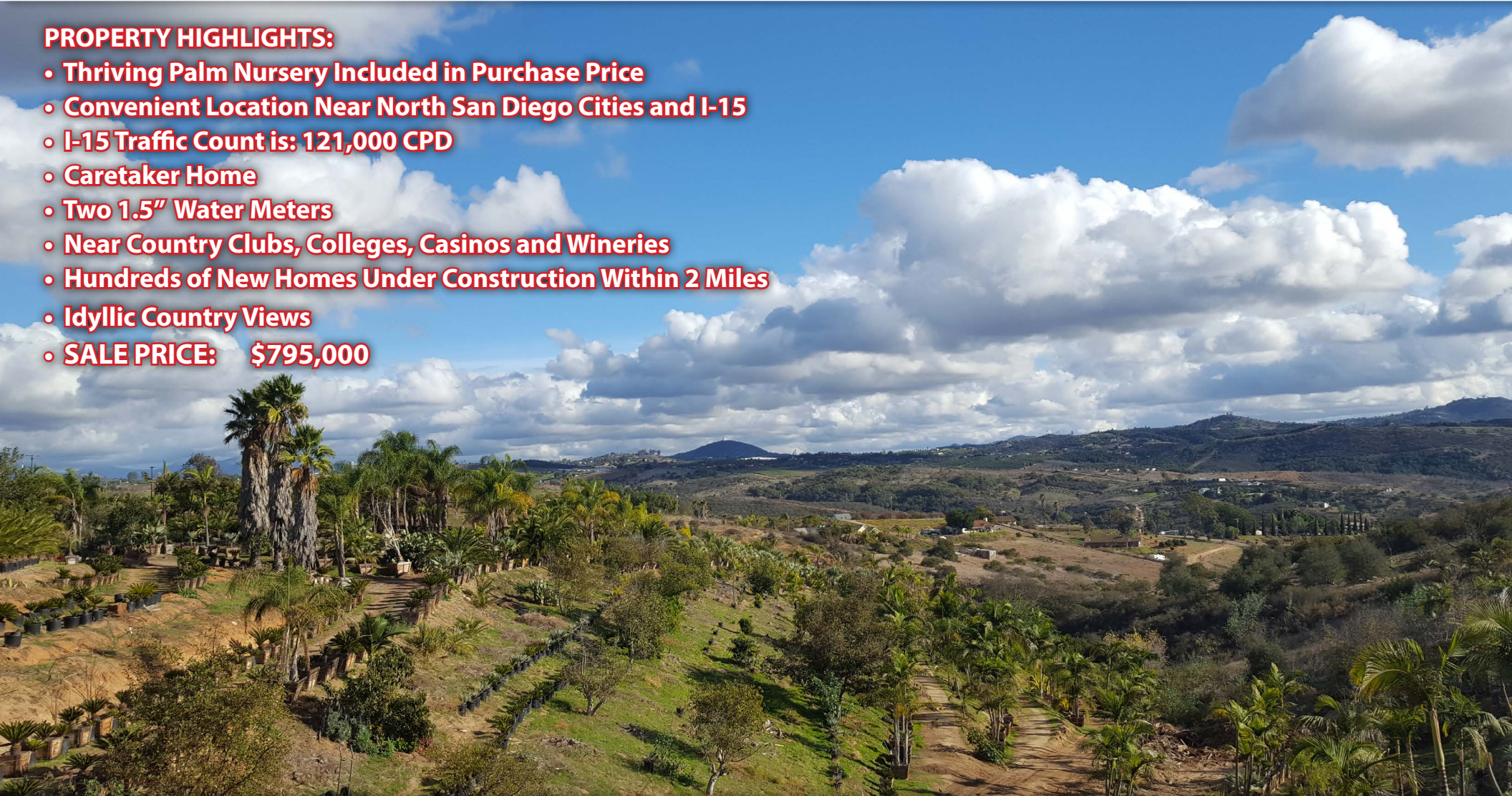


FOR SALE

± 24.5 ACRES - AGRICULTURAL LAND
PALOS VERDES DRIVE, BONSAI, CA 92026

PROPERTY HIGHLIGHTS:

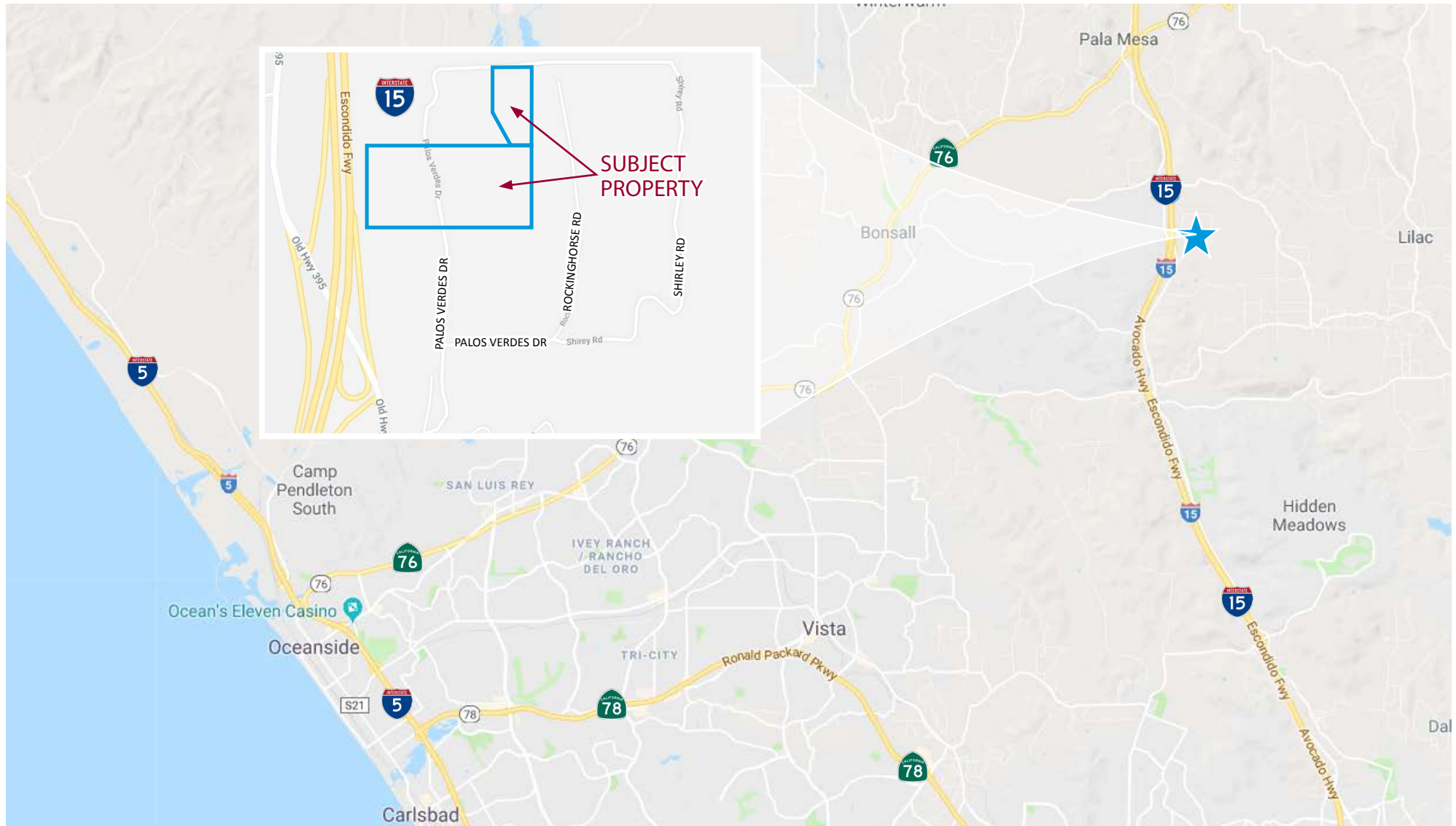
- Thriving Palm Nursery Included in Purchase Price
- Convenient Location Near North San Diego Cities and I-15
- I-15 Traffic Count is: 121,000 CPD
- Caretaker Home
- Two 1.5" Water Meters
- Near Country Clubs, Colleges, Casinos and Wineries
- Hundreds of New Homes Under Construction Within 2 Miles
- Idyllic Country Views
- **SALE PRICE: \$795,000**



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± 24.5 ACRES - AGRICULTURAL LAND
PALOS VERDES DRIVE, BONSCALL, CA 92026

Location Map



FOR SALE

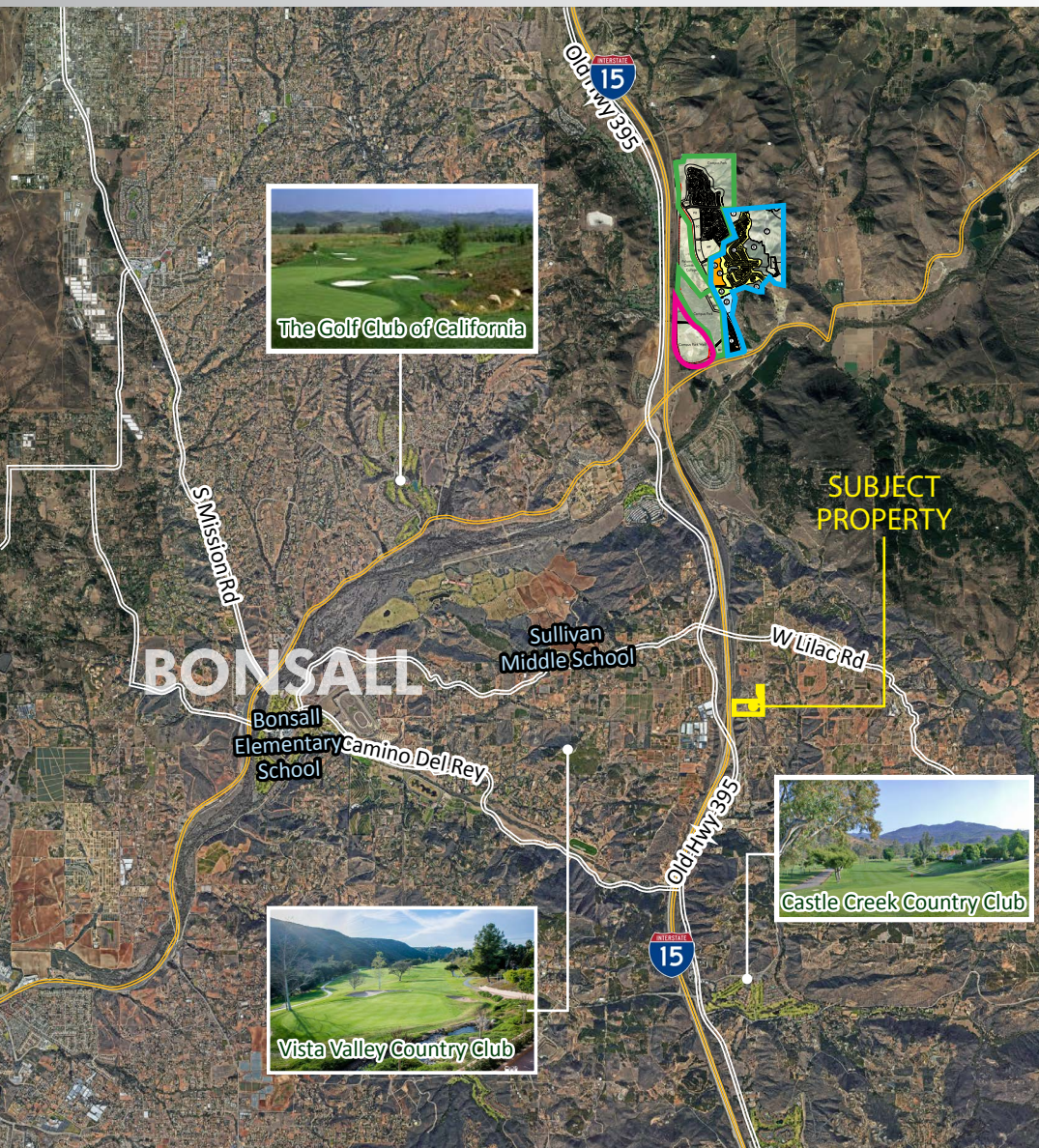
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Aerials



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Aerials



CAMPUS PARK: (APPROVED) The project calls for building 521 single-family homes, 230 multifamily residences, plus offices, retail, a community sports park and 5 miles of pedestrian and horse trails just northeast of the Interstate 15 and Highway 76 crossing.

CAMPUS PARK WEST: (APPROVED) Includes approximately 107 acres amended land use plan is to create a “village” atmosphere that will not detract from the charm of downtown Fallbrook, but will offer a complimentary, attractive, and pedestrian-friendly place to work, shop, and live with retail conveniences and employment opportunities that reduce the need to commute to larger, more urbanized areas. The proposed plan includes limited impact industrial/office uses adjacent to the I-15 freeway which will allow for a variety of employment opportunities, a mixed-use village core, multi-family residential at a density of 20 dwelling units per acre, general commercial uses, open space, and a pedestrian trail system. The Specific Plan Amendment also includes detailed design guidelines specifying architectural character.

MEADOWOOD: (PROPOSED) Located on 390 acres immediately east of Passerelle, the Meadowood development proposed by Pardee Homes would transform land long known as the Pankey Ranch into a large neighborhood. Meadowood would have 1,244 housing units, as well as an 11-acre elementary school in the Bonsall Union School District. Pardee Homes has also offered to build an \$11 million wastewater treatment plant on Rainbow Municipal Water District property on Old Highway 395. The facility would handle all of Meadowood’s sewer needs, and would be big enough for the district to use it to serve its other customers.

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Property Information

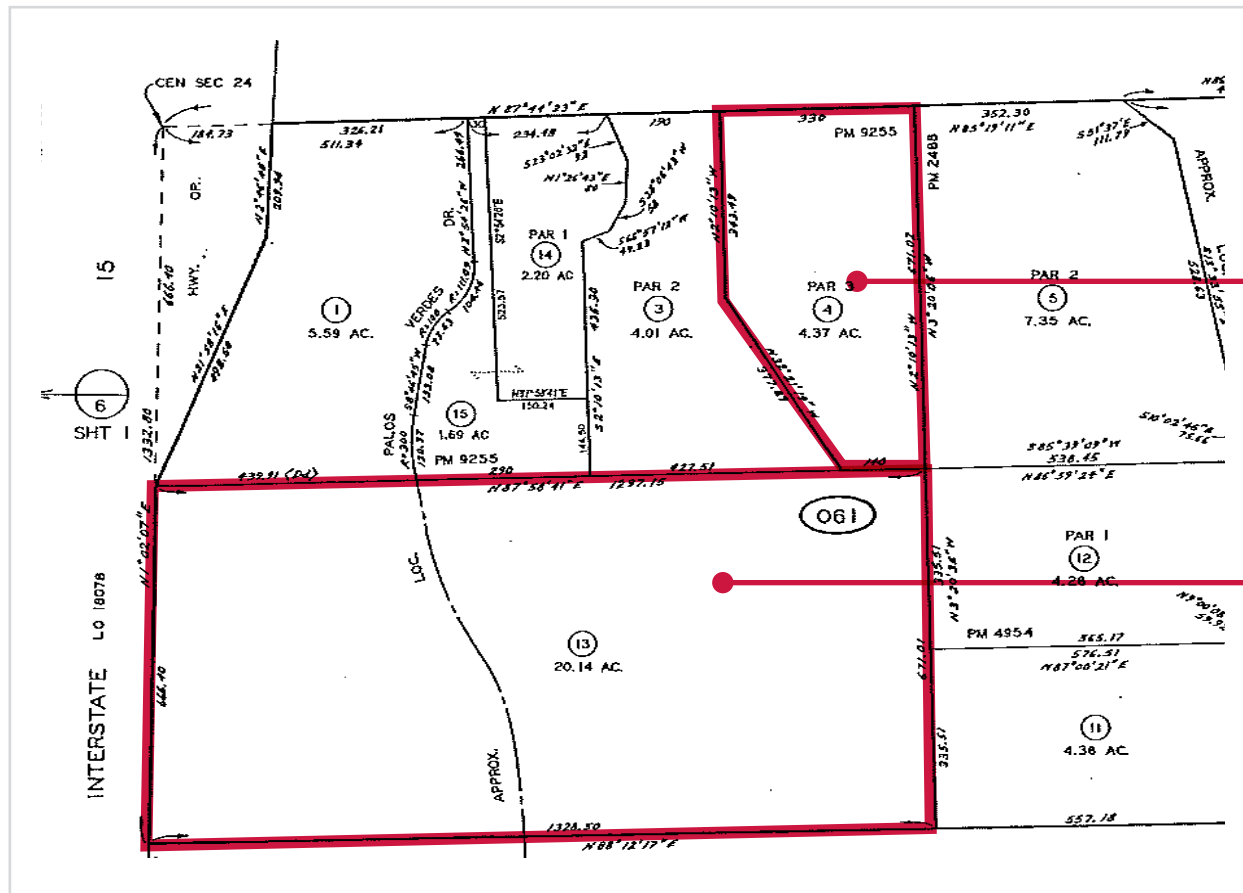
Acrage:	± 24.5 Acres
APN's:	127-061-04, 13
Zoning:	RR
Topography:	Gently Rolling
Current Use:	Palm Tree Nursery
Proposed Use:	Commercial
Services:	
Water:	Valley Center Municipal Water
Gas/Electric:	San Diego Gas & Electric
Fire:	Valley Center Fire Protection
Police:	San Diego Sheriff

Asking Price: \$795,000



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Plat Map



APN: 127-061-04
Zoned: RR

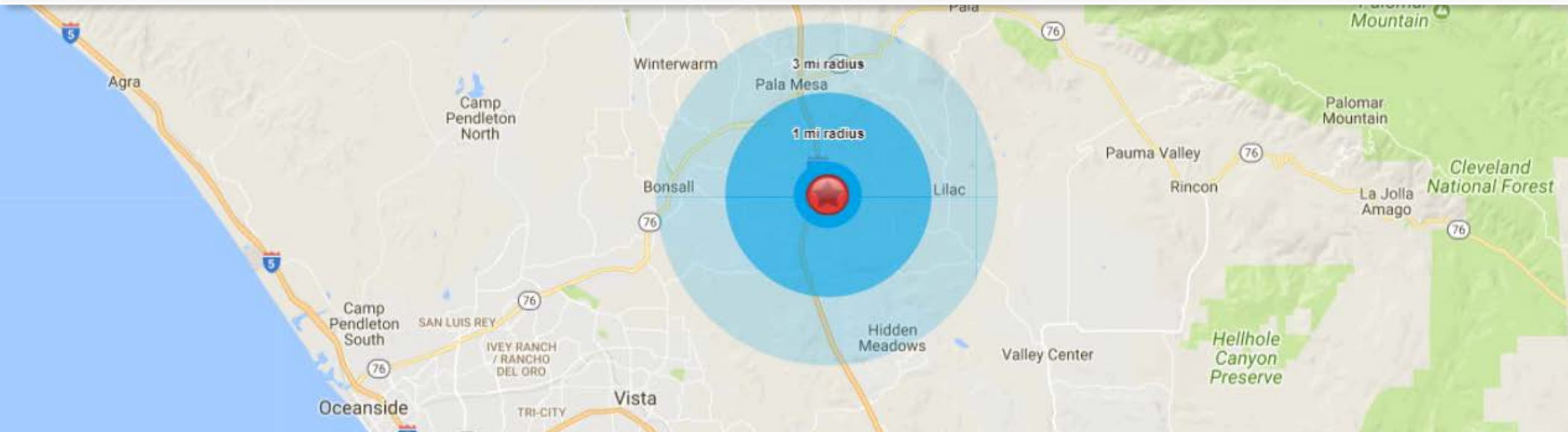
APN: 127-061-13
Zoned: RR

Information Links

[General Plan: Palos Verdes](#)
[RR Zoning Information](#)

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PALOS VERDES DRIVE, BONSCALL, CA 92026



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2017 Total Population	331	7,400	18,901
2022 Projected Population	349	7,831	19,985
Average Age	43.4	42.2	45.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2017 Total Households	123	2,652	7,012
Household Growth 2017-2022	7	167	427
Average HH Income	\$87,656	\$99,150	\$119,553

FOR SALE

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FOR SALE

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