

AVOCADO GROVE / DEVELOPMENT OPPORTUNITY

FALLBROOK, CA

\$1,500,000
106.3 ACRES



AGRIBUSINESS SOLUTIONS TEAM

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HIGHLIGHTS

- Historic avocado yield has been 8,000 lbs/acre (60 containers)
- Opportunity to expand existing grove or develop an alternative agricultural use
- Seller will consider offers for all or part
- Potential to develop homes on the separate parcels
- Attractive rural community

LOCATION

Rainbow Crest Rd & Rainbrook Drive
Fallbrook, CA 92028

APN

APN	Size (Acres)
110-021-24-00	45.18
110-072-08-00	18.82
110-072-09-00	20.56
110-072-11-00	13.26
110-072-12-00	8.39



DEVELOPMENT POTENTIAL

20 acres currently planted to avocados and guavas. Approximately 40 acres are generally level and could be developed to alternative crops or a container nursery similar to surrounding parcels. The remainder of the property is sloped and could be used for development of single family homes with exceptional views or used for conservation/open space.



AGRICULTURAL USE

- 10± acres Hass avocados with Toro Canyon resistant root stock
- 5± acres Hass avocados with Topo Topo rootstock
- 5± acres Hass avocados with G6 rootstock
- 1/2± acre test plot of guavas
- Additional acreage was previously planted to Valencia oranges



GENERAL PLAN DESIGNATION

Rural Lands (RL-20) and (RL-40)

ZONING

Agriculture (A70)

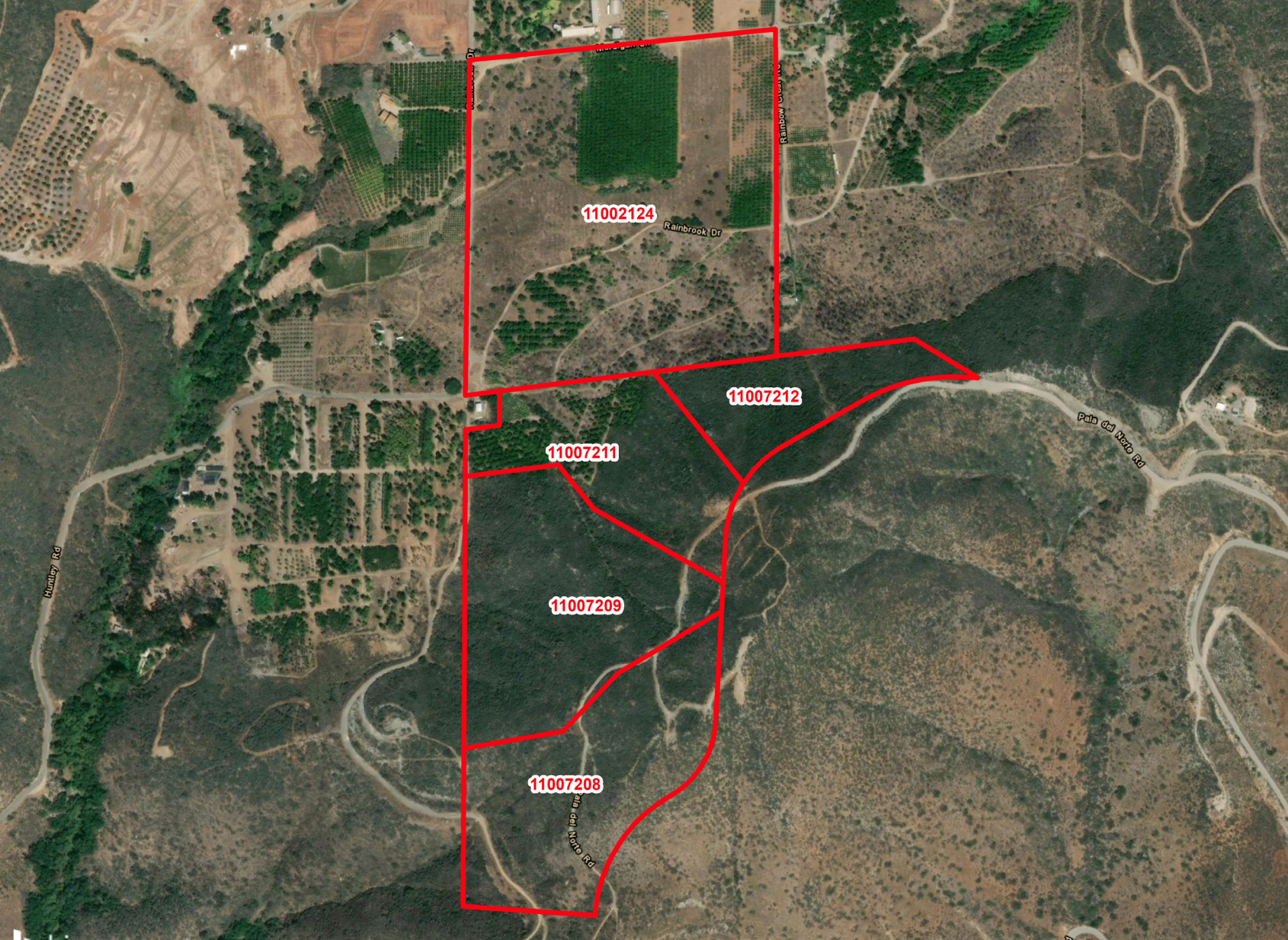
ELECTRIC

San Diego Gas & Electric

WATER & IRRIGATION

Two 2” water meters from Rainbow Municipal Water District. A well that produced about 25-30GPM (per grove manager) is located on APN 110-021-24-00, but has not been used in a number of years.

PARCEL MAP



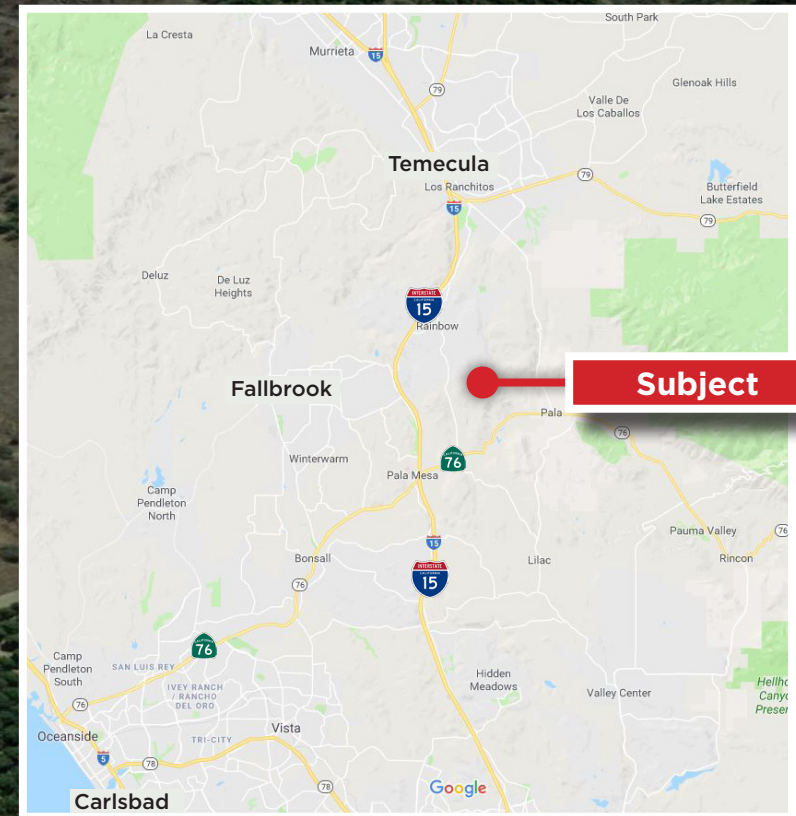
Price:

APN	Price*
110-021-24-00	\$1,020,000
110-072-08-00	\$110,000
110-072-09-00	\$110,000
110-072-11-00	\$150,000
110-072-12-00	\$110,000
Total	\$1,500,000

*Seller will consider offers for all or part

Contact Listing Agents for Tour.

DO NOT ENTER THE SUBJECT PROPERTY.



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