

# 60.25 ACRES – AGRICULTURAL LAND W/ RESIDENTIAL DEVELOPMENT PADS

Carney Lane, Valley Center, CA 92082

ASKING PRICE: \$1,100,000

Carney Lane

**SUBJECT  
PROPERTY**

- 60.25 Gross Acres
- Water and Power Throughout the Property
- Two Residential Development Pads
- Zoned Agriculture & Residential - A70 & SR-10
- Existing 1.5" Water Meter

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ALEX GUDIM**  
760.448.2492  
agudim@lee-associates.com  
DRE #02030313

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

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K

8.3 MILES ↑



13 MILES ↗





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Pauma Valley  
Country  
Club

PAUMA VALLEY

**SUBJECT  
PROPERTY**

Carney Ln

N  
↑

**AERIAL** 3





WynTru  
Ranch

Serrato  
Farms

Carney Ln

**SUBJECT  
PROPERTY**







McNally Rd

Garney Ln

**SUBJECT  
PROPERTY**

N  
↙

**AERIAL** 5



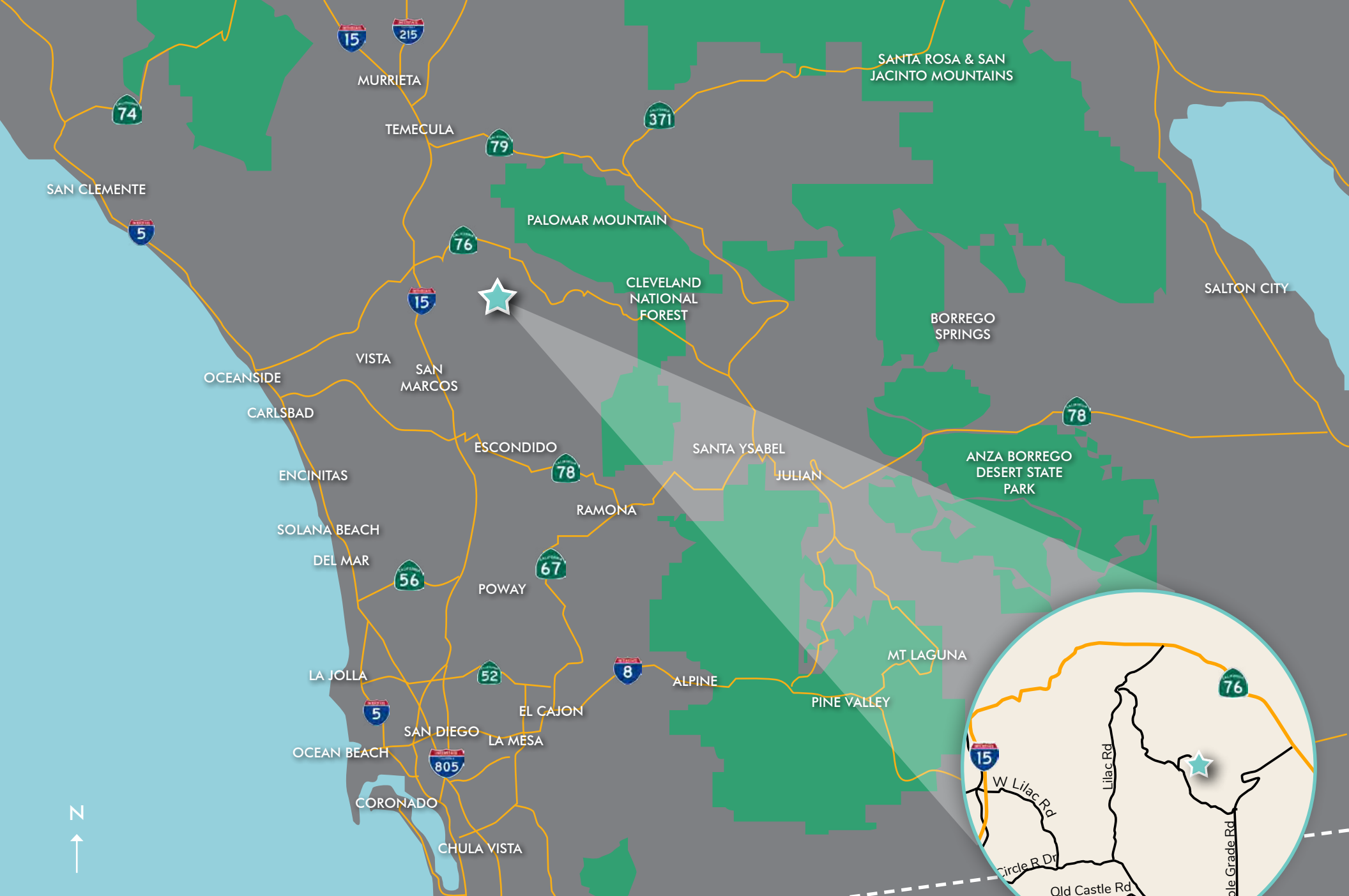


Carney Ln

**SUBJECT  
PROPERTY**







LOCATION MAP



# PROPERTY INFORMATION

## location:

The subject property is located on Carney Lane in Valley Center, California. It is approximately 8 miles west of Hwy 76, 19.5 miles east of the I-15, and approximately 17.3 miles north of Hwy 78.

## property profile:

The property consists of two (2) parcels totaling 60.25 acres of land. The property has a recorded deeded Agricultural Easement. The easement allows a maximum of two dwelling units on the 60.25 acres. There are two (2) potential building pad sites for single family homes or outbuildings. The property was previously operated as an avocado grove. The Avocado grove has been dormant and non-operational for 5+ years. The property is serviced by City of Valley Center Municipal Water District with a 1.5" Water Meter.

## jurisdiction:

San Diego County, CA

## City:

Valley Center

## apns:

128-212-01-00, 128-212-02-00

## acres:

60.25 Acres

## current use:

Vacant Land & Avocado Grove

## topography:

Flat to Sloping (<25%)

## general plan designation:

Semi-Rural Residential (SR-10)

## zoning:

[Agriculture \(A70\)](#)

## density:

1 Dwelling Unit per 8 Acres

## school district:

Hemet Unified

## services:

**Sewer** - Septic

**Gas/Electric** - San Diego Gas & Electric;

**Fire** - Valley Center Fire Protection;

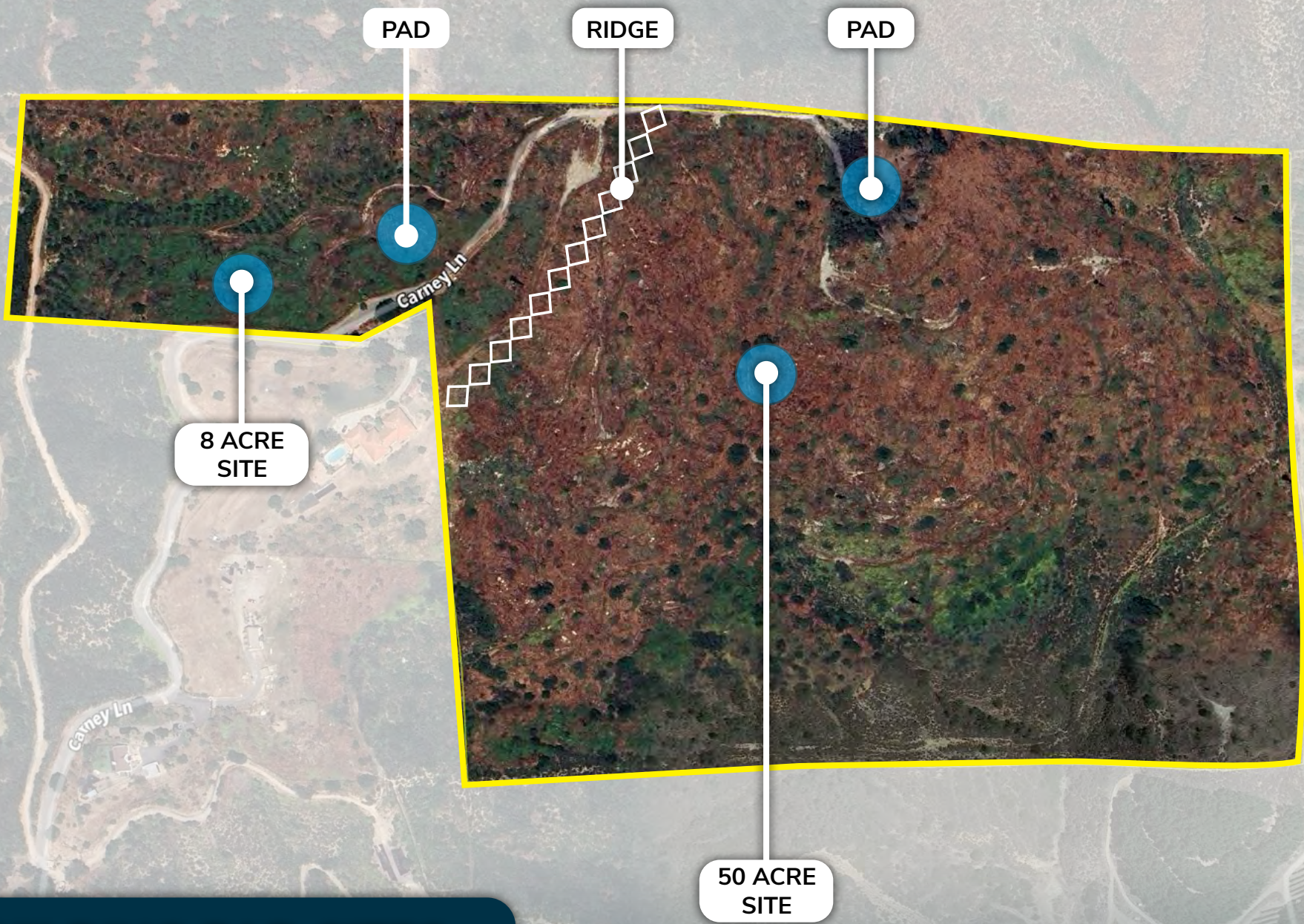
**Police** - City of Menifee Police Department

*\*Agricultural Easement can be removed by processing an Easement Termination through the County of San Diego Planning Department*



**ASKING PRICE:**  
**\$1,100,000**





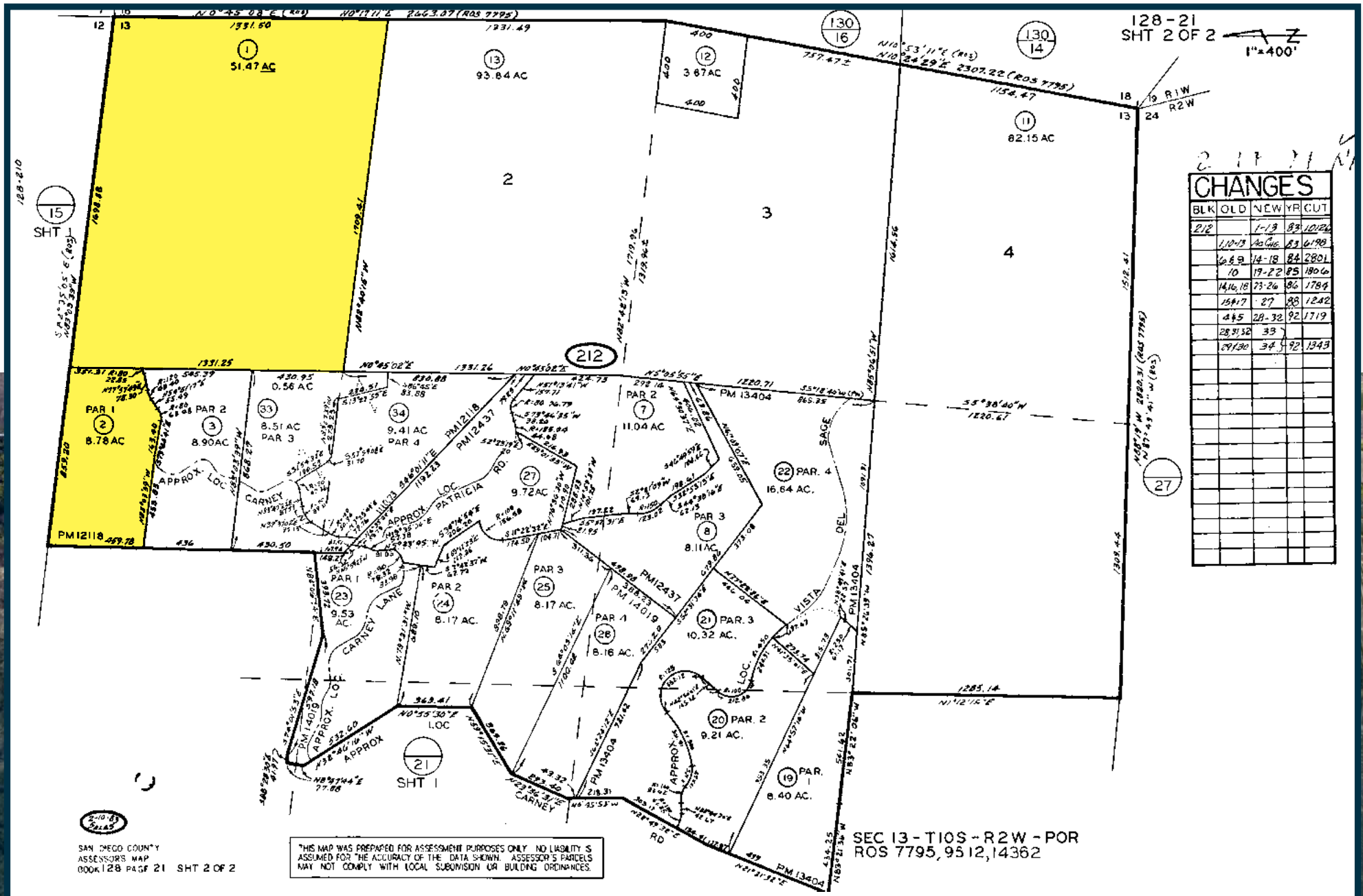
## BUILDING PAD SITES





# TAX MAP

10





# 2024 DEMOGRAPHICS

11

3 mile



population

3,510



estimated households

1,146



average household income

\$169,196



median household income

\$143,510



total employees

695

5 miles



population

12,087



estimated households

3,933



average household income

\$157,783



median household income

\$122,233



total employees

5,906

7 miles



population

25,337



estimated households

8,294



average household income

\$156,638



median household income

\$122,532



total employees

9,719



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**leelandteam.com**

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