

PRICE REDUCED
\$2,000,000

600 ACRES
MAPPING/RESORT/AGRICULTURAL OPPORTUNITY
PAUMA VALLEY, CALIFORNIA

LOCATION: East of S6, Southside of Hwy 76 off of Pauma Rancho Road.

DESCRIPTION: The property is currently in the County of San Diego. It is located approximately 5 miles from Harrah's Casino just east of the S6.

GENERAL PLAN: 18 – Multi Rural Use (1du/legal lot)

ZONING: A70 (8 acre minimum lots) – To be converted to 40-acre minimum lots with the GP2020 update.

POTENTIAL YIELD: The theoretical lot yield is 15 lots in order to meet the proposed rezone designation. Permitted uses included any type of agricultural use. There is potential for a resort use (as well as other uses) subject to a major use permit.

MITIGATION: Potential to use entire site as mitigation land.

WATER: The site has two wells, one producing 70 gallons per minute.

SEWER: Not available, requires an on-site septic system.

POWER: Available on Hwy 76.

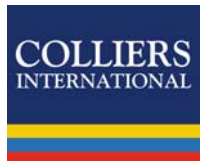
PRICE: ~~\$6,500,000 (\$10,833 per acre)~~ **\$4,500,000**

TERMS: Owner may consider terms.

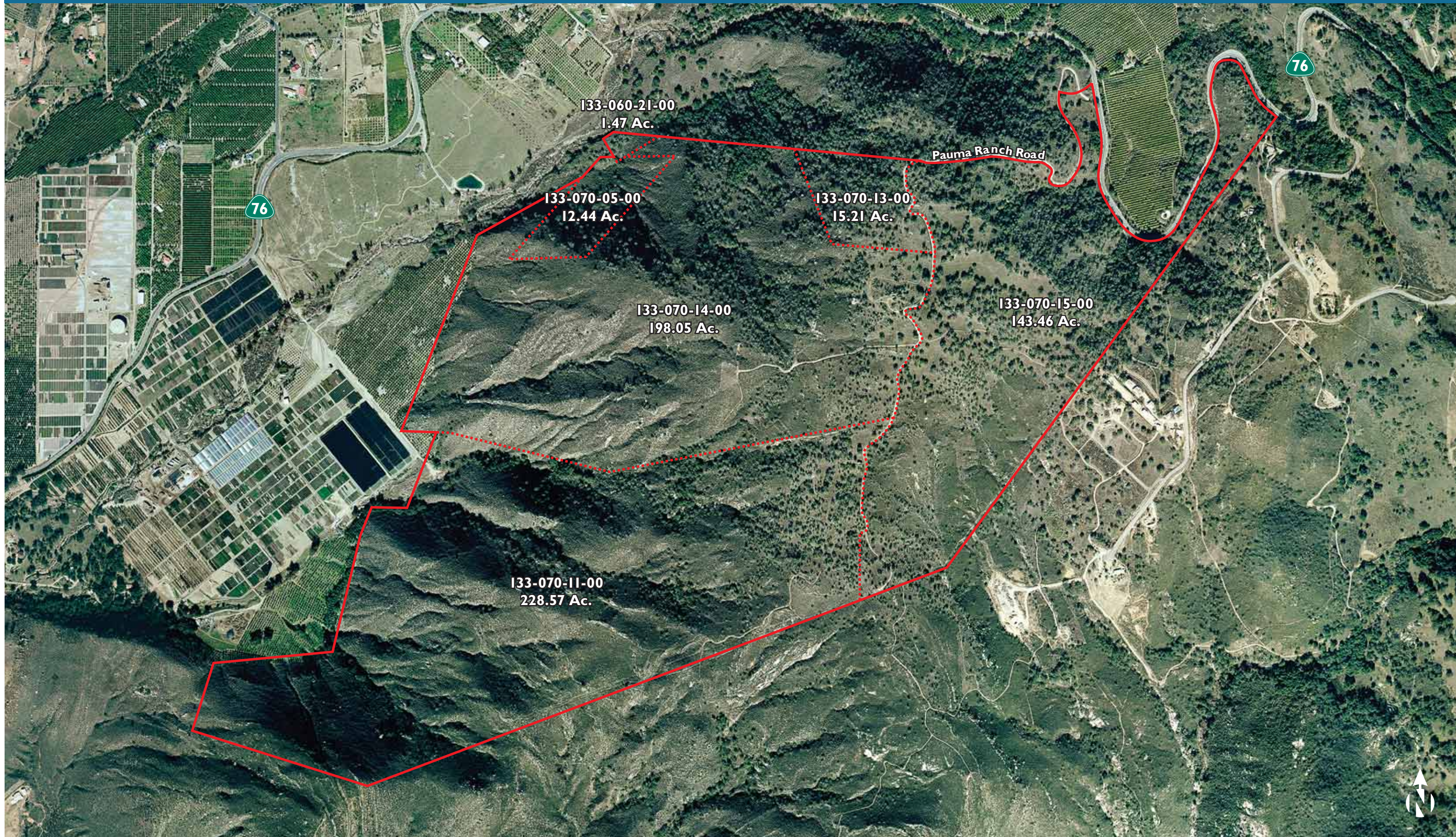
For Further Information, Please Contact:

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PAUMA RANCHO ROAD



PAUMA RANCHO ROAD

