

NURSERY WITH HOUSE ON 9.43 ACRES

10350 W Lilac Rd | Valley Center, CA 92082

- 30,000 SF of High Quality Greenhouses
- (1) 3" Water Meter
- 2,000 AMP of Power with 4 Meters
- 3 Refrigeration Containers
- One Manufactured Home - Approximately 1,152 SF

ASKING PRICE: ~~\$1,590,000~~ \$1,390,000



King Sunday Ln

Diaz Rd

W Lilac Rd

SELLER FINANCING AVAILABLE

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Diaz Rd

W Lilac Rd





W Lilac Rd

Díaz Rd

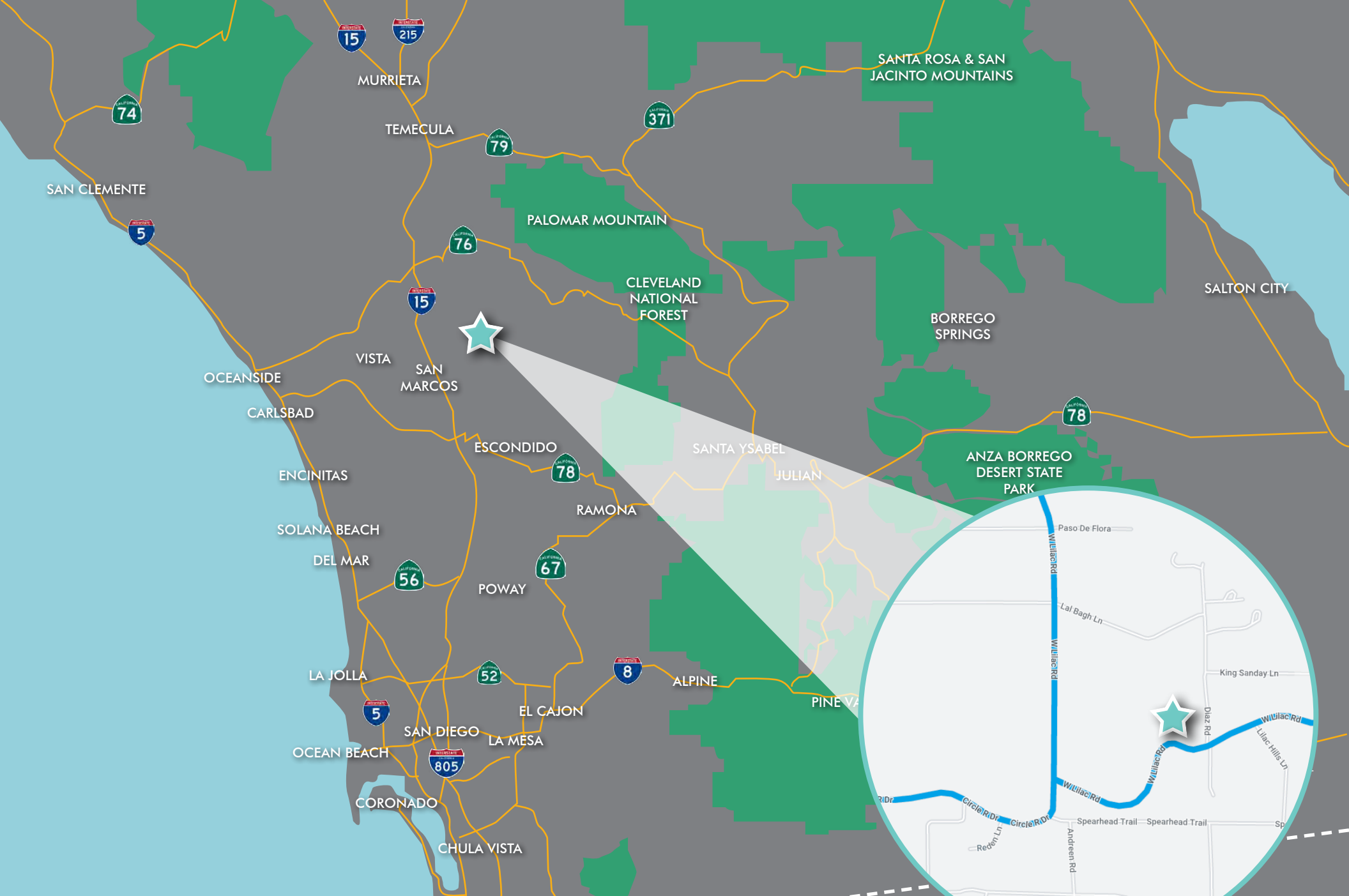












location map

property information

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location:

The subject property is located at 10350 W Lilac Rd in Valley Center on the NEC of W Lilac Rd & Circle R Dr. It is approximately 3.9 miles east of Interstate 15, 7.5 miles south of Hwy 76, and approximately 14.5 miles north of Hwy 78.

property profile:

The subject property is approximately 9.43 acres of prime agriculture land in Valley Center, CA. The property was previously used for a hemp farm and has many improvements including the following:

- One single-family home approximately 1,152 SF in good condition
- One 3" water meter
- 2,000 AMP electrical with 4 meters
- 30,000 SF of greenhouses, some are new construction
- One loading dock
- Storage Barn
- 3 refrigeration containers
- Legal access on W Lilac and Diaz Rd

The property may be utilized for personal use or continued agriculture use.

jurisdiction:

County of San Diego

apn:

129-111-71-00

acreage:

9.43 Acres

zoning:

A70: Limited Agriculture

[Click to View Zoning Permitted Uses](#)

general plan:

Semi-Rural Residential (SR-2)

[Click to View General Plan](#)

minimum lot size

2 acres

max height:

35' or 2 stories

school district:

Unified Valley Center-Pauma Unified School District

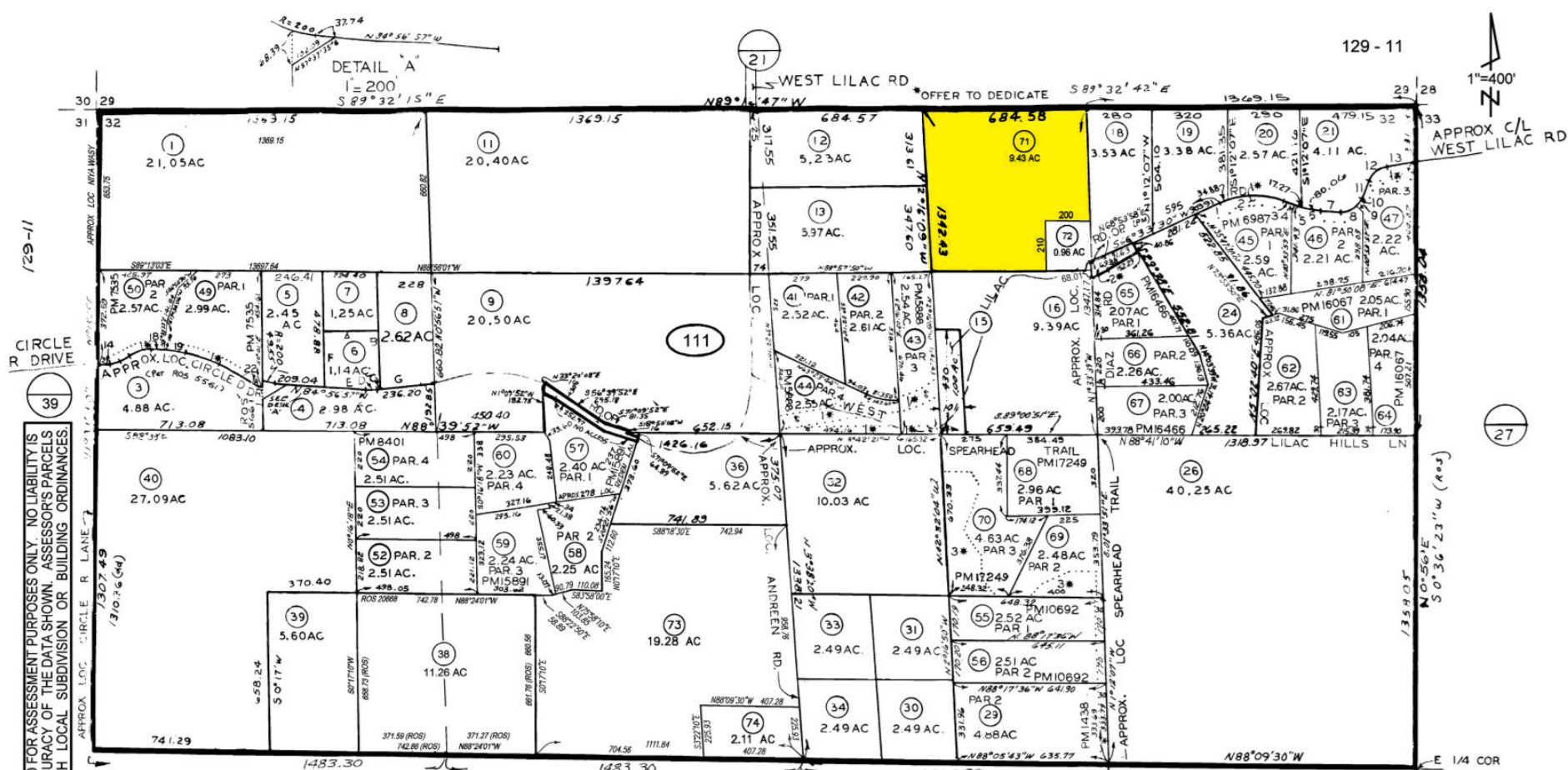
services:

Water/Sewer:	Valley Center Municipal Water District
Gas:	SDG&E
Electric:	Southern California Edison
Fire:	Deer Springs Fire Protection District
Police:	San Diego County Sheriff's Department



tax map

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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.

02/04/2017 JGD

CHANGES	BLK	OLD	NEW	YR	CUT
	71	71	176	68	8884
		294	61	77-18	997
		54	79	82	72 1219
		21	83	85	73 4035
		85	86	87	73 4072
		55	88	89	74 1203
		110	96	100	75 16507
		111	14	41-44	78 2314
		111	22	121	23 45-48 79 1223
		111	2	49	50 79 16506
		111	28	53	56 81 8572
		111	51	52	60 90 1619
		48	61	64	91 1055
		25	65	67	92 1531
		111	27	68-70	94 816
		17	71	72	96 1552
		38	73	74	98 11
		111	35	73	74 17 1300

SEC 32 - T10S - R2W - N1/2
 ROS 5020, 5561, 5972, 9512, 20668, 22413

- A S88°09'10"E 224.53
- B N 0°56'57"W 244.80
- C S85°43'03"W 795
- D R = 300 4887
- E N84°56'57"W 16844
- F N 0°56'57"W 23733
- G S85°43'03"W 228.35
- 1. N. 69°13'36"E. 127.66
- 2. R=340 254.52
- 3. N. 67°53'00"W. 42.00
- 4. N. 22°07'00"E. 30.00
- 5. N. 67°53'00"W. 22.08
- 6. R=285 97.33
- 7. N. 87°27'00"W. 83.05
- 8. R=90 73.46
- 9. S. 44°12'57"E. 30.00
- 10. R=90 35.50
- 11. N. 23°11'00"E. 78.97
- 12. R=95 96.50
- 13. N. 81°23'00"E. 115.46
- 14. N88°08'33"E 20.76
- 15. R=220 98.78
- 16. N62°25'03"E 49.89
- 17. R=200 115.69
- 18. N84°26'27"W 40
- 19. N84°26'27"W 94.95
- 20. R=300 145.21
- 21. N56°42'26"W 144.23
- 22. R=200 50.07

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 129 PG 11

2023 demographics

1 mile



population

857



estimated households

274



average household income

\$170,046



median household income

\$99,441



total employees

128

3 miles



population

6,372



estimated households

2,321



average household income

\$135,904



median household income

\$109,199



total employees

1,469

5 miles



population

19,951



estimated households

7,310



average household income

\$144,168



median household income

\$119,085



total employees

3,705

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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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