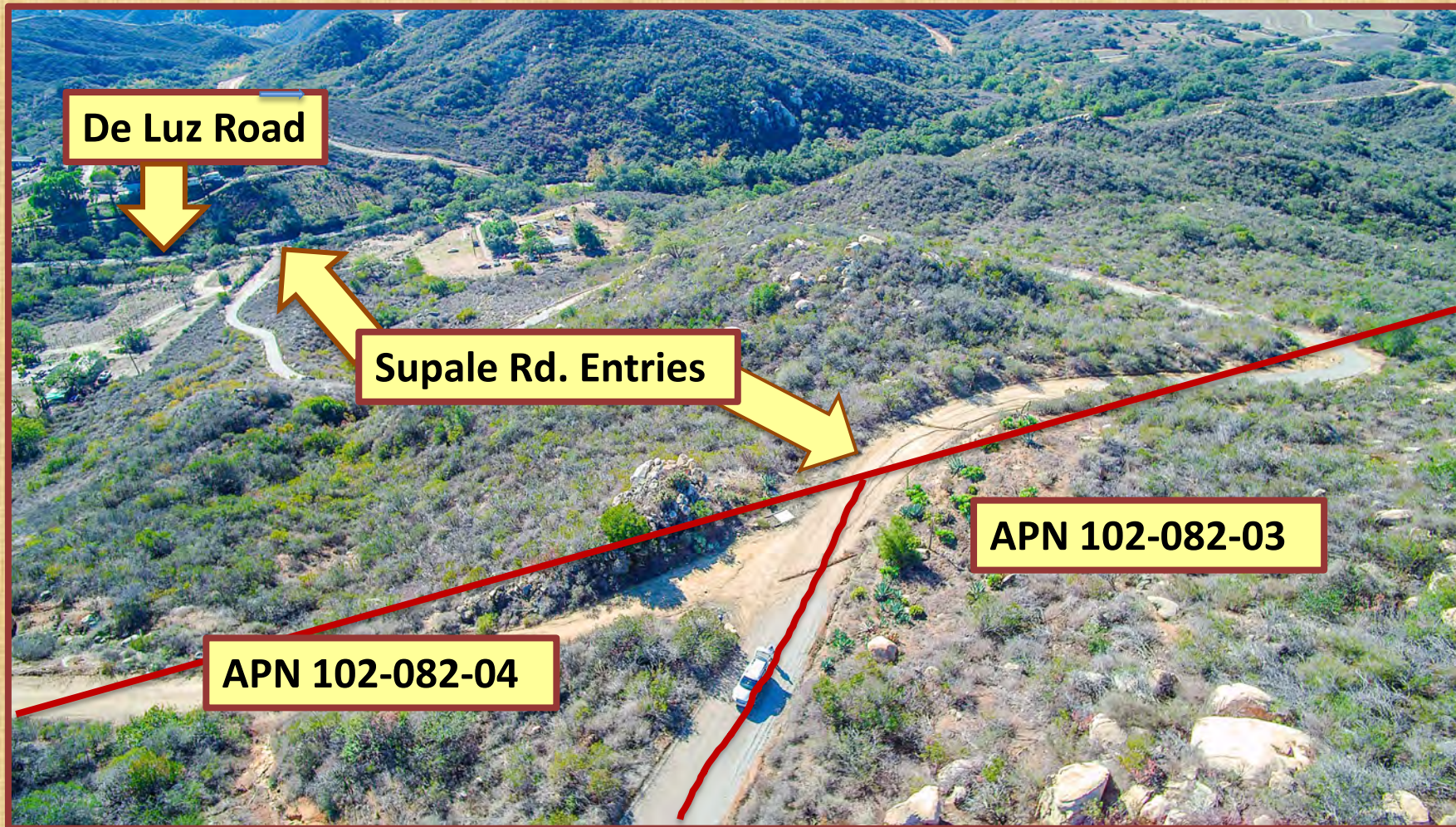
Rick Jemison, CalRE# 01251536, Broker Associate Coldwell Banker Realty, Wildomar, CA, 92595, 949-463-2921, rikimjem@msn.com

0 Supale Ranch Rd. Fallbrook, CA 268 Ac. Land \$2.95MM Five APN's



**COLDWELL BANKER
REALTY**

South Entries & Boundaries of Site (Approximate)



Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

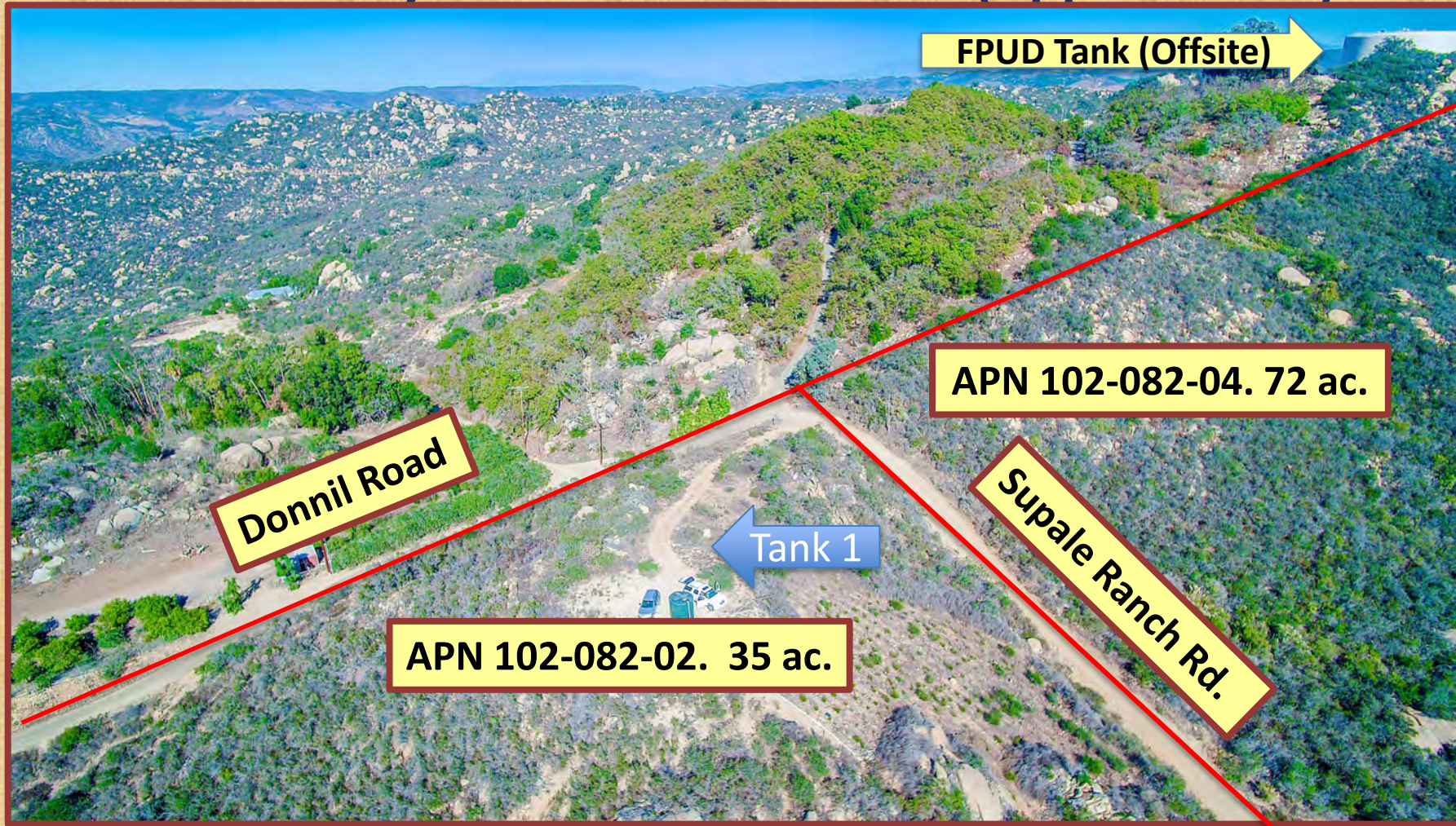
CalRE# 01251536 rikimjem@msn.com 949-463-2921

0 Supale Ranch Rd. Fallbrook, CA
268 Ac. Land \$2.95MM Five APN's



COLDWELL BANKER
REALTY

North Entry & Boundaries of Site (Approximate)



Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

0 Supale Ranch Rd. Fallbrook, CA

268 Ac. Land \$2.95MM Five APN's.



**COLDWELL BANKER
REALTY**



Property Information

- APN 102-082-03 57 Ac. South Entry Lot
- **APN 102-082-04 72 Ac. East Lot w/ Well**
- APN 102-082-02 35 Ac. North Entry w/Tank
- **APN 102-082-08 98 Ac. West Lot**
- APN 102-140-06 5 Ac. Southwest Lot
- **Current Business "Pollard Growers" Is Assignable Without Rep or Warranty**
- Desirable North San Diego County Area
- **Just North of Beautiful Fallbrook, CA**
- Mission Road to N. Pico Ave./De Luz Road, De Luz Road to Supale Ranch Rd.

EXISTING FLORAL GROWER USE

Off De Luz Road  North of Fallbrook, CA
ELEV. 800'-1400' View Aspects 270° NE-NW

Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

0 Supale Ranch Rd. Fallbrook, CA
GP RL-20*, 20-ac Min., Zoning A-70



***Subject to SDC General Plan's Fallbrook Community Plan (FCP)**

ZONING A-70 Limited Agriculture

Uses: SDC§ 2703: Family Residential, Agriculture (Horticulture, Crops, Packing-Processing) Commercial (Veterinary). **With Minor/Major Use Permits:** Wineries, Group Care, Resort
Residential Accessory Uses per Lot SDC §6156: Guest & 2nd Units, Structures, Barns, Greenhouse, Office, Host Rental Home Occ., Family/Day Care,
Commercial Ag. Uses per Lot SDC § 6157: Ag Stands & Stores, Ag Tourism & Lectures, Farmer/Rancher 5-BR Rental Units, Microbrewery-Distillery w/Hops/Crop, Winery w/vineyard Farm Employee Housing, Packing/Processing

SEE DISCLAIMERS & DISCLOSURES PAGE ABOVE

Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

0 Supale Ranch Rd. Fallbrook, CA
268 Ac. Land \$2.95MM Five APN's



COLDWELL BANKER
REALTY

Photo From Floral Water Tank 1 Site. *Elev. 1200-ft +/-*



Contact: Rick Jemison, Broker Associate Coldwell Banker Realty
32326 Clinton Keith Rd. #104, Wildomar, CA, 92595
CalRE# 01251536 rikimjem@msn.com 949-463-2921

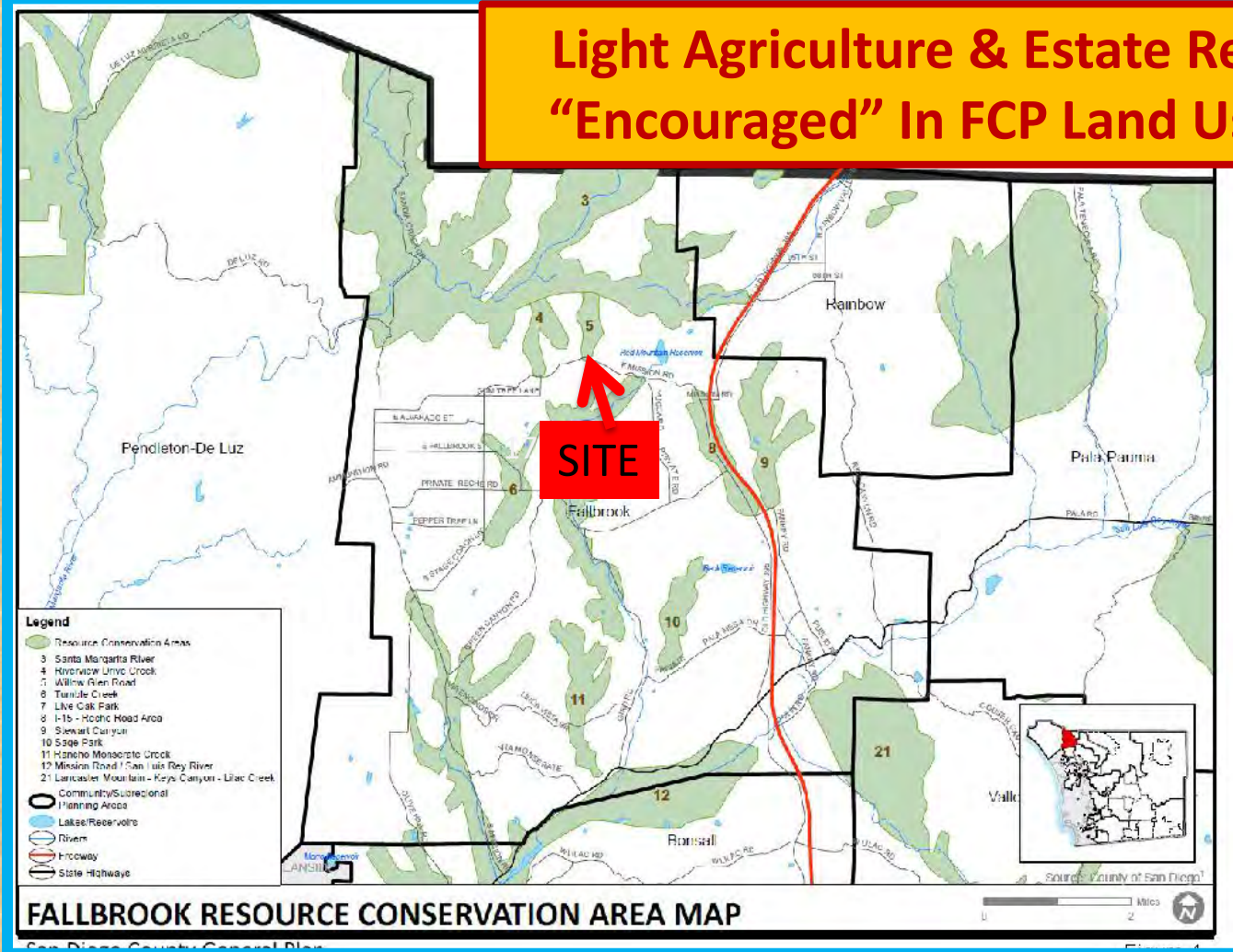
FALLBROOK COMMUNITY PLAN (FCP) LAND USE (LU) & CONSERVATION/OPEN SPACE (COS)



**COLDWELL BANKER
REALTY**

**Light Agriculture & Estate Residential
“Encouraged” In FCP Land Use § 2.1.4**

**Combined Ag. & Residential Uses
“Encouraged”
COS § 1.1.1”**



Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

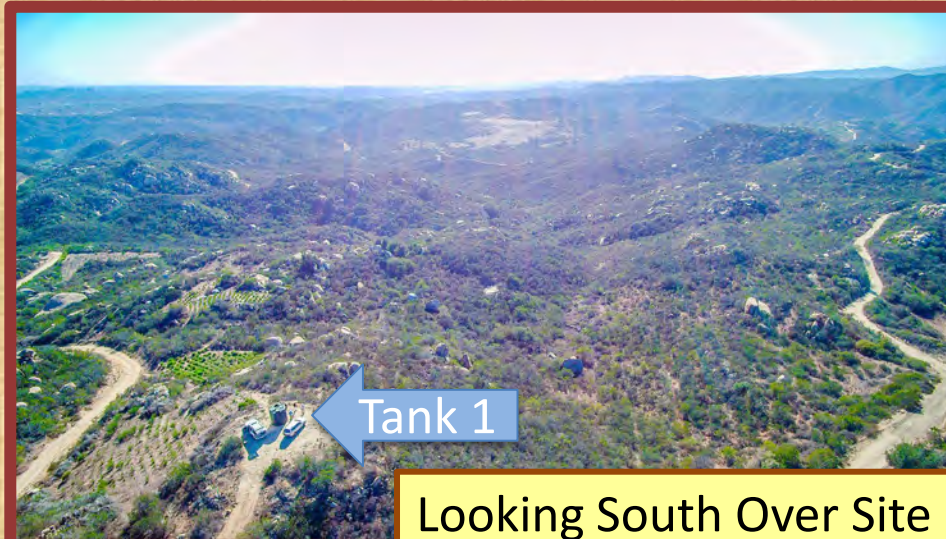
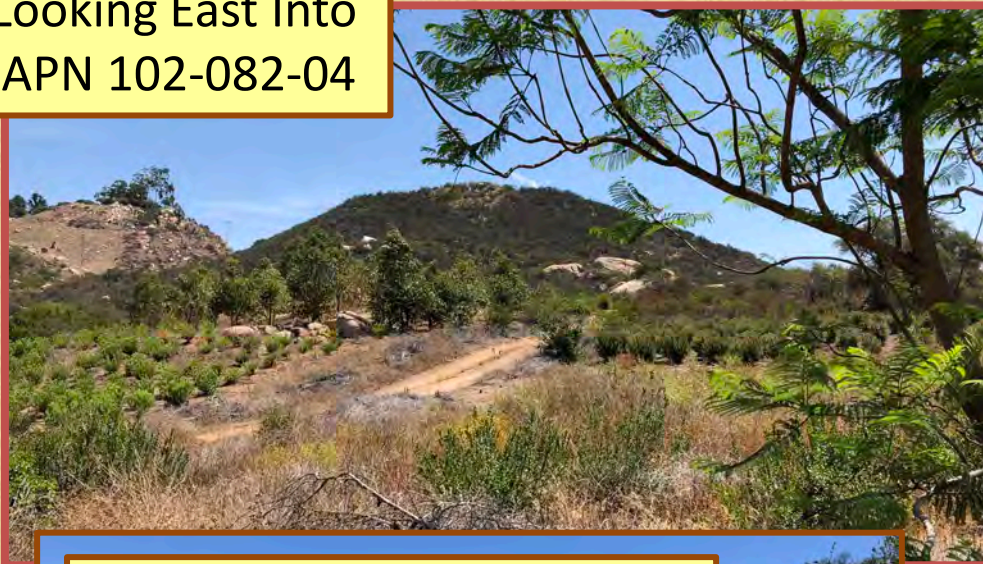
0 Supale Ranch Rd. Fallbrook, CA

Various Site Views



COLDWELL BANKER
REALTY

Looking East Into
APN 102-082-04



Looking South Over Site

Native Plants at South Entry



Southeast from Water Tank 1



Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

FALLBROOK COMMUNITY PLAN AREA

Unincorporated San Diego County, CA 92080



**COLDWELL BANKER
REALTY**

NEAR VILLAGE OF FALLBROOK

- 4.4 Mi. To Site via De Luz Rd
- **I-15/Mission Rd Exit 6 Mi. East**
- CA-76 to Coast is 5.5 Mi. South
- **5 Area Hotels**
- 58 Area Restaurants
- **3 Service Stations (in 6 Area)**
- Various Crop/Nursery Services
- **Live Oak Park**
- Art Galleries, Wineries
- **37 Schools, 33 Churches (Area)**

Site's South Entry is Off De Luz Rd



POLLARD GROWERS CURRENT USE
Ideal Floral Location & Climate



Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921

0 Supale Ranch Rd. Fallbrook, CA
268 Ac. Land \$2.95MM Five APN's



COLDWELL BANKER
REALTY

View Across Site To Camp Pendleton & Ocean Beyond



Contact: Rick Jemison, Broker Associate Coldwell Banker Realty

32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

CalRE# 01251536 rikimjem@msn.com 949-463-2921