

20.5 ACRES - POTENTIAL 41 LOT DENSITY BONUS PROJECT - SAN MARCOS

1655 Marilyn Lane, San Marcos, CA 92069

- Four contiguous parcels totaling ±20.5 gross acres
- Zoned 1 du/acre - potential for annexation to city of San Marcos
- (9) pre-paid 5/8" water meters & (1) 1.5" water meter included
- 41 lots with double density bonus
- New Home Sales Average \$1,500,000 - \$1,800,000

ASKING PRICE: \$4,512,500



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
CalDRE Lic# 01367183

ALEX GUDIM
760.448.1368
agudim@lee-associates.com
CalDRE Lic# 02030313

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
CalDRE Lic# 01323215

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates, Inc. - North San Diego County
1902 Wright Place, Suite 180, Carlsbad, CA 92008
T: 760.929.9700 | Corporate Lic. # 01096996
www.lee-associates.com/sandiegonth



PALOMAR MEDICAL
CENTER ESCONDIDO

MISSION HILLS
HIGH SCHOOL

CALIFORNIA STATE
UNIVERSITY SAN MARCOS



RICHLAND
ELEMENTARY SCHOOL

SUBJECT PROPERTY

BIRCHWOOD DR

COX RD

ROGERS CT

MARILYN LN



THE SUNSET
GROVE

ESCONDIDO

SUBJECT PROPERTY

COX RD

ROGERS CT

MARILYN LN

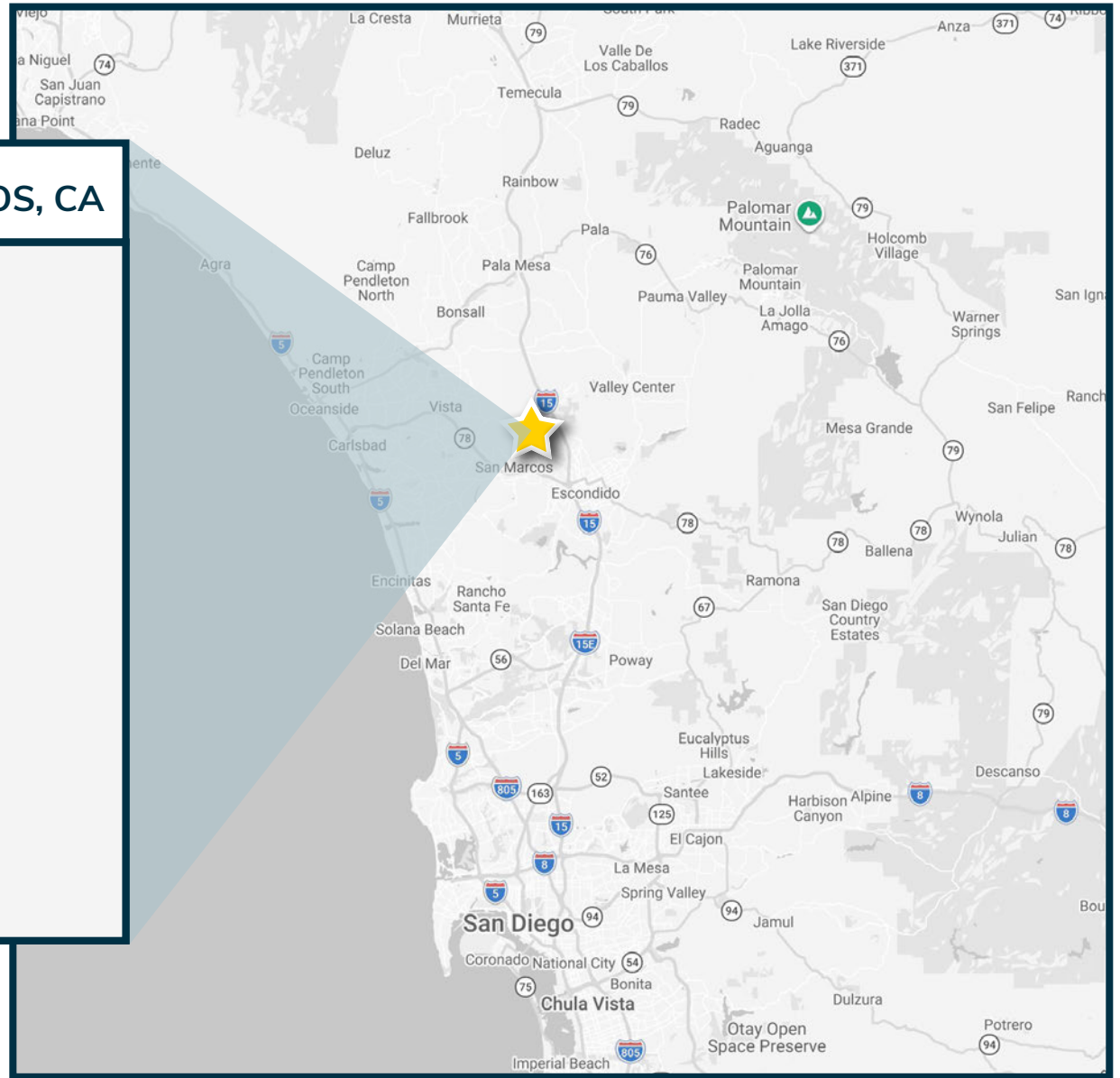
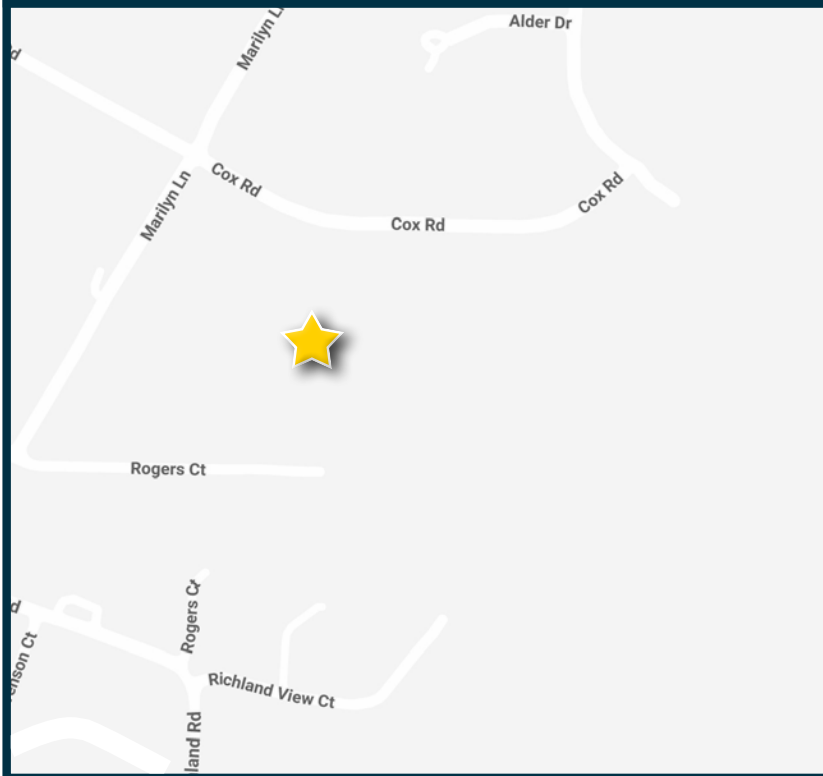
RIGHLAND RD





location map

1655 MARILYN LANE | SAN MARCOS, CA



property description

This exceptional offering comprises four contiguous parcels totaling approximately 20.5 gross acres within the prestigious San Marcos Farms community — one of the last large, undeveloped landholdings in the neighborhood. Nestled in unincorporated San Diego County, the property enjoys the character and open space of a rural estate setting while remaining minutes from the City of San Marcos's retail, dining, and top-rated schools. The gently rolling terrain provides sweeping hillside views and abundant potential for a private equestrian estate, custom ranch compound, or residential subdivision (subject to County approval). The property conveys with nine (9) pre-paid 5/8" water meters and one (1) 1.5" water meter — a significant infrastructure advantage reducing future development costs. Situated in the San Marcos Unified School District attendance area and served by the Valley Center Fire Department, 1655 Marilyn Lane presents a rare opportunity to acquire a large, amenity-rich parcel in one of North County San Diego's most sought-after rural communities.



property information

jurisdiction:

San Diego County, CA - Potential annexation to city of San Marcos

apn's:

- 182-310-04-00 (6.44 Acres)
- 182-310-03-00 (1.49 Acres)
- 182-310-02-00 (4.57 Acres)
- 182-310-01-00 (8.00 Acres)

acreage:

20.5 Gross Acres (Total)

current use:

Vacant Land

improvements:

(9) 5/8" Water Meters; (1) 1.5" Water Meter (Paid)

topography:

Rolling/Gently Sloped

general plan designation:

Semi-Rural Residential 1 (SR-1) & Semi-Rural Residential 2 (SR-2)

zoning:

A70 – Limited Agriculture (County of San Diego)

A-1– Agricultural - 1 (City of San Marcos)

density:

1 du/ac (Semi-Rural Residential)

minimum lot size:

1 Acres (Minimum)

school district:

San Marcos Unified School District

services:

Water/Sewer

Vallecitos Water District (meters pre-paid)

Gas/Electric

San Diego Gas & Electric (SDG&E)

Fire

Valley Center Fire Protection District

Police

San Diego County Sheriff

asking price:

\$4,512,500



new home comparables

					
Project Name:	Mountain House	Amanda Lane	Wohlford Estates	North River Farms/Monarch	Hill District/Apex
Builder Name:	California West Communities	Trumark Homes	Beazer Homes	Lennar	Lennar
City:	Escondido	Escondido	Escondido	Oceanside	San Marcos
Open Date:	8/20/2022	6/21/2025	5/4/2024	3/1/2025	4/5/2025
Product Type:	Detached	Detached	Detached	Detached	Detached
Typical Lot Size:	104,000	14,725	14,000	8,400	-
Lot Dimension:	260x400	95x155	140x100	70x120	-
Min Unit Size:	2,726	3,100	2,766	3,335	2,417
Max Unit Size:	3,860	4,043	4,074	4,764	2,572
Min Price:	\$1,536,900	\$1,572,911	\$1,399,990	\$1,400,900	\$1,100,000
Max Price:	\$1,755,900	\$1,848,207	\$1,549,990	\$1,549,900	\$1,247,900
Total Units Planned:	36	21	34	91	43
Total Units Sold:	24	15	33	53	35
Total Remaining:	12	6	1	38	8
Sales Rate:	0.56	1.79	1.47	4.41	2.93
Sale Rate L3M:	1.67	2	1.33	5.67	2.33
Lat:	33.1819	33.09773	33.1674	33.25579	33.13473
Long:	-117.11787	-117.09956	-117.0891	-117.28385	-117.17134
Zip Code:	92026	92029	92026	92057	92078

cma summary

RESIDENTIAL Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,789,000	\$1,295,000	\$1,553,125	\$1,574,000
SP:	\$1,789,000	\$1,295,000	\$1,544,250	\$1,575,000

RESIDENTIAL - Sold

Number of Properties: 8

Num	MLS #	Status	PropSu bT	Address	MLSAreaMjr	Total Bdrms	Total Baths	Close Date	LotSzSqft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	CV26021282	S	SFR	1355 Duckwalk Road	San Marcos (92069)	4	4	3/16/2026	20,010.00	3153	7	\$1,789,000	\$567.40	\$1,789,000	\$567.40
2	NDP2503003	S	SFR	1092 Crimson Drive	San Marcos (92069)	4	3	5/2/2025	21,780.00	3262	4	\$1,679,000	\$514.71	\$1,685,000	\$516.55
3	NDP260148	S	SFR	1314 Deerbrook Drive	San Marcos (92069)	4	5	3/19/2026	20,006.00	3179	6	\$1,599,000	\$502.99	\$1,680,000	\$528.47
4	IG25064739	S	SFR	1106 Ariana Road	San Marcos (92069)	4	3	7/2/2025	20,009.00	2715	11	\$1,690,000	\$622.47	\$1,650,000	\$607.73
5	NDP2600359	S	SFR	1204 Gable Court	San Marcos (92069)	4	5	3/26/2026	21,250.00	3548	23	\$1,549,000	\$436.58	\$1,500,000	\$422.77
6	NDP2502143	S	SFR	1158 Ariana Road	San Marcos (92069)	4	3	5/9/2025	21,780.00	3262	35	\$1,499,000	\$459.53	\$1,435,000	\$439.91
7	250026339SD	S	SFR	716 Ruskin Pl	San Marcos (92069)	3	3	7/18/2025	19,912.00	2691	33	\$1,325,000	\$492.38	\$1,320,000	\$490.52
8	250027989SD	S	SFR	914 Lantana Ct	San Marcos (92069)	4	3	9/16/2025	18,376.00	2733	90	\$1,295,000	\$473.84	\$1,295,000	\$473.84
Avg						3	3		20,390.38	3067	26	\$1,553,125	\$508.74	\$1,544,250	\$505.90
Min						3	3		18,376.00	2691	4	\$1,295,000	\$436.58	\$1,295,000	\$422.77
Max						4	5		21,780.00	3548	90	\$1,789,000	\$622.47	\$1,789,000	\$607.73

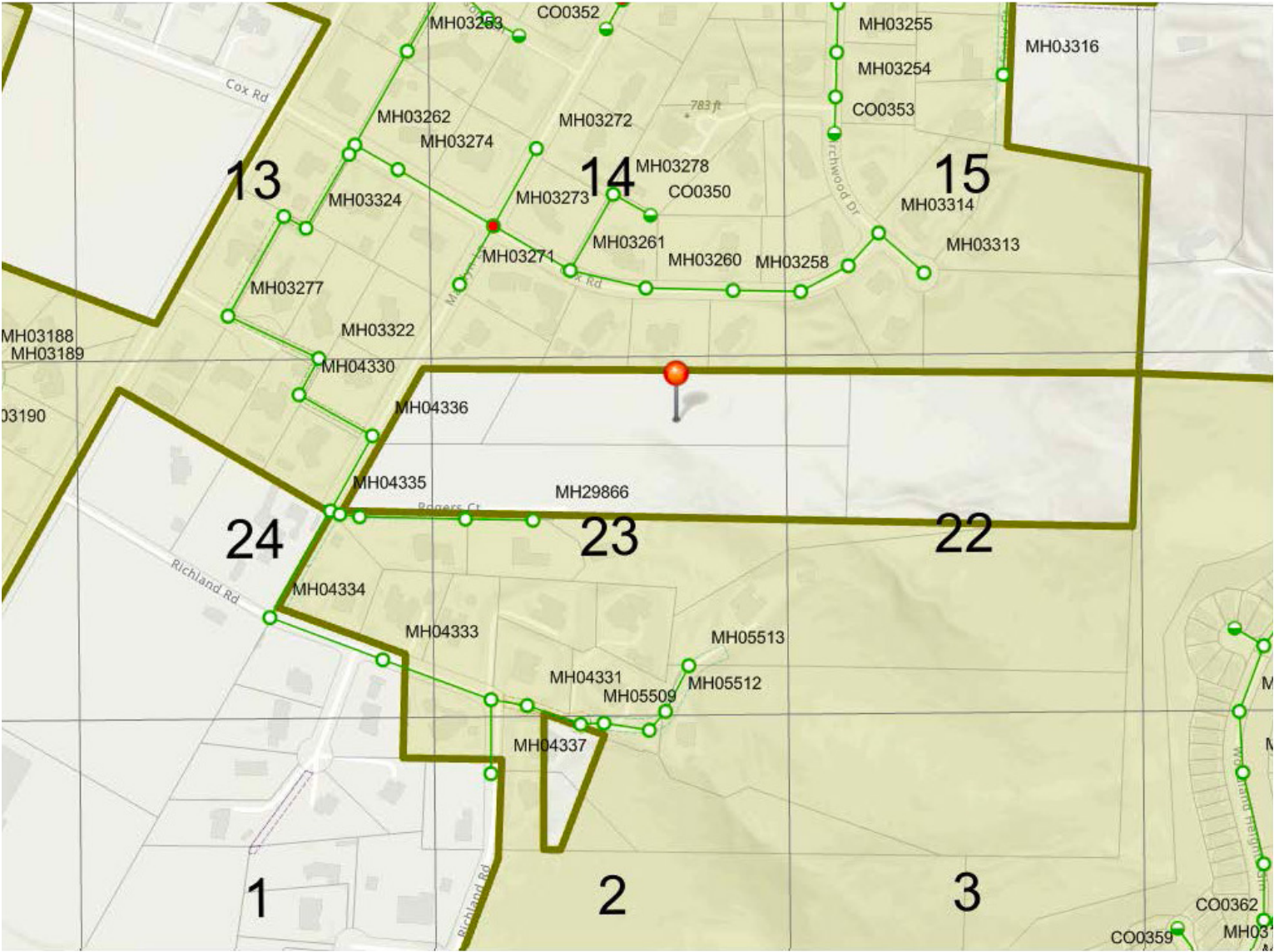
development impact fees

Estimated Development Impact Fees - San Marcos Per Approximate 3,000 SF Residence

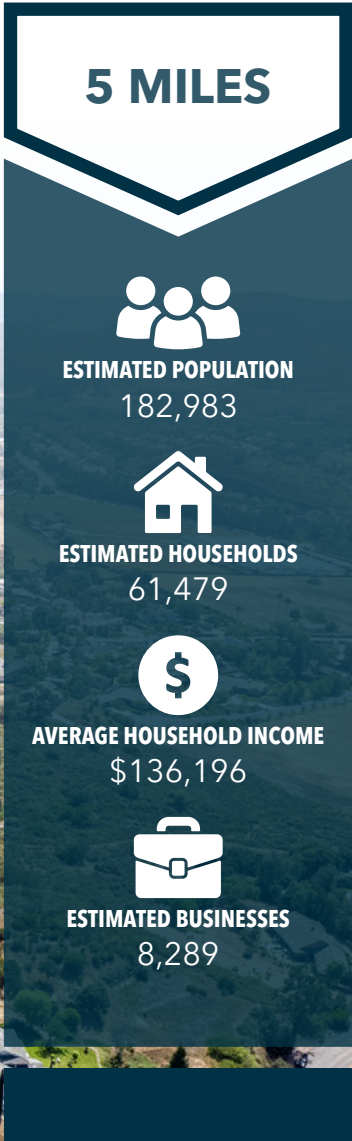
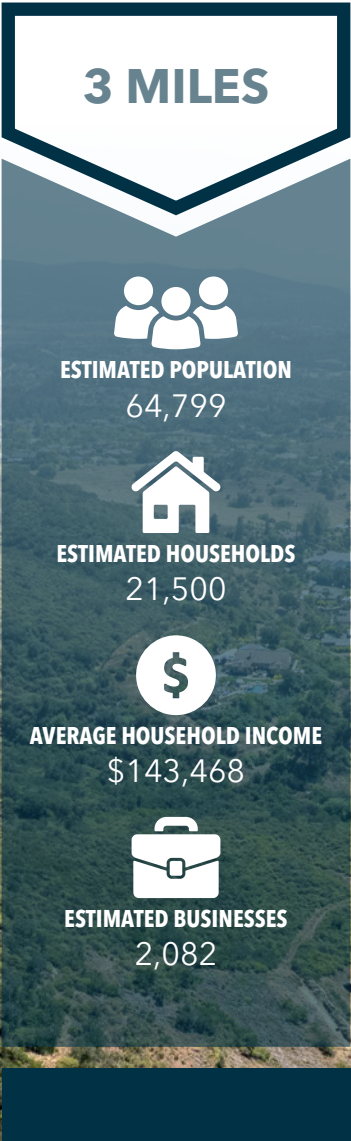
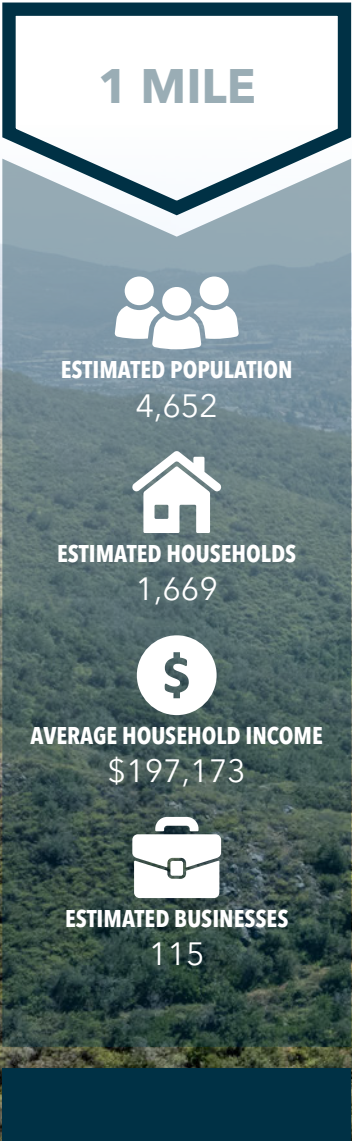
Item	Amount
School Fee (\$4.08/SF)	\$14,370
Streets & Signal Fees	\$5,667
Parks & Recreation	\$8,086
Sanitation Connection Fee	\$6,445
Sanitation Fee for Single-Family	\$6,445
*SDCWA - Capacity Fees - System (3/4" Meters)	\$5,328
*SDCWA - Capacity Fees - Water Treatment (3/4" Meters)	\$149
Fire Protection Development Fee	\$379
Drainage Fee	\$1,035
Public Facilities Fee	\$1,218
TOTAL PER TOWNHOME	\$49,122

**Assumes ¾ inch meter.*

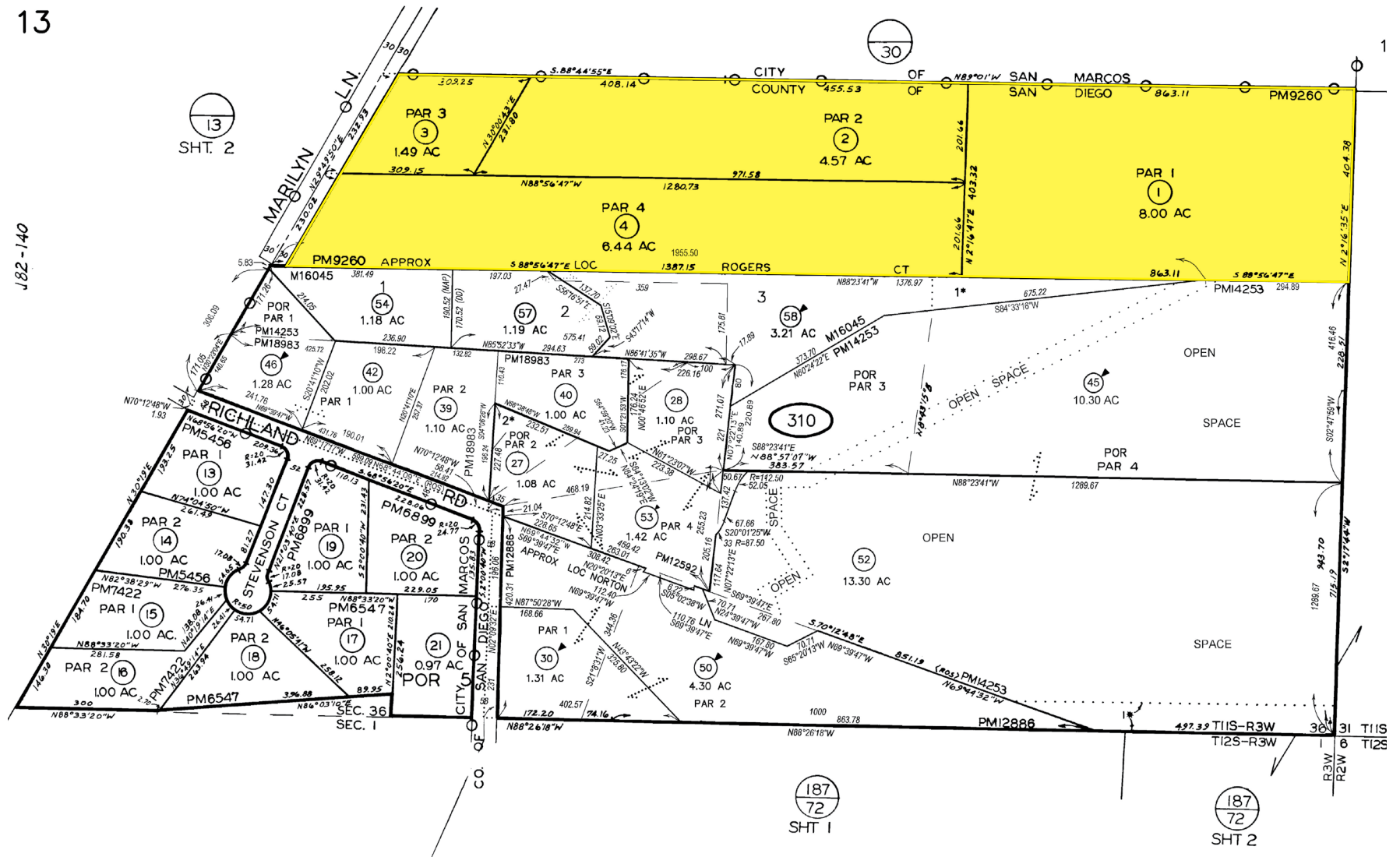
sewer map

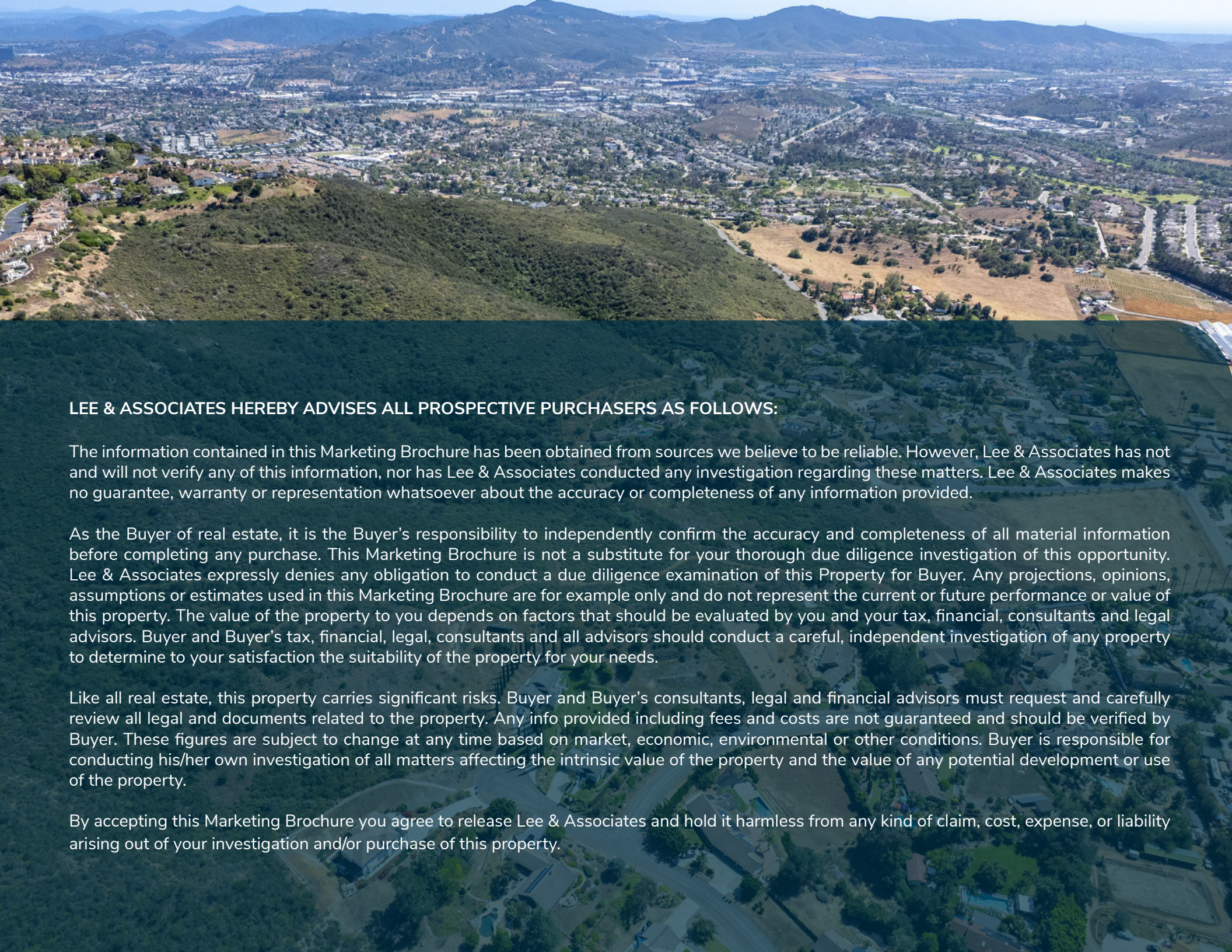


demographics



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An aerial photograph showing a vast cityscape with numerous houses and buildings, interspersed with green hills and patches of brown, dry land. In the far distance, a range of mountains is visible under a clear sky. The foreground features a large, dark green hillside.

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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.



for more information, contact:

MATT WEAVER
760.448.2458
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