

OFFERING MEMORANDUM

# 2682 CANYON CREST DR

*Escondido, CA 92027*

KIDDER.COM

 **Kidder  
Mathews**





*Exclusively listed by*

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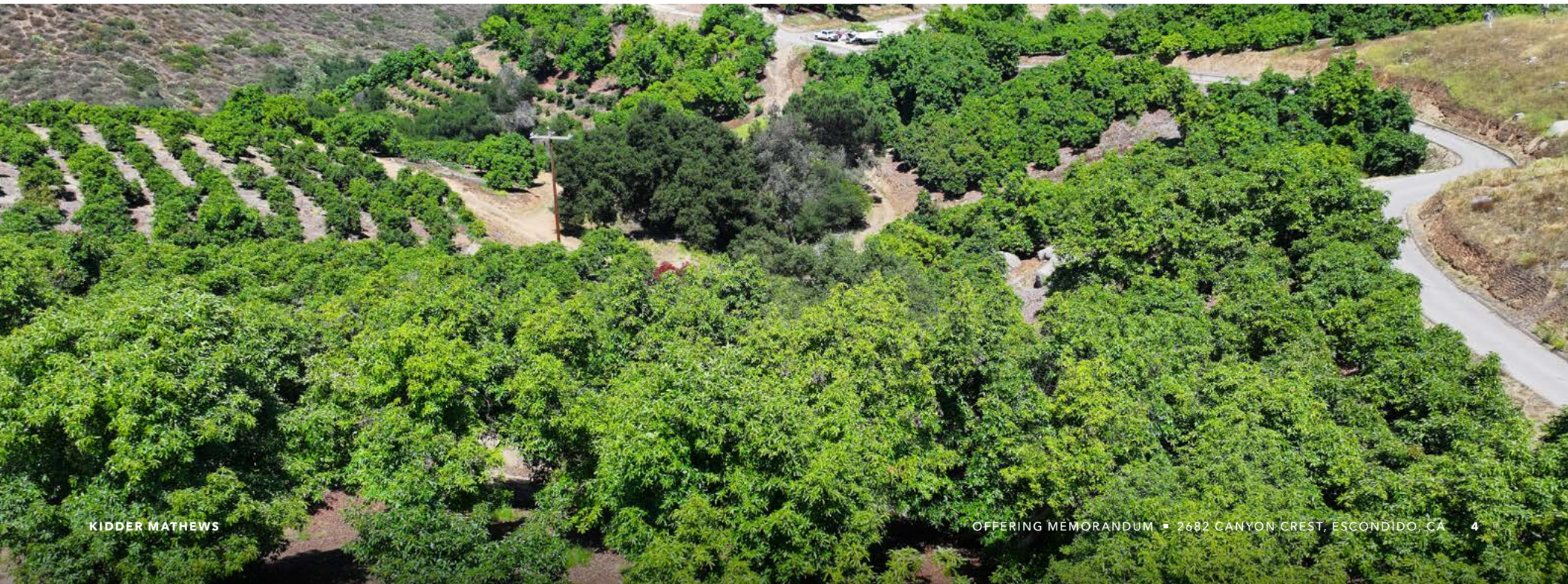
# EXECUTIVE SUMMARY



# *PRIME* AGRICULTURAL REGION OF ESCONDIDO, CA

Kidder Mathews is pleased to present 2682 Canyon Crest in beautiful Escondido. A conventionally farmed Avocado ranch consisting of approximately 32 acres, including 18 planted acres of Hass Avocados in North San Diego County, California. Situated in the prime agricultural region of Escondido, this property includes a 3" water meter, internal road system to help maximize the efficiency of farm operations, and a building pad with utilities offering an attractive element for the buyer to build their own custom estate home.

ADDRESS	2682 Canyon Crest, Escondido, CA 92027
GROSS LAND SIZE	±31.9 Acres
PLANTED ACRES	±18 Acres
PARCEL NO.	240-230-34, 35
ZONING	A-70



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# PROPERTY DETAILS



## PROPERTY DETAILS

The Buyer can take advantage of the turnkey nature of the property and utilize a farm manager to offer a fully passive investment option. Alternatively, the Buyer could construct a new home on the building pad and have their own private trophy ranch. The property is private and serene, yet in close proximity to major commercial and retail services in Escondido. The building pad boasts incredible views of San Pasqual Valley and Eagle Crest Golf Course to the southeast. The owners have invested significant money into stumping and replanting the grove, which offers the new buyer a long-term investment with little cap-ex requirements.

Significant tax benefits may be available for California farmers including depreciation on the trees and operational write offs. Contact your accountant or reach out to our listing team for more information.

WATER	Escondido Municipal Water District
SLOPE	Flat building pad with rolling to steep topography throughout the property, which offer panoramic views from the home site.
CROP MIX	Haas Avocado
APNS	240-230-34, 35

**+31.9**

GROSS ACRES

**A-70**

ZONING

**+1,835**

TREE COUNT

Production History and historical Profit and Loss Statements will be made available to qualified prospects.









## WATER

Irrigation water is provided via Escondido Municipal Water District on a unique agricultural recycled water rate program. The cost of water is substantially lower than other districts in Southern California's avocado growing regions. Each tree has its own micro sprinkler, which is supplied via the 3" water meter. Additionally, there is a 1" meter at the building pad.

The City of Escondido has approved the "Easter Recycled Water System Project", which will provide agricultural water to growers surrounding the City of Escondido's Hogback Reservoir. Once completed, the irrigation water rates on the property will be reduced significantly.

SUBJECT  
PROPERTY



## PROPERTY DETAILS

SUBJECT  
PROPERTY



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# MARKET OVERVIEW



# *ESCONDIDO* MARKET IS RIPE FOR CHANGE

Escondido, located in San Diego County, California, has a rich history dating back to the early 19th century. Initially inhabited by the Native American tribe called the Luiseño, the area was later settled by Spanish missionaries in the late 1700s. The name "Escondido" comes from the Spanish word for "hidden" or "hidden treasure," possibly referring to the hidden water sources in the region. In the late 1800s, the city began to develop as a center for agriculture, particularly citrus and avocados, thanks to the completion of the Escondido Canal, which provided irrigation to the area. The arrival of the California Southern Railroad in 1888 spurred further growth, attracting more settlers and businesses. Escondido was officially incorporated as a city in 1888. Over the years, the city continued to thrive, with industries diversifying and the population steadily increasing.

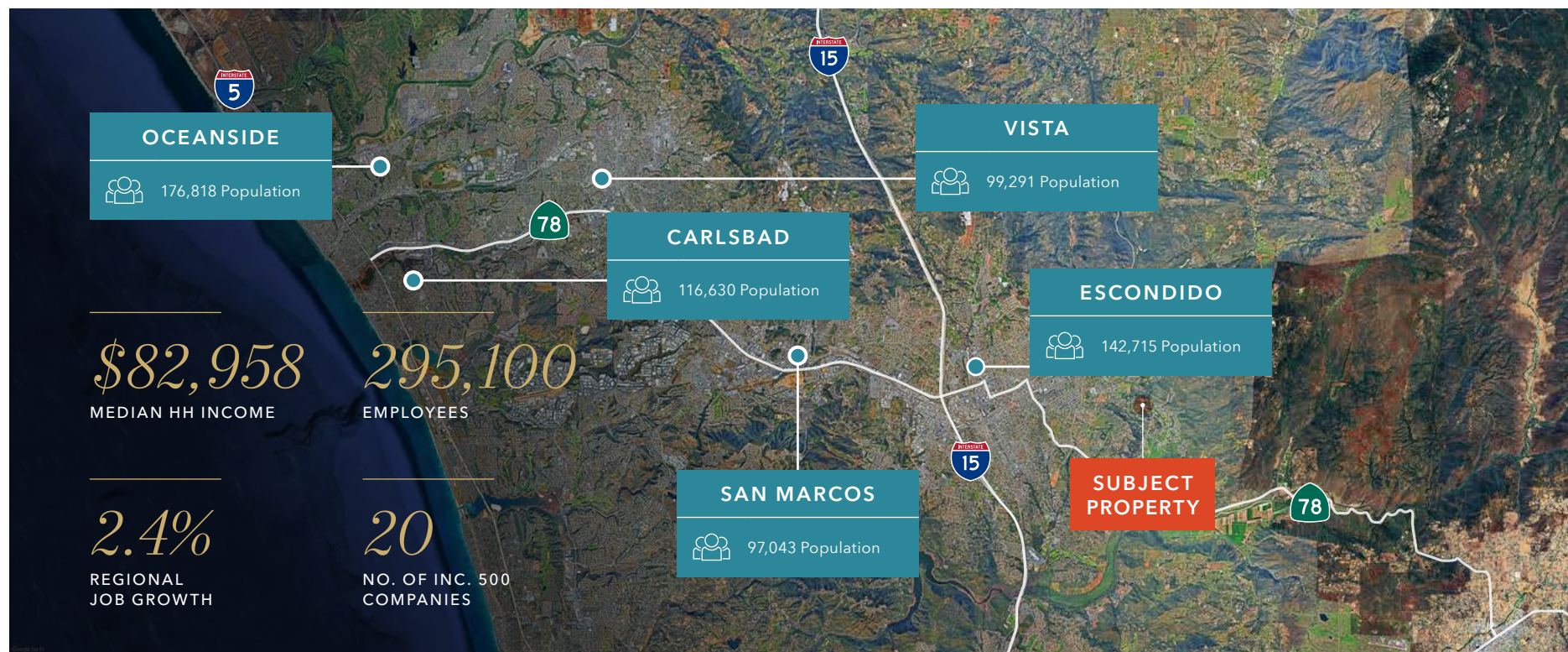
Today, Escondido is known for its vibrant community, diverse culture, and beautiful surroundings. It boasts attractions such as the San Diego Zoo Safari Park, the California Center for the Arts, and numerous wineries and breweries. Escondido remains a dynamic city, blending its rich history with modern amenities and opportunities. The city's downtown area is a hub of activity, with a variety of shops, restaurants, and businesses lining its streets. From boutique stores to charming cafes, there's something for everyone to enjoy while exploring the heart of Escondido.

In addition to its cultural and recreational offerings, Escondido also boasts a thriving craft beverage scene, with numerous wineries, breweries, and distilleries dotting the landscape. Visitors can enjoy tastings, tours, and special events at these establishments, experiencing the unique flavors of the region. Overall, Escondido's blend of commerce and entertainment creates a dynamic and inviting atmosphere, making it a destination worth exploring for both locals and tourists alike.



# CONNECTING NORTH COUNTY RESIDENTS TO MORE JOB OPPORTUNITIES AND LIFESTYLES

The 78 Corridor includes the cities of Carlsbad, Escondido, Oceanside, San Marcos, and Vista. With a population totaling 630,000, the Corridor is home to nearly one-fifth of residents in the San Diego Region. Employment along the Corridor exceeds 290,000 jobs - roughly 19 percent of the regional total - and annual gross regional product (GRP) surpasses \$36 billion, making the Corridor a major player in the regional economy. Moreover, North County has emerged as a leader of technological innovation; with over 850 total tech firms - a concentration nearly 42% above the national average - the Corridor's diverse and well-established tech cluster has seen steady growth in recent years. Contributing more than \$6.1 billion annually and directly employing nearly 25,000 people, tech along the Corridor is a major engine of economic growth within the region.







# DEMOGRAPHICS



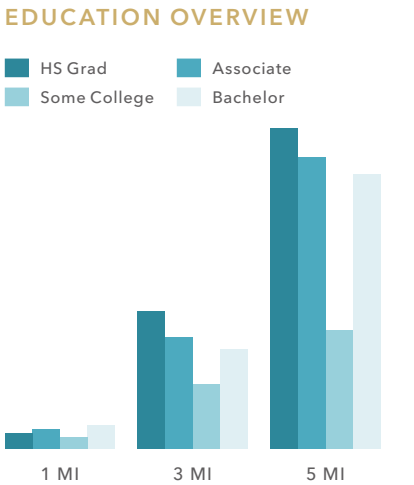
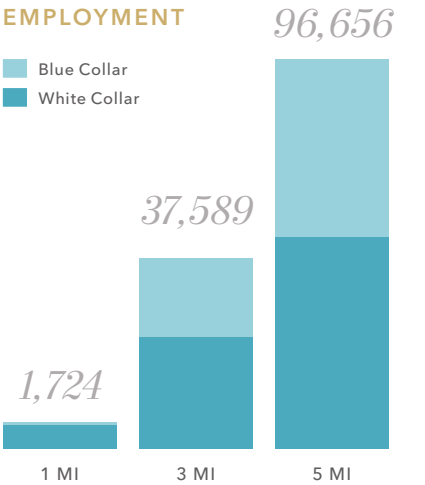
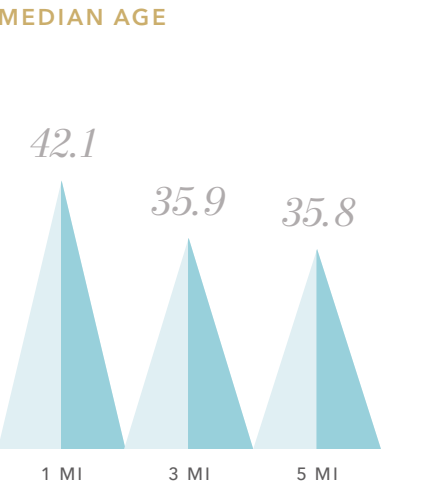
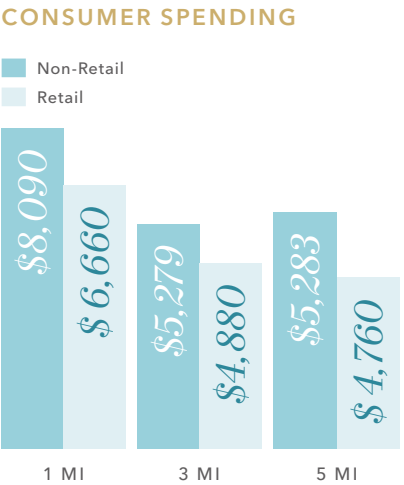
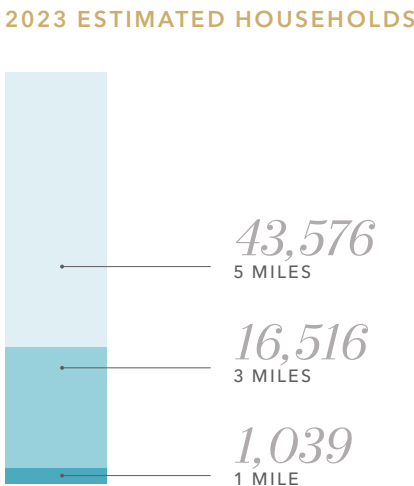
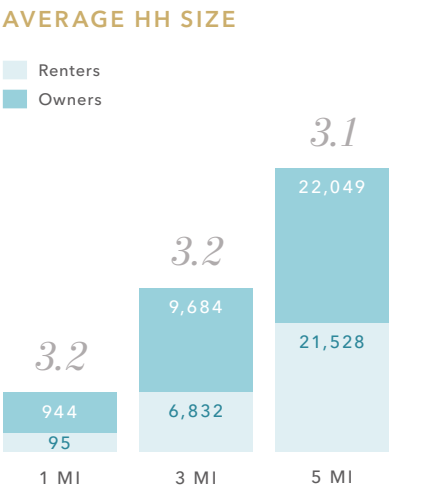
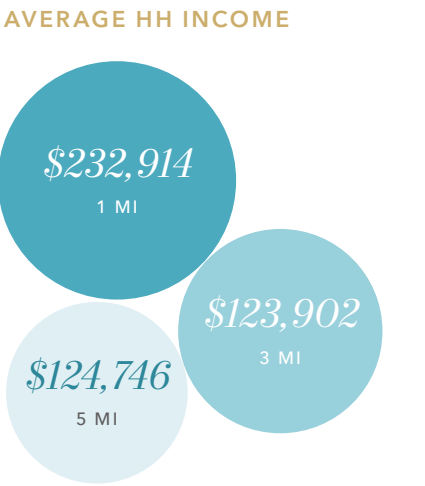
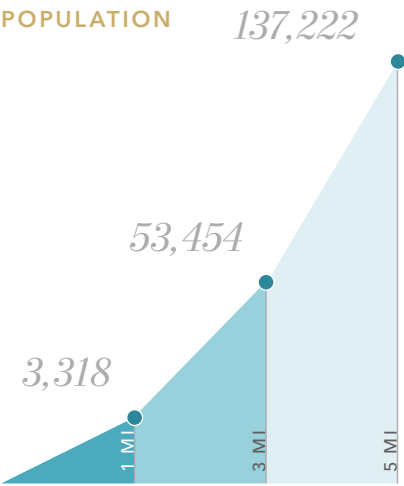


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# 1,3,5-MILE RADIUS DEMOGRAPHICS

Data Source: ©2024, Sites USA





## TERMS

### TERMS

Cash at Close

Due Diligence recommended to be no longer than 30 days

Reach out to the listing brokers for financing needs.

*\$950,000*

PURCHASE PRICE



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