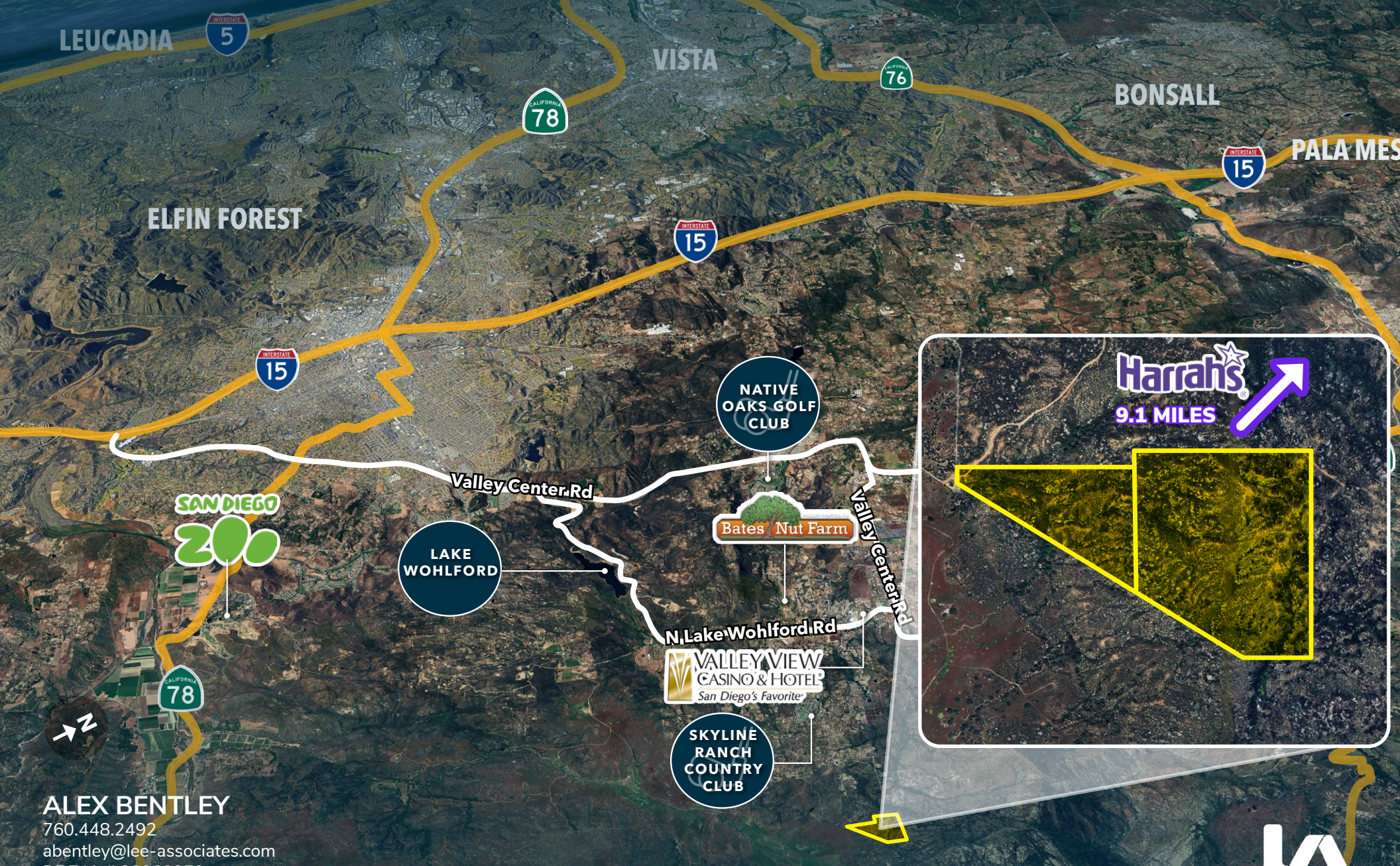


# 50.95 ACRES ZONED A70

Paradise Mountain Road | Valley Center, CA 92082



ALEX BENTLEY

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DRE Lic# 02062959



## PROPERTY INFORMATION

The subject property is located on Paradise Mountain Road on the border of Escondido and Valley Center within San Diego County jurisdiction. The property consists of two parcels totaling approximately 50.95 acres. The property is vacant land zoned Agriculture (A70) with a general plan designation of Rural Lands (RL-40). The property may be used for agriculture, open space, or potential mitigation land.

### APN'S & ACREAGE:

191-180-09-00: 18.81 Acres

191-111-03-00: 32.14 Acres

TOTAL: 50.95 Acres

**ZONING:** Agriculture (A70)

**GENERAL PLAN:** Rural Lands (RL-40)

[\(Link the SD County Report Here\)](#)

**ASKING PRICE:** \$400,000







# 2024 demographics

3 miles



population  
2,790



estimated households  
992



average household income  
\$145,386



median household income  
\$118,154



total employees  
403

5 miles



population  
6,785



estimated households  
2,240



average household income  
\$147,343



median household income  
\$116,186



total employees  
2,956

7 miles



population  
15,663



estimated households  
5,153



average household income  
\$152,959



median household income  
\$119,608



total employees  
5,174

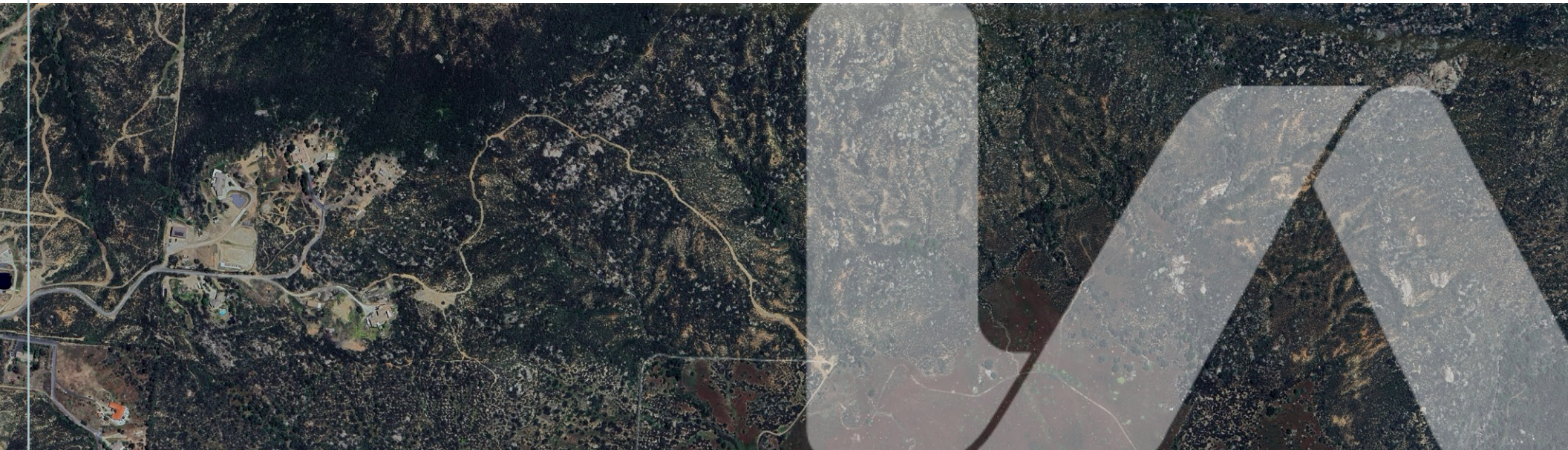
**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

6 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.

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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.





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