



Baja Real Estate Group  
Presents:

# RANCHO DAISY

A 19.309 Hect. | 47.71 Acres Land For Sale in El Descanso,  
Km 50 Carretera Escénica Tijuana – Ensenada.  
C.P. 22712,  
Playas De Rosarito,  
B. C. México

Listed by:

**MAX KATZ & ANTONIO ORENDAIN.**

# RANCHO DAISY

El Descanso, Km 50 Carretera Escénica Tijuana – Ensenada.  
C.P. 22712, Playas De Rosarito, B. C. México



## ABOUT

*Rancho Daisy represents the ultimate investing opportunity.*

Located among the slopes of El Descanso, and overlooking the sand dunes of Descanso Bay, and the Pacific Ocean; this huge piece of land is ideal for private community development.

These fertile grounds are currently hosting a flower nursery business, and some construction is present. Among the property amenities there is a water well, a desalinization plant

that produces 80 gallons per minute, city water supply, electricity, phone access and easy access from the main road. The west frontage extends 1,830 feet along the toll road.

## SIZE

193,097.31 m<sup>2</sup> | 2,078,482.146 ft<sup>2</sup>  
19.309 Hect. | 47.71 Acres

## LISTING PRICE

Total: \$ 6,000,000 USD

[WWW.BAJAREGROUP.COM](http://WWW.BAJAREGROUP.COM)

## LOCATION



### LOCATION & BOUNDARIES COORDINATES: (FIG-A).

Rancho Daisy's lot boundaries are irregular and can be traced to the following approximate geographical coordinates:

- A = 32.198135,-116.910678
- B = 32.198298,-116.908167
- C = 32.198030,-116.907977
- D = 32.198323,-116.905235
- E = 32.195781,-116.905440
- F = 32.193052,-116.910275

### EXISTING CONSTRUCTION

There is some existing infrastructure within Rancho Daisy's land. This infrastructure consists of a large storage warehouse, offices, greenhouses, working sheds and smaller storage houses that support the existing flower nursery business.

This existing construction is to be included in the purchase of Rancho Daisy. However, heavy machinery and other utility equipment are not included in the lot sale. This equipment is negotiable for the buyer interested in taking over the flower nursery business.

## FLOWER BUSINESS

Rancho Daisy is currently home of a thriving flower business. The nursery business produces several flower and plant varieties year-round. Some are sold locally and some are exported to the United States.

The soil and landscape makes it an ideal location for producing a wide array of quality seasonal flowers for all the occasions.



Among the flower and plant varieties that are produced in Rancho Daisy you'll find:

- Bird of Paradise
- Myrtle
- Safari Sunset
- Snapdragon
- Wax flowers

Among the existing infrastructure that support the flower business there are over 230,000 ft<sup>2</sup> of green

houses divided among four areas that produce flowers and plants that need protection against pest infestation and fungal infections.



Within these green houses there is a complex irrigation system that is supplied in part by an existing on site well and a desalinization plant that produces 80 gallons per minute.

The majority of Rancho Daisy's land is occupied by outdoor parcels of plants, the unique slope landscape on the east side and a front line of trees on the west end provide adequate shelter from the wind. These outdoor parcels are operated and maintained in part by heavy machinery.

Rancho Daisy is an excellent opportunity for the investor who is looking to take over an established \$500,000 USD per year flower and plant nursery business.

## LAND FOR DEVELOPMENT

Rancho Daisy 47 acres represent one of the best opportunities for purchasing land for development, as most of the available land is already fractioned, ejido land or simply not large enough.

For decades one of the most successful and reliable real estate investments in Northern Baja California has been the development of gated communities.

The demand for these communities is very popular among foreigners looking for a vacation or second home, retirees looking to reduce their cost of living, and even Mexican nationals looking for a more secure environment.

Recently, there has been a rising interest in the developing of medical care and assisted living facilities for foreigners living in Northern Baja.

The foreign residents expected to need these services will increase considerably within the next 10 years, exceeding the available local market.

At which point, most of them will feel the need go back to their countries of origin as the services they require are not readily available.

Several articles underlying this issue and the opportunities they represent for real estate investors can be found online.

FROM US NEWS:

**Real Estate Investing Opportunities in Assisted Living** - *A look at investing in the housing needs of seniors.*

<https://money.usnews.com/money/blogs/the-smarter-mutual-fund-investor/2015/05/14/real-estate-investing-opportunities-in-assisted-living>.

FROM VOICE OF SAN DIEGO:

**Developers See a Market for Senior Care Across the Border** - *Facilities like Serena Senior Care in Rosarito, where about 75 percent of clients are American, are at the forefront of what could become a growing trend in Southern California senior care.*

<https://www.voiceofsandiego.org/topics/land-use/developers-see-market-senior-care-across-border/>

Rancho Daisy's excellent development potential allows for a wide-array of investment options, from commercial to residential. And it is available at an also excellent price!

## POINTS OF INTEREST

Rancho Daisy is located 16 miles south from downtown Rosarito. In the area known as El Descanso. From here you will find several nearby attractions and points of interest that add more to its value.

### Quick Toll Road Access

The main access to Rancho Daisy is from the free road. There are two nearby accesses to the toll road, one is 2 miles north, the other one is 1.5 miles south.

### The Sand Dunes

Known in Spanish as 'Los Arenales', the sand dunes are an internationally known ocean front attraction for people who enjoy motocross and 4x4 vehicles. Distance: 1 mile north.

### Puerto Nuevo Lobster Village

The little village of Puerto Nuevo is internationally famous for its delicious lobster dish: steamed fresh lobster served with rice, beans and flower tortillas. Distance 6 miles north.



### Rosarito Beach

Hotels, restaurants, events, arts, music, shopping, movie theaters and miles of sandy beaches. Everything you could want you'll find in Rosarito. Distance: 16 miles north.

### Real Del Mar Golf Resort

An 18-hole golf course with 4-star hotel, fine dining, spa services and great ocean views located off the toll road. Distance: 26 miles north.

### Marina Puerto Salina

The closest marina the US border. Channel access, 250 boat slips with launching ramps, fuel dock and a restaurant bar. Distance: 10 miles south.

### Bajamar Golf Course & Resort

Amenities include an ocean front 27-hole championship golf course, hotel, restaurant and lake. For professionals and amateurs alike. Distance: 16 miles south.

### Guadalupe Valley

The famous wine country, home to award winning wineries. Gourmet food, events, tours and wine tasting everywhere! Distance: 45 miles southeast.

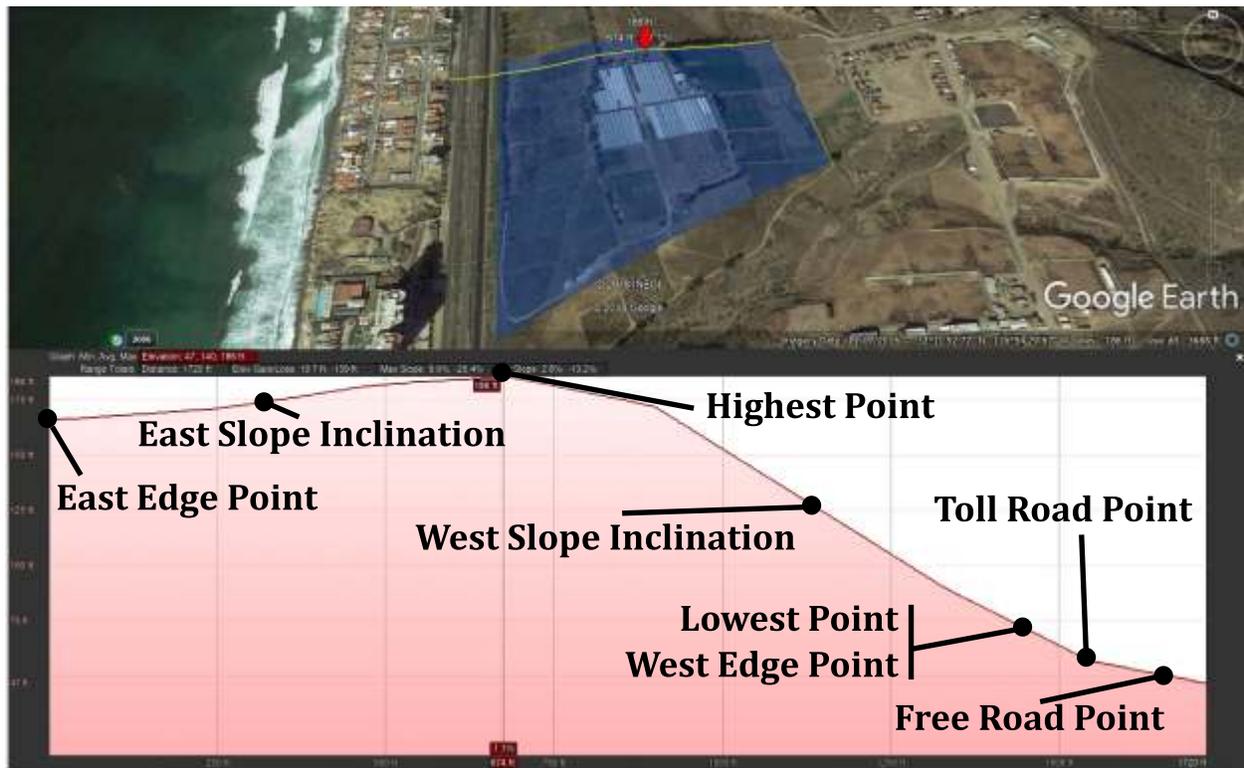
There are many more attractions and points of interest near Rancho Daisy. We suggest coming for a visit. For more info on Rosarito and Ensenada visit: [www.bajanorte.com/en/](http://www.bajanorte.com/en/)

# TOPOGRAPHY

Rancho Daisy is located on the Descanso slopes overlooking the Pacific Ocean to the west. The following is a general graphical description of Rancho Daisy's elevation from various perspectives. These graphics show only a broad range of measurements and should not be considered an exact or complete survey.

## North Edge Elevation.

This segment is located along the north edge of Rancho Daisy's boundaries.



<b>Highest Point:</b>	186 ft over sea level
<b>Lowest Point:</b>	72 ft over sea level
<b>West Edge Point:</b>	72 ft over sea level
<b>East Edge Point:</b>	166 ft over sea level
<b>West Slope Inclination:</b>	25.4°
<b>East Slope Inclination:</b>	9°
<b>Toll Road Point:</b>	60 ft over sea level
<b>Free Road Point:</b>	50 ft over sea level

## South Edge Elevation.

This segment is located along the south edge of Rancho Daisy's boundaries.



<b>Highest Point:</b>	178 ft over sea level
<b>Lowest Point:</b>	90 ft over sea level
<b>West Edge Point:</b>	90 ft over sea level
<b>East Edge Point:</b>	157 ft over sea level
<b>West Slope Inclination:</b>	20.8°
<b>East Slope Inclination:</b>	7.3°
<b>Toll Road Point:</b>	77 ft over sea level
<b>Free Road Point:</b>	60 ft over sea level

Other perspectives are available upon request.

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See this listing online:

[https://www.owninginmexico.com/Playas\\_de\\_Rosarito/Baja\\_California/Lots\\_and\\_Land/El\\_Descanso/Agent/Listing\\_339715109.html](https://www.owninginmexico.com/Playas_de_Rosarito/Baja_California/Lots_and_Land/El_Descanso/Agent/Listing_339715109.html)



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Presented By:



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