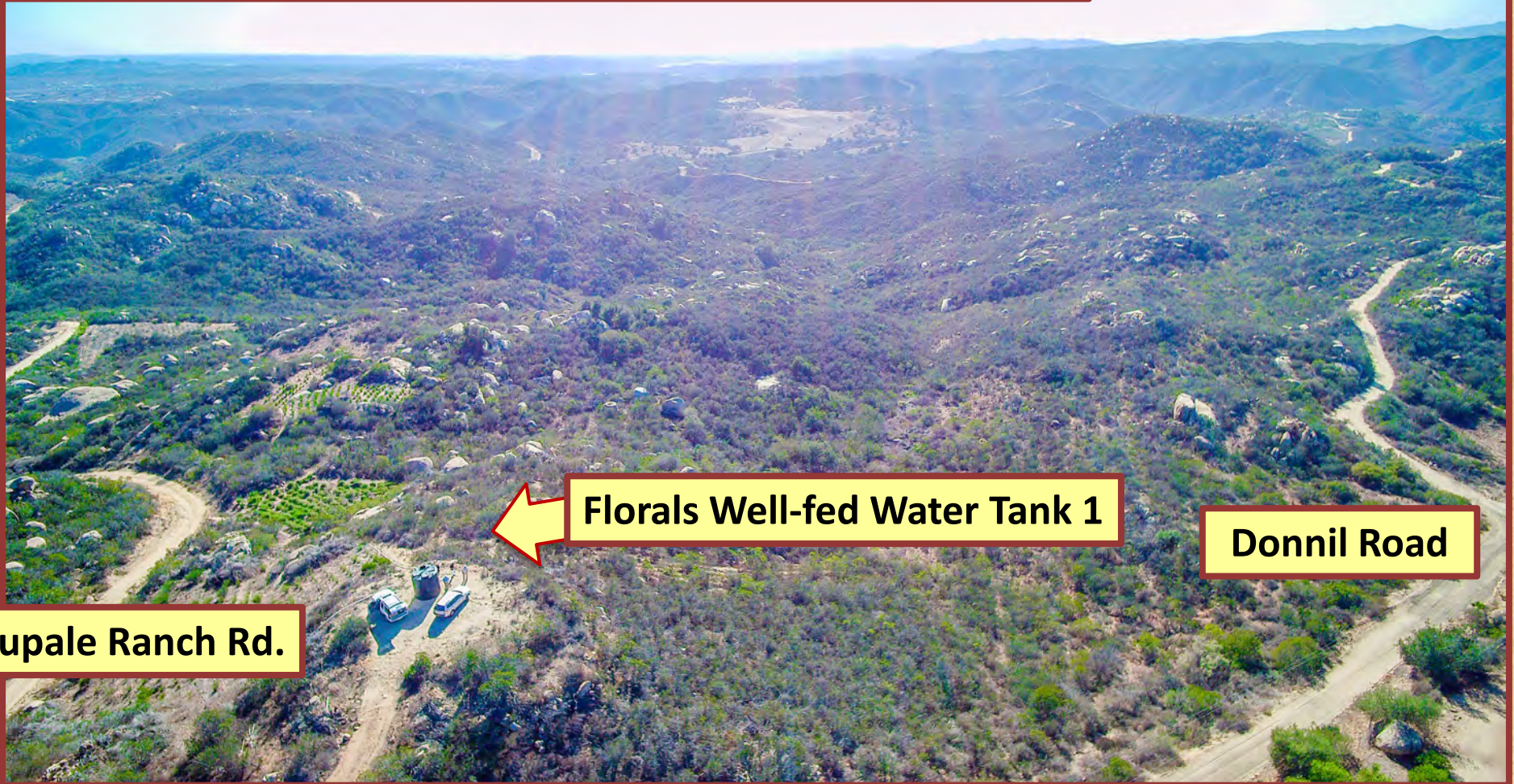


0 Supale Ranch Rd. Fallbrook, CA 268 Ac. Land \$2.95MM Five APN's



Drone View Across Site To Camp Pendleton & Ocean Beyond



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**COLDWELL BANKER
REALTY**

N. SAN DIEGO COUNTY, CA 92028

**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 Widened 2018



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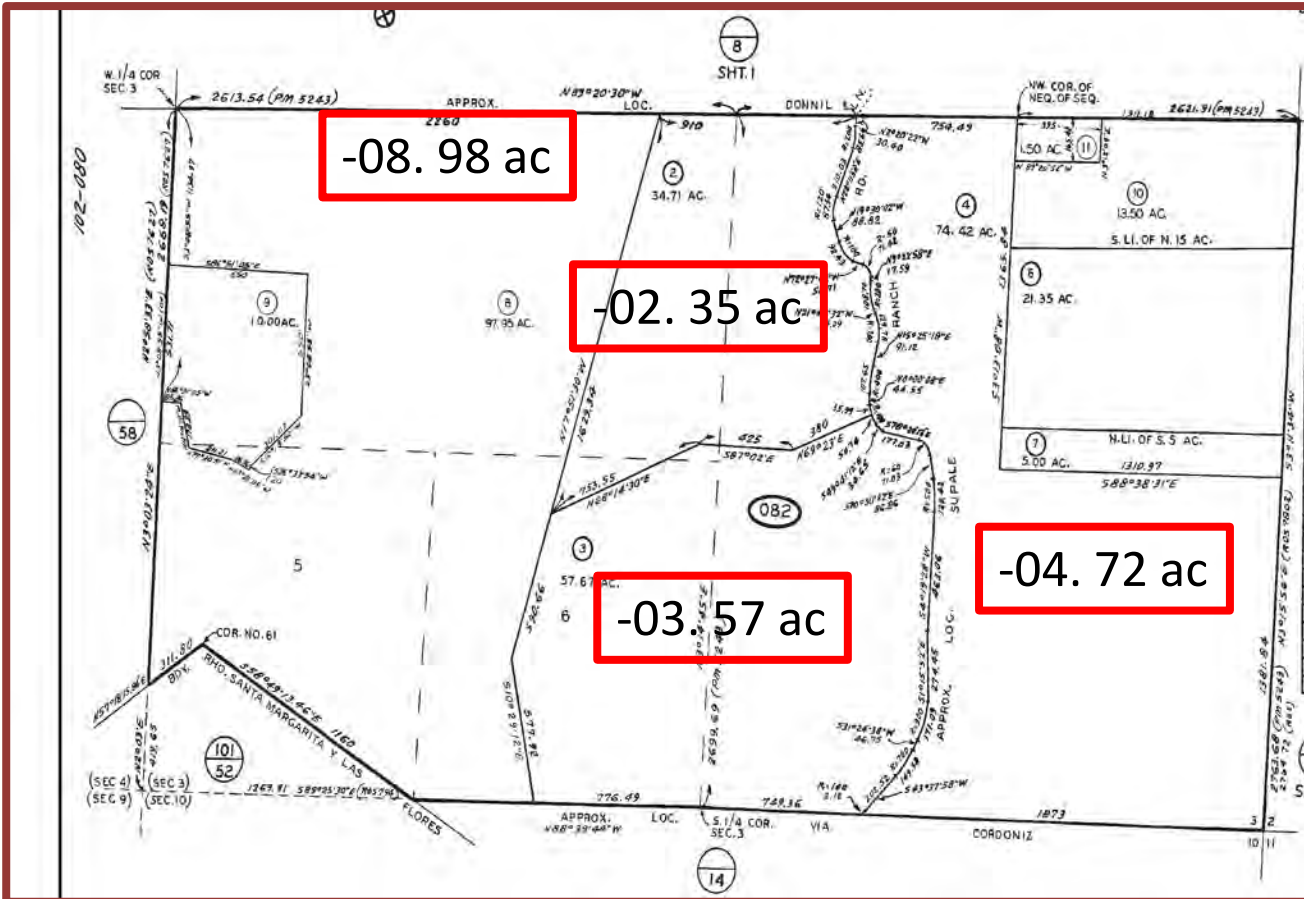


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TAX PARCELS MAPS

N. SAN DIEGO COUNTY, CA 92028

APN's 102-082-02, -03, -04, & -08



APN 102-140-06 5.74 ac



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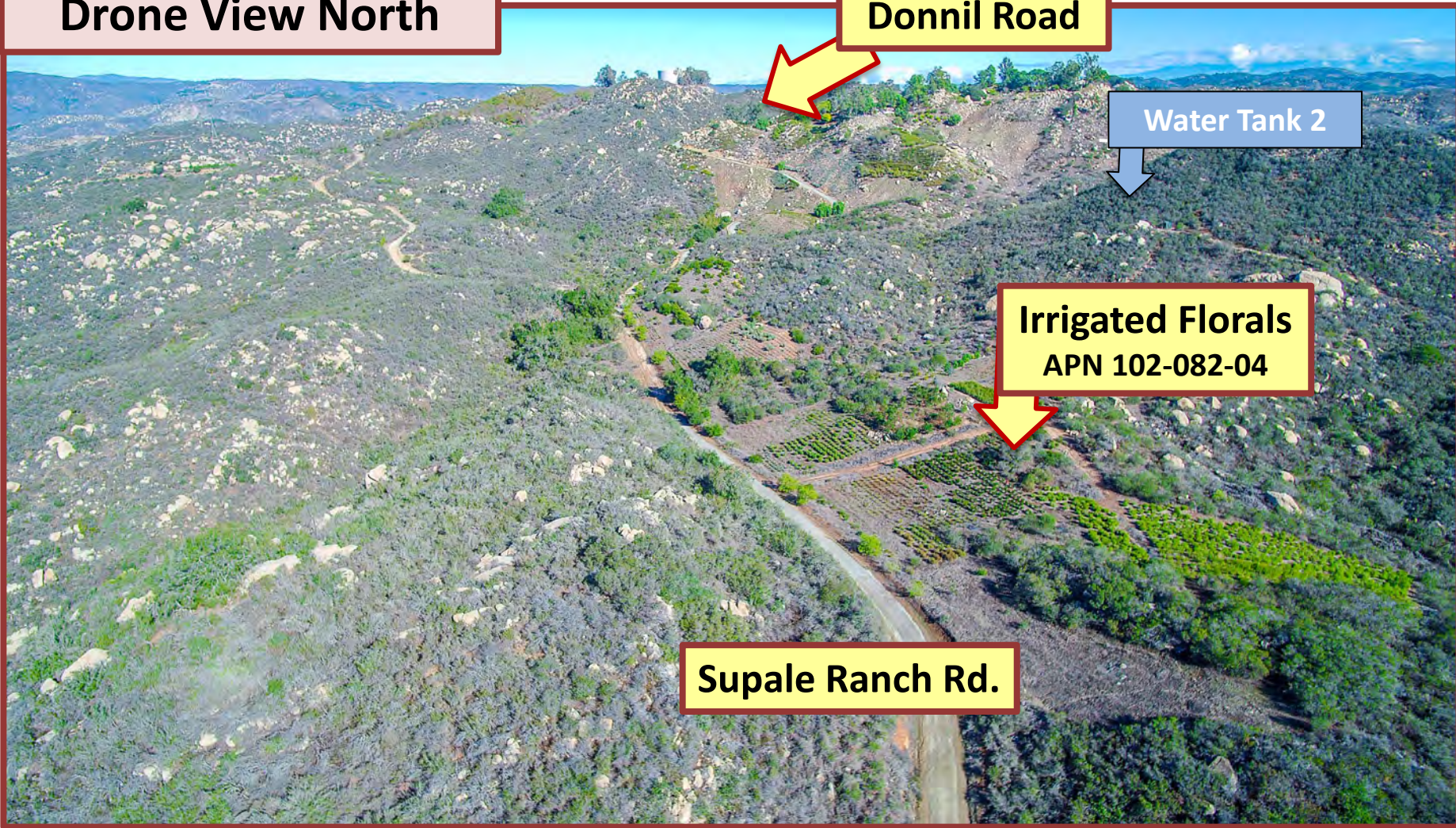
Drone View North

Donnil Road

Water Tank 2

**Irrigated Florals
APN 102-082-04**

Supale Ranch Rd.



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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 regarding future results.

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.



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0 Supale Ranch Rd. Fallbrook, CA

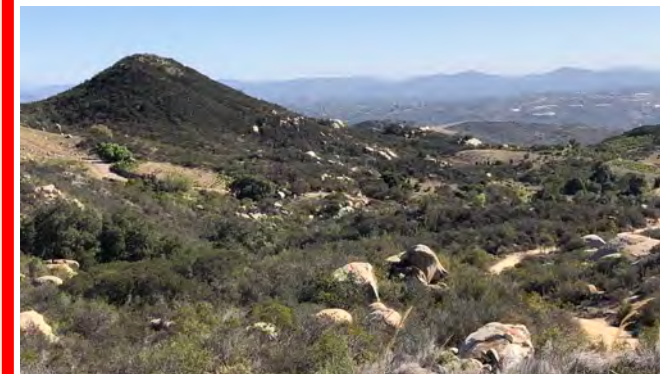
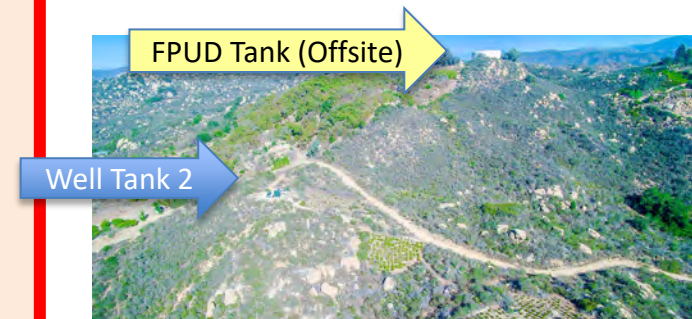
268 Ac. Land \$2.95MM Five APN's



PORTFOLIO: APN's 102-082-02, -03, -04, -08, & 102-140-02

GATED PRIVATE ACCESS DO NOT GO DIRECT, DISTURB OR CONTACT NEIGHBORS. CALL AGENT RICK JEMISON 949-463-2921 FIRST. 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 POLLARD GROWERS FLORAL BUSINESS IS NOT INCLUDED, BUT ASSIGNABLE SEPARATELY.

DISCLAIMER. This Flyer is only a Summary Description of 0 Supale Ranch Road, 268 acres of undeveloped land in San Diego County CA (the Property) to be sold contingent on Buyer's reliance only on its own Investigations and is not an offer, agreement, agency or other binding action of any kind. The Property does not include the Current Existing Use as the Pollard Growers, and is only available by separate assignment without representation or warranty regarding any business prospects. 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 information and the Property are presented without representation or warranty of any statements, any express or implied opinions, or any forward-looking potential outcomes regarding the Property, area or municipality or current and future uses, regulations or economic prospects. Prospective purchasers are to conduct 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.



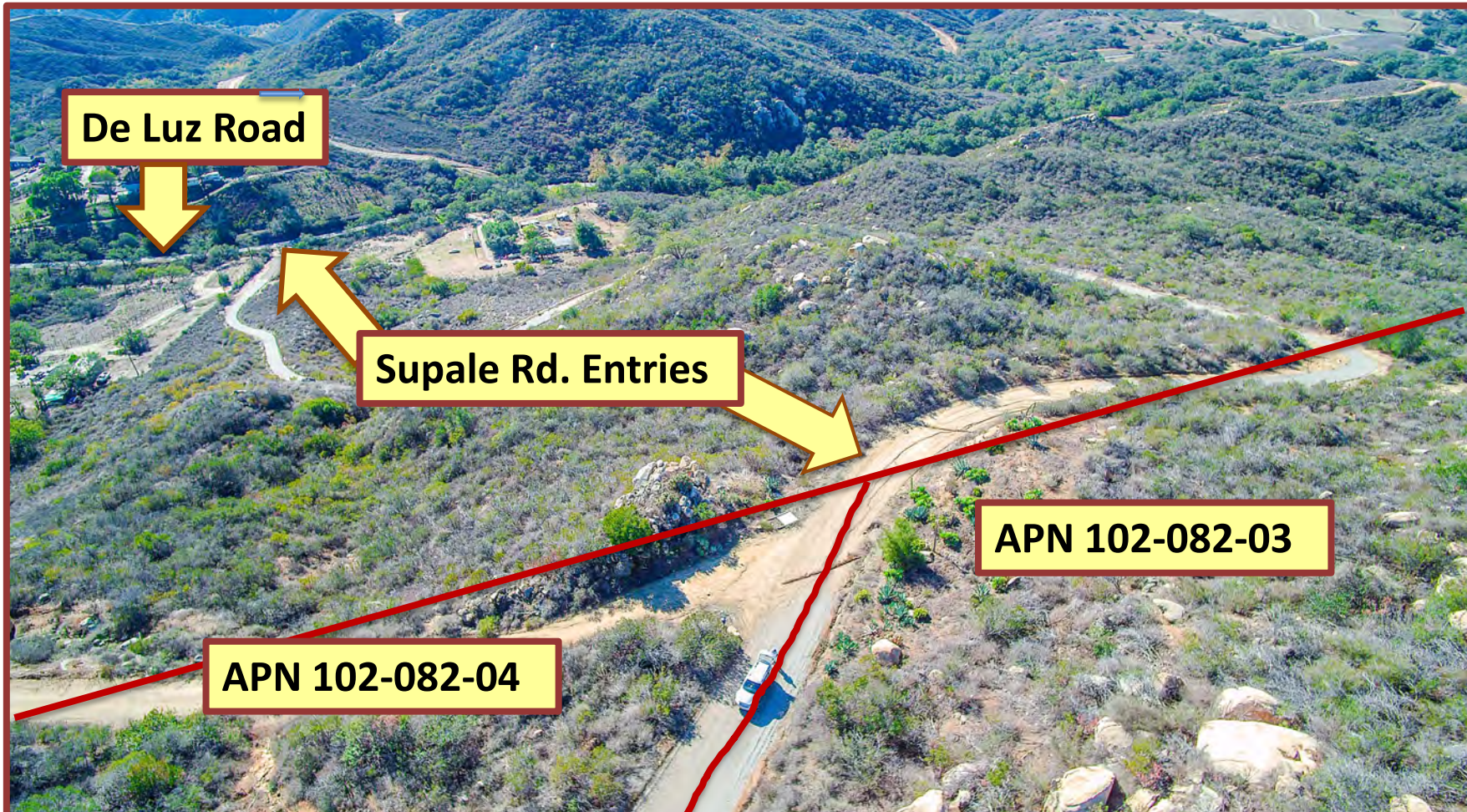
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0 Supale Ranch Rd. Fallbrook, CA
268 Ac. Land \$2.95MM Five APN's



South Entries & Boundaries of Site (Approximate)



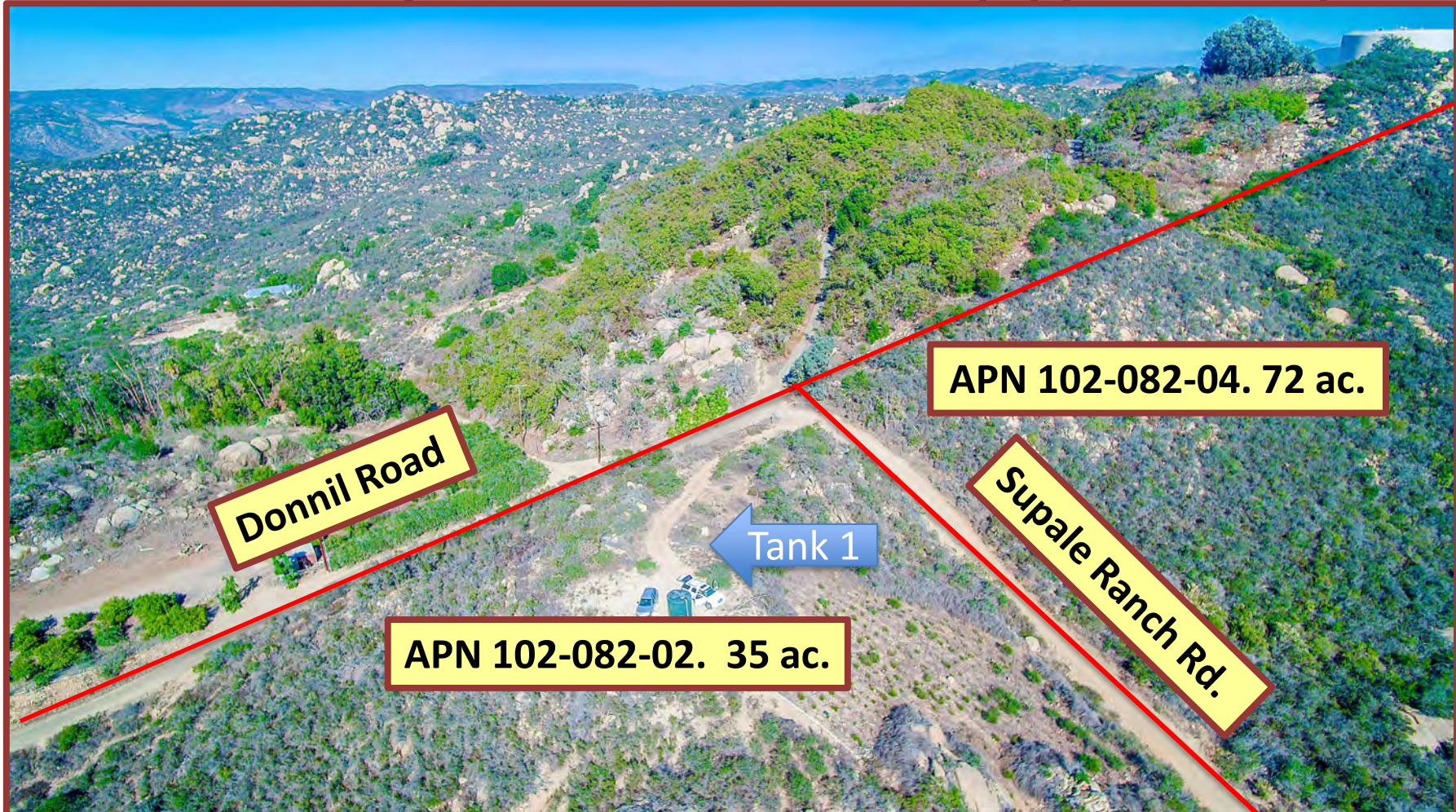
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North Entry & Boundaries of Site (Approximate)



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0 Supale Ranch Rd. Fallbrook, CA

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



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

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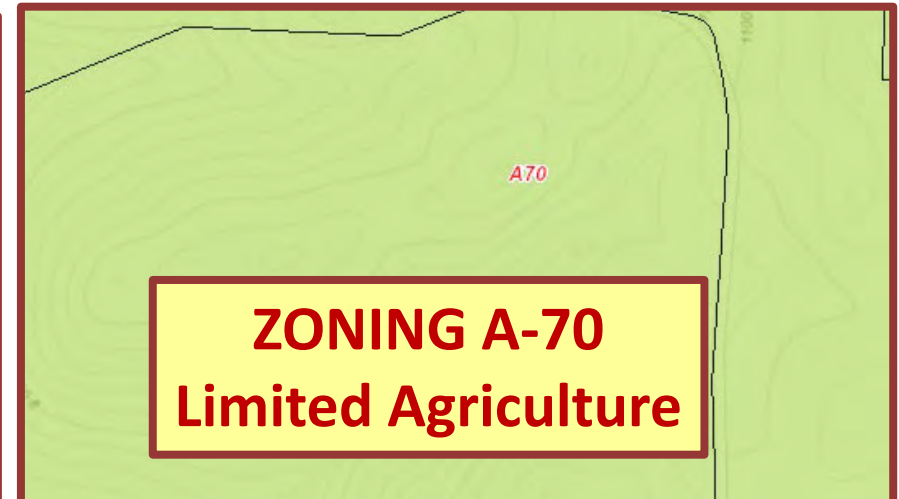
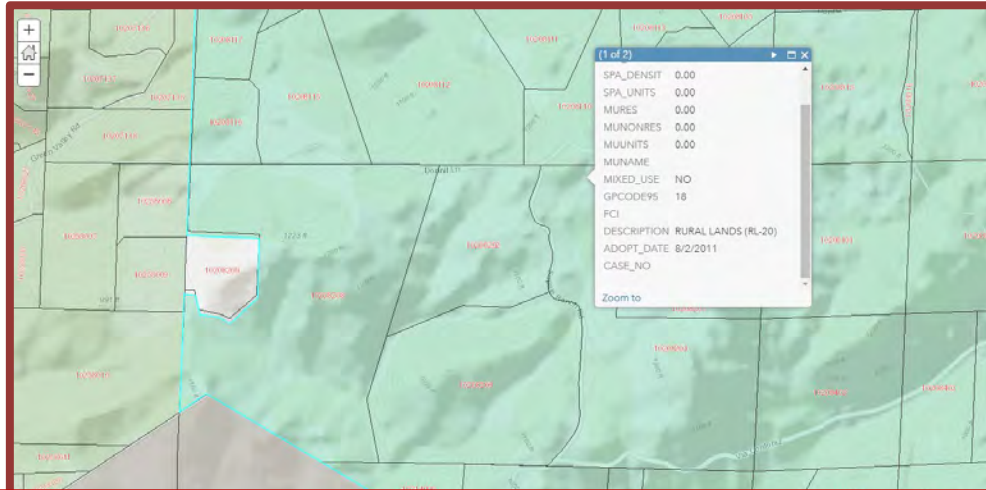
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0 Supale Ranch Rd. Fallbrook, CA GP RL-20*, 20-ac Min., Zoning A-70



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



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

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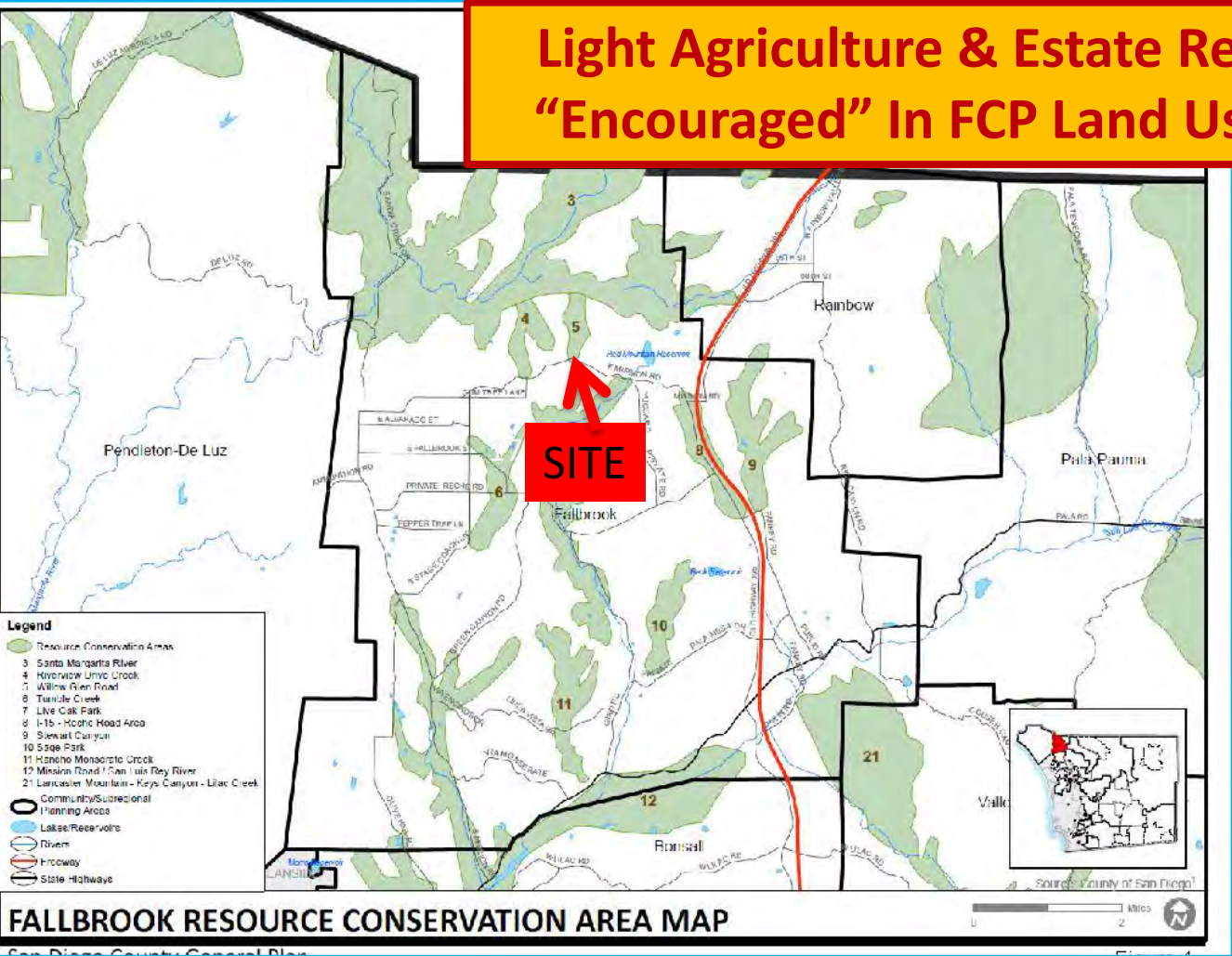
FALLBROOK COMMUNITY PLAN (FCP) LAND USE (LU) & CONSERVATION/OPEN SPACE (COS)



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



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



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



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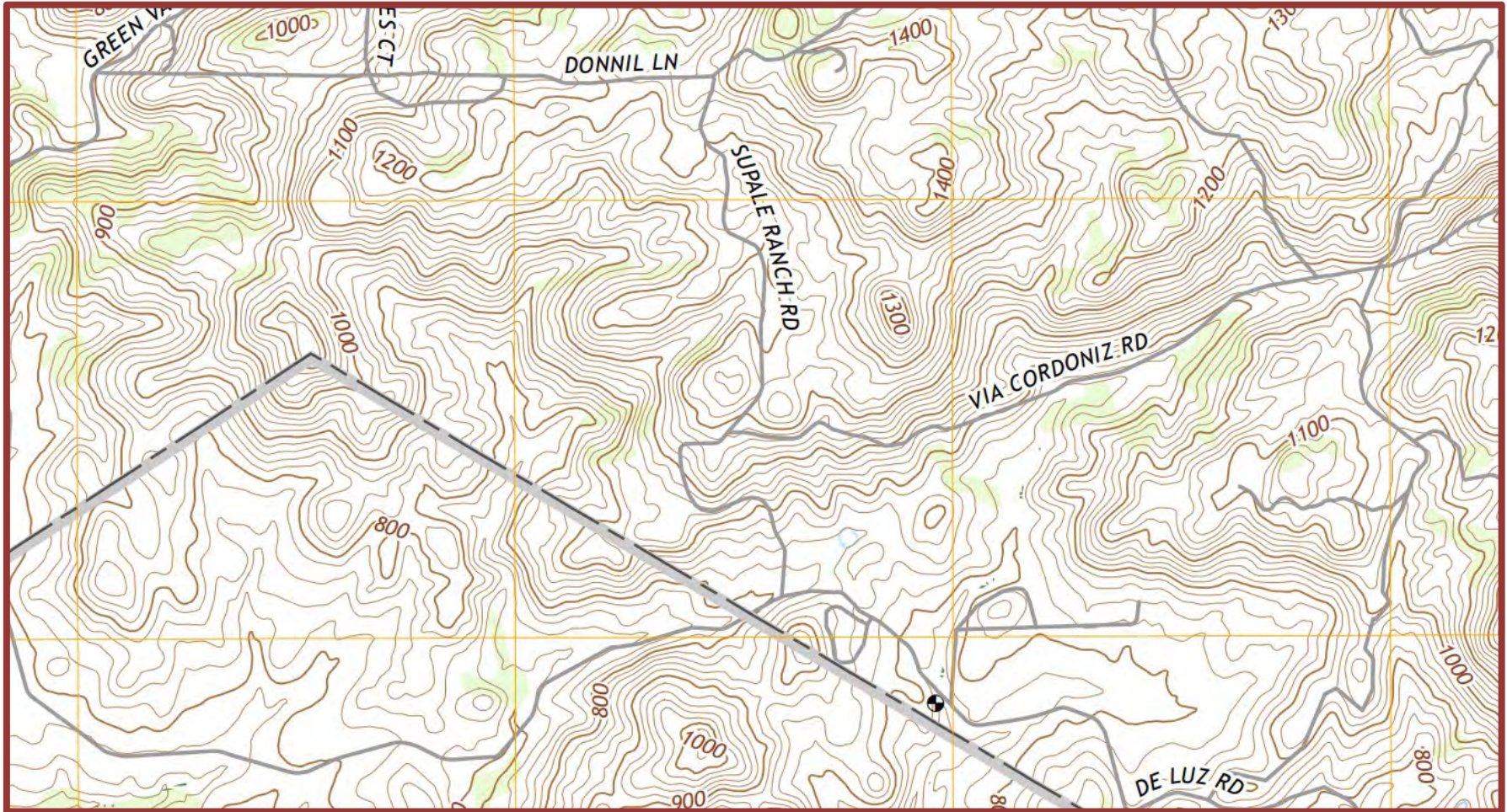
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**COLDWELL BANKER
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USGS TOPO MAP

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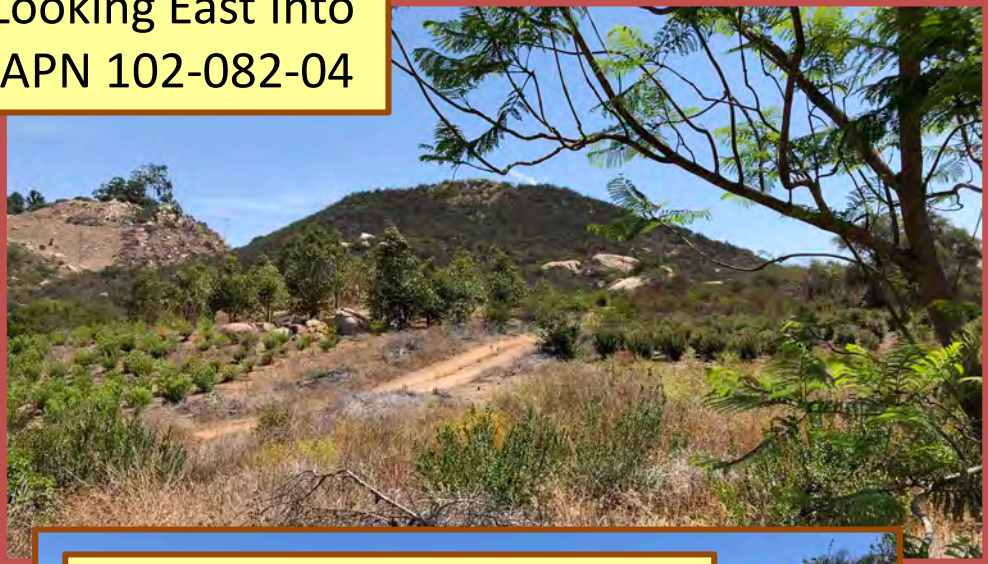
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0 Supale Ranch Rd. Fallbrook, CA

Various Site Views



Looking East Into
APN 102-082-04



Looking South Over Site

Native Plants at South Entry



Southeast from Water Tank 1



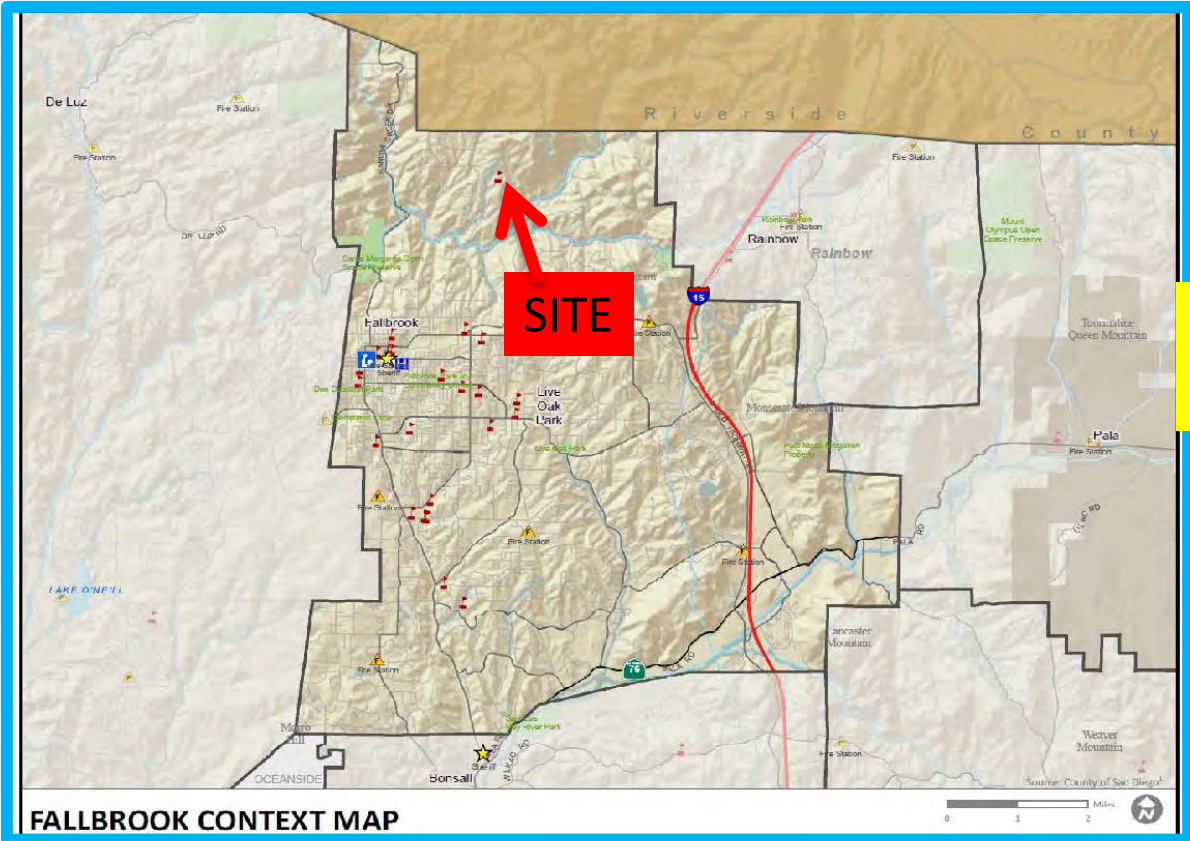
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FALLBROOK COMMUNITY PLAN AREA 32,000 Pop. 61,000 Expected 2030



**FAST-GROWING PROSPEROUS
North San Diego County, CA**



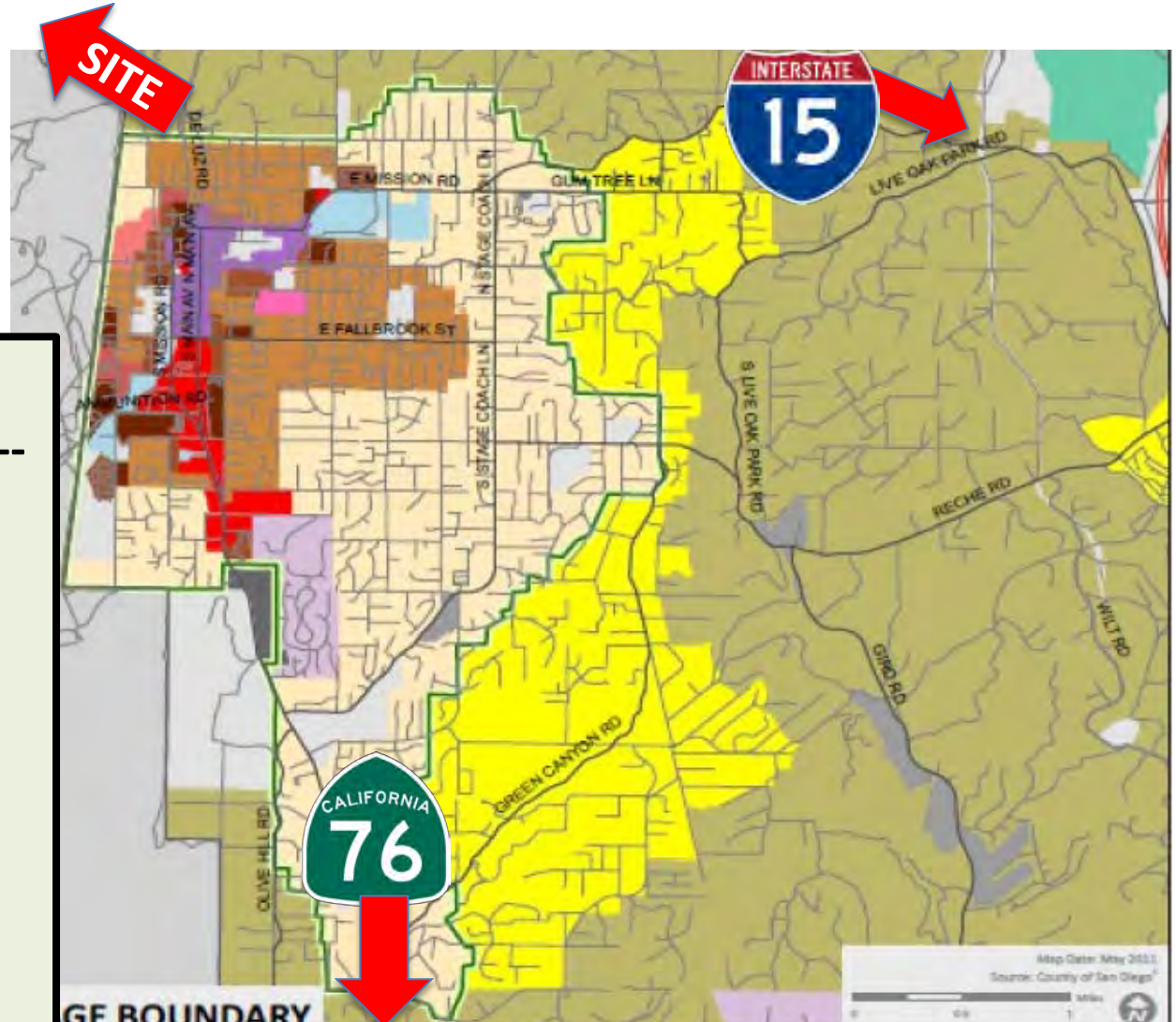
**POLLARD GROWERS CURRENT USE
Ideal Floral Location & Climate**



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FALLBROOK VILLAGE NEARBY

Unincorporated San Diego County, CA 92080



VILLAGE OF FALLBROOK

- 4.4 Mi. From Site via De Luz Rd--
- I-15/Mission Rd Exit 6¹⁷ Mi. East
- CA-76 to Coast is 5.5 Mi. South
- 5 Area Hotels
- 58 Area Restaurants
- 3 Service Stations (in 6 Area)
- Varous Crop/Nursery Services
- Live Oak Park,
- Art Galleries, Wineries
- 37 Schools, 33 Churches (Area)

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View Across Site To Camp Pendleton & Ocean Beyond



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