

47.54 ACRE ORGANIC CITRUS GROVE W/ WELL

Highway 76 | Pauma Valley, CA 92082

- Approx. 3,000 Organic Valencia Orange Trees
- Three Wells on the Property
- Excellent location near Harrah's Resort and Pauma Valley Country Club
- Agriculture (A70) Zoning

Asking Price: \$950,000

Pauma Valley
Country Club



12.9 MILES



MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

BRIANNA LEHMAN
760.448.2443
blehman@lee-associates.com
CalDRE Lic #02191647



contents

3 aerals

9 location map

10 property information

11 property photo

12 plat map

13 demographics





Pauma Valley
Country Club

PALA
CASINO
SPA · GOLF · RESORT

12.9 MILES

Harrah's
4.8 MILES

*Casino
Pauma*

7.9 MILES

CALIFORNIA
76

CALIFORNIA
76

N
↑

aerial



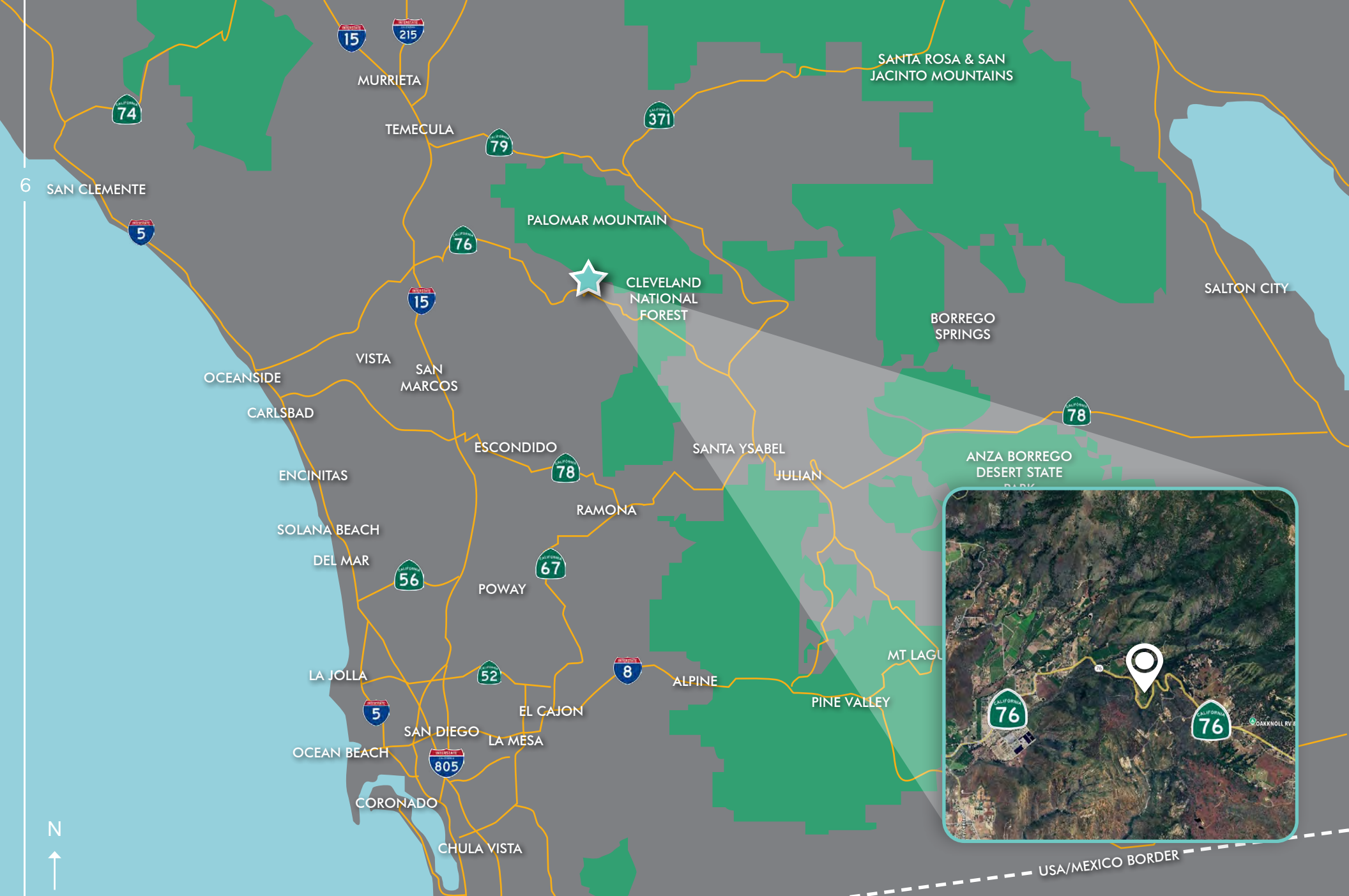


Palomar Mountain

CALIFORNIA
76

CALIFORNIA
76





location map

property information

location:

The subject property is located along Highway 76 in Pauma Valley, California. It is just east of Pauma Valley Road and approximately 15 miles east from I-15. It is approximately 4.5 miles northeast of Harrah's Resort, 5 miles east of the Pauma Valley Country Club, 7.9 miles southeast of Casino Pauma and 12.9 miles southeast of Pala Casino.

property profile:

The subject property is approximately 47.54 acres of agriculture land with approximately 3,000 organic mature Valencia orange trees. There are three wells on the property and the property is completely gated.

jurisdiction:

County of San Diego

APN's:

134-240-24-00

acreage:

47.54 Acres

zoning:

Limited Agriculture (A70) ([Click to View Zoning](#))

general plan:

Rural Lands (RL-20) ([Click to View General Plan](#))

density:

1Du /20 Ac

services:

School District: Pauma Valley- Pauma Unified School District

Gas/Electric: SDG&E

Fire: San Diego County Fire Protection District

Police: Pauma Police Department



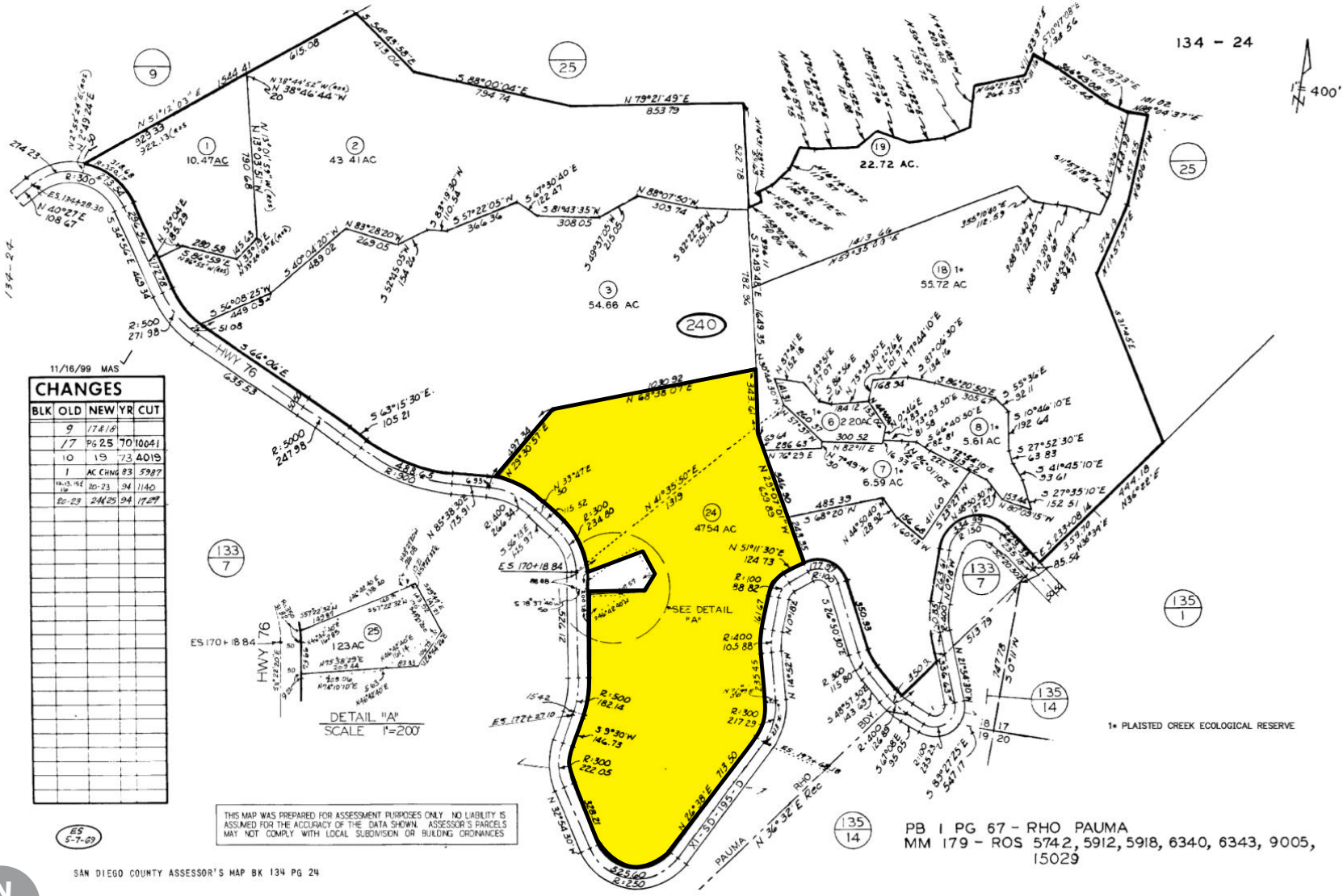
property photo

8



plat map

9



SAN DIEGO COUNTY ASSESSOR'S MAP BK 134 PG 24

2024 demographics

3 miles



population
1,452



estimated households
505



average household income
\$134,280



median household income
\$106,907



total employees
1,766

5 miles



population
3,921



estimated households
1,380



average household income
\$136,486



median household income
\$109,158



total employees
2,339

7 miles



population
12,172



estimated households
4,049



average household income
\$145,460



median household income
\$119,951



total employees
4,580

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, please contact

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

BRIANNA LEHMAN

760.448.2443
blehman@lee-associates.com
CalDRE Lic #02191647

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 | lee-associates.com/sandiegonoorth | Corporate ID #01096996

