

RARE OPPORTUNITY TO ACQUIRE 20.5 ACRES IN SAN MARCOS FARMS COMMUNITY

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
- Potential density bonus project
- New Home Sales Average \$1,500,000 - \$1,800,000

ASKING PRICE: \$4,750,000



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

CONTENTS

- 3 aerals
- 6 location map
- 7 property description
- 8 property information
- 9 new home comparables
- 10 cma summary
- 11 development impact fees
- 12 demographics
- 13 plat map



**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

SUBJECT PROPERTY





**TWIN OAKS
ELEMENTARY SCHOOL**

**WALNUT
GROVE PARK**

SUBJECT PROPERTY

MARILYN LN

ROGERS CT

COX RD



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

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:

\$4,750,000



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.

demographics

1 MILE



ESTIMATED POPULATION
4,652



ESTIMATED HOUSEHOLDS
1,669



AVERAGE HOUSEHOLD INCOME
\$197,173



ESTIMATED BUSINESSES
115

3 MILES



ESTIMATED POPULATION
64,799



ESTIMATED HOUSEHOLDS
21,500



AVERAGE HOUSEHOLD INCOME
\$143,468



ESTIMATED BUSINESSES
2,082

5 MILES



ESTIMATED POPULATION
182,983



ESTIMATED HOUSEHOLDS
61,479



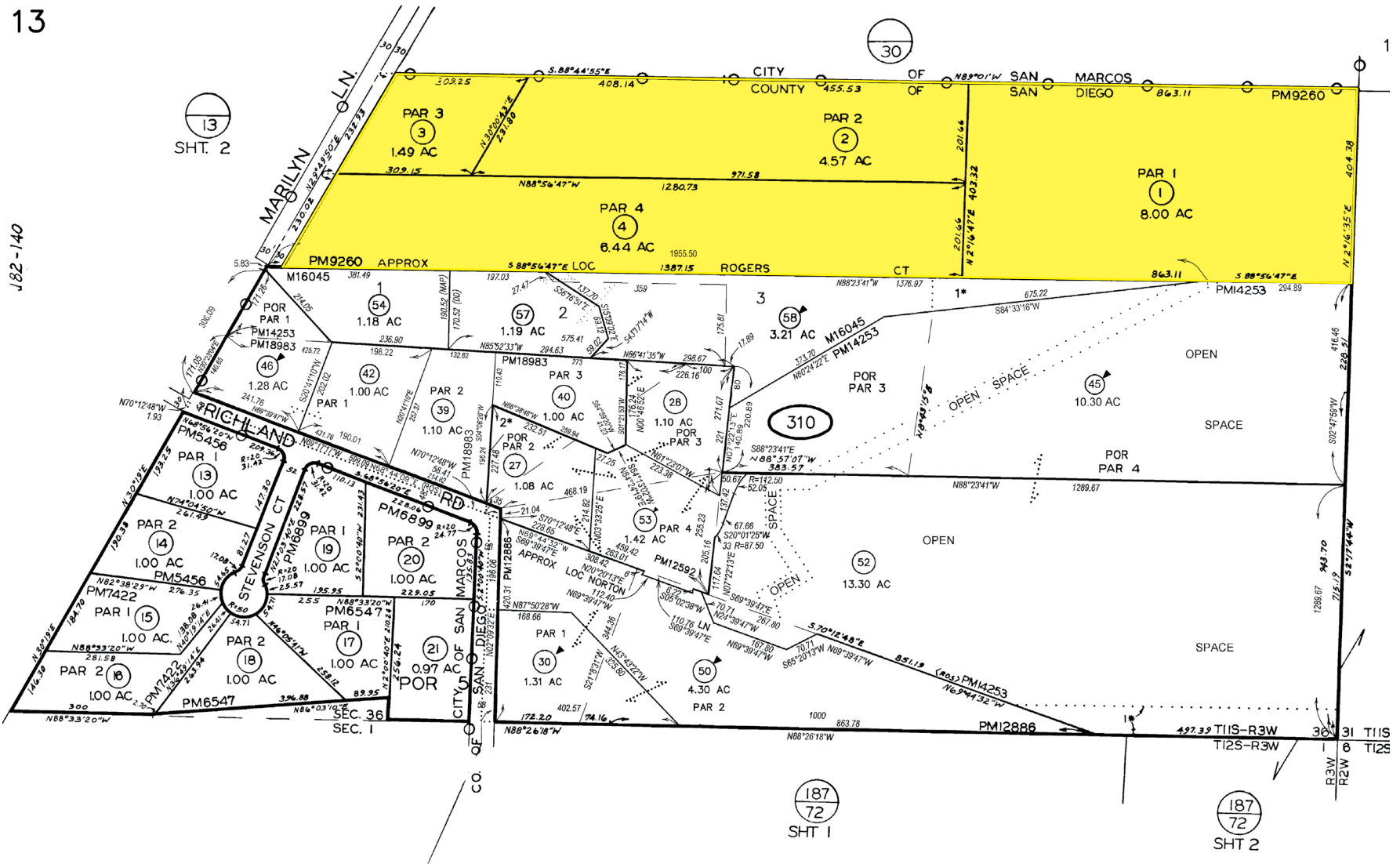
AVERAGE HOUSEHOLD INCOME
\$136,196



ESTIMATED BUSINESSES
8,289

plat map

13



An aerial photograph of a city valley, likely San Diego, showing a mix of residential areas, green hills, and urban development. In the foreground, there's a large green hillside. The middle ground shows a dense residential area with houses and streets. In the background, there are mountains under a clear blue sky.

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.



for more information, contact:

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