

# 1,389 ACRE RANCH

2899 Forest Park Rd, Jamul, CA 91935

El Cajon

Sycuan  
CASINO • RESORT

Loveland  
Reservoir

Rudnick Dr

Lawson Hills Rd

ASKING PRICE:

**\$6,950,000**

- Existing Well
- 27 Separate APNs
- A70/RL-40 Zoning
- Multiple Graded Pads
- Approximately 1,389.08 Gross Acres
- Panoramic Mountain Views, Pristine Meadows, & Running Streams
- Large Private Ranch Home w/ Pool, Multiple Barns and Outbuildings



Click or Scan to View  
Property Video



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES





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# Property Overview

The subject property on Lawson Hills Rd & Rudnick Dr in Jamul, CA. The large contiguous property terrain is level, gently sloped, and steep in some areas. The current zoning is A-70 which allows agriculture uses, residential, and various types of farm animal uses. The General Plan designation is Rural Land 40 (RL-40) which allows one dwelling unit per 40 acres of land. The property has an approximately 2,350 square foot residence which was originally built in 1945. The residence has deferred maintenance with working utilities (water & electricity). There are multiple barns and outbuilding improvements on the property. The large ranch property would be an ideal location for a single large ranch estate or multiple large ranch estates. Property is currently serviced by Well water.

**Property Description:**

<b>Jurisdiction:</b>	County of San Diego
<b>City:</b>	City of Jamul
<b>APN:</b>	See <a href="#">Appendix #1</a>
<b>Acreage:</b>	1,389.08 Acres
<b>Topography:</b>	Level, Gently Sloping, Steep
<b>Zoning:</b>	A-70, RL-40
<b>Density:</b>	1 dwelling unit per 40 acres
<b>School District:</b>	Jamul-Dulzura Union School District
<b>Services:</b>	Fire - San Diego County Fire Station 36 Police - San Diego County Sheriff Electricity - SDG&E Water - Otay Water District

Click or Scan to View Property Video



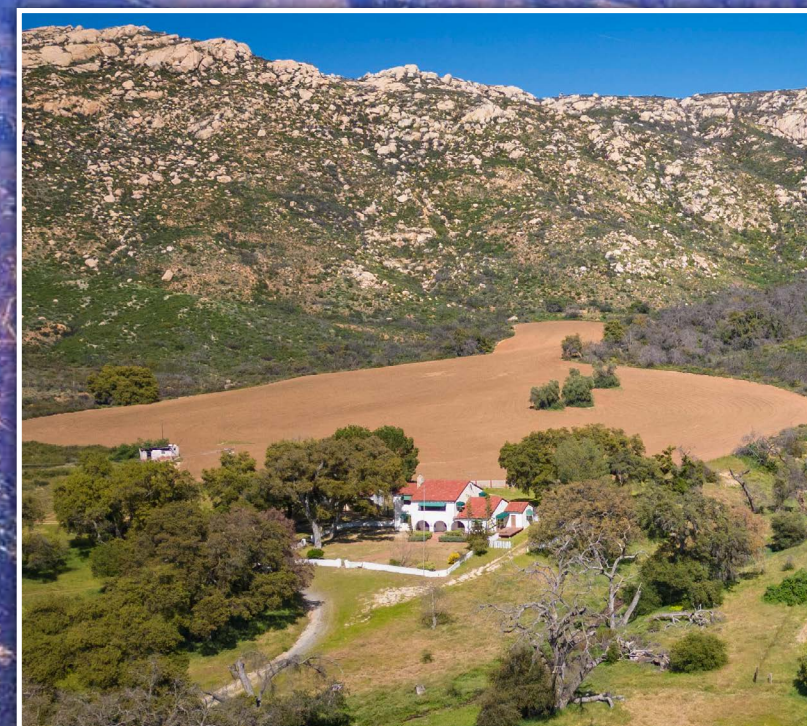
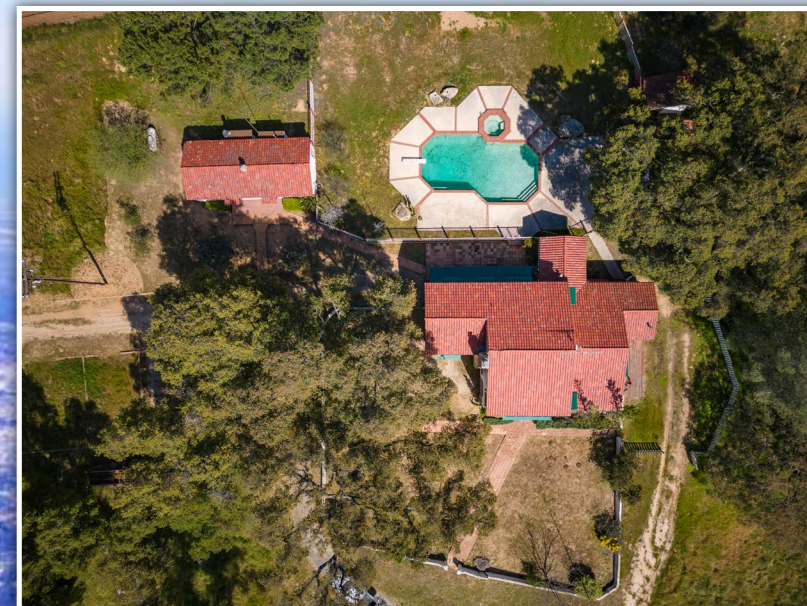


# Property Photos





# Property Photos





# 10 Property Photos

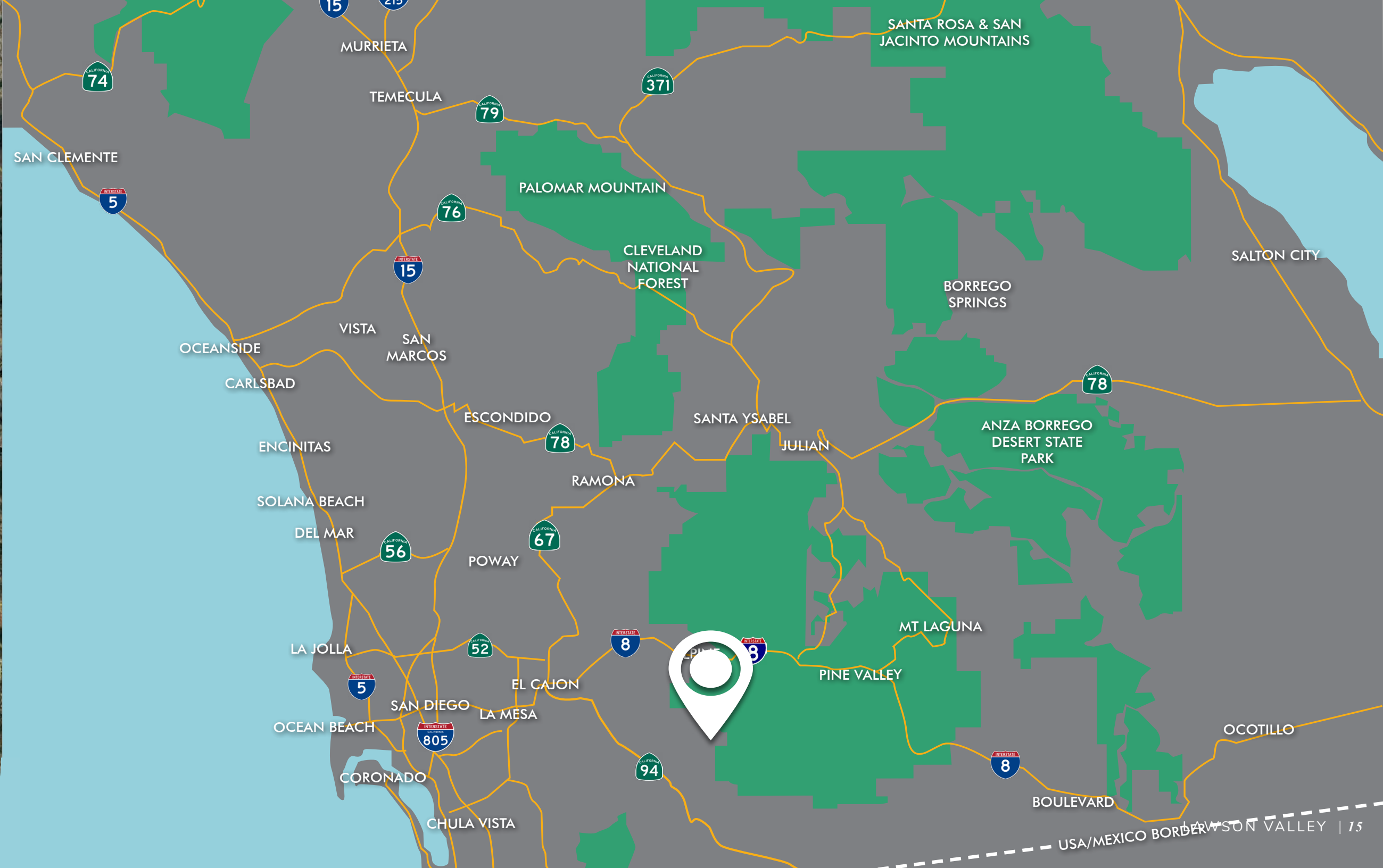
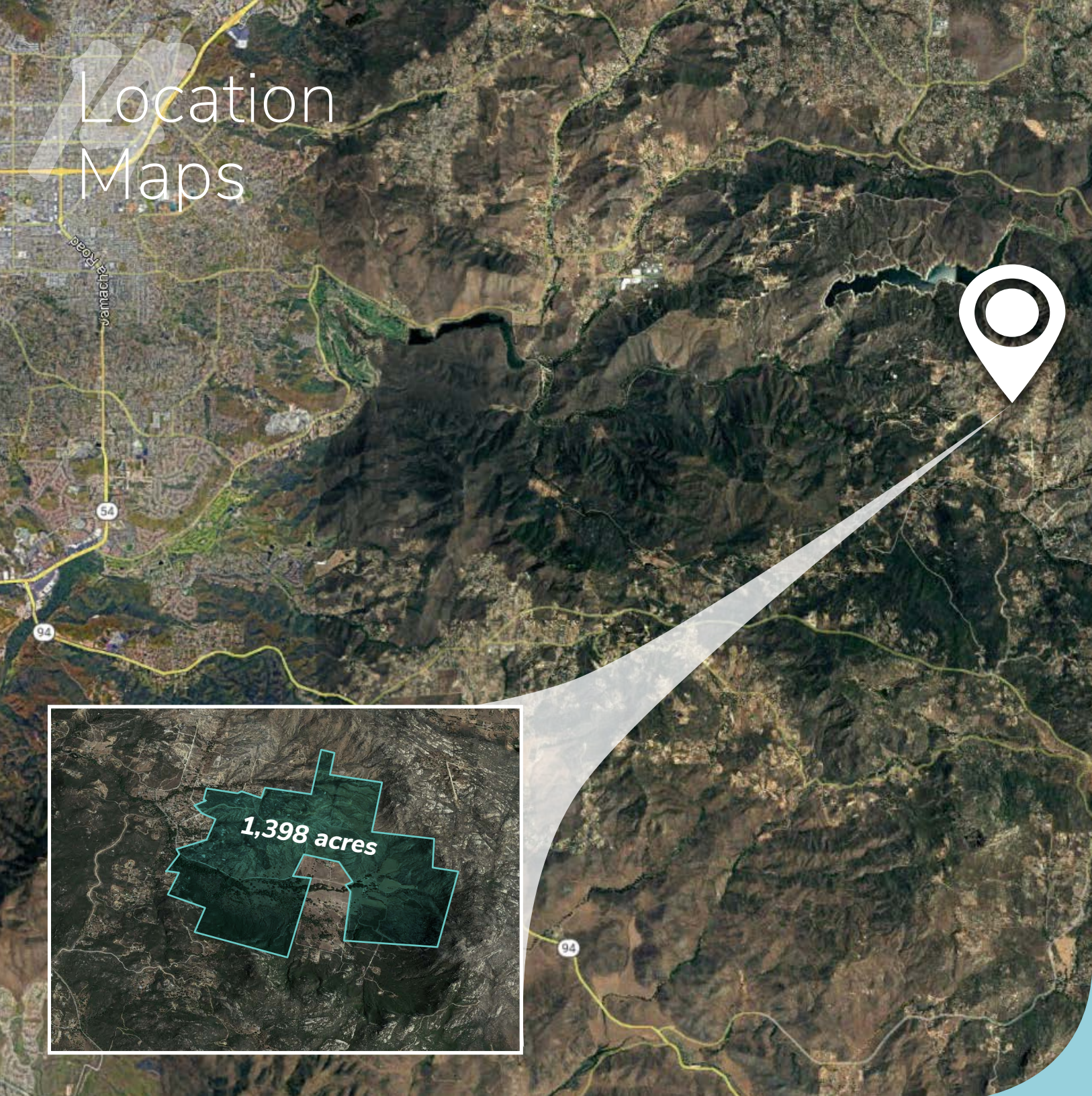
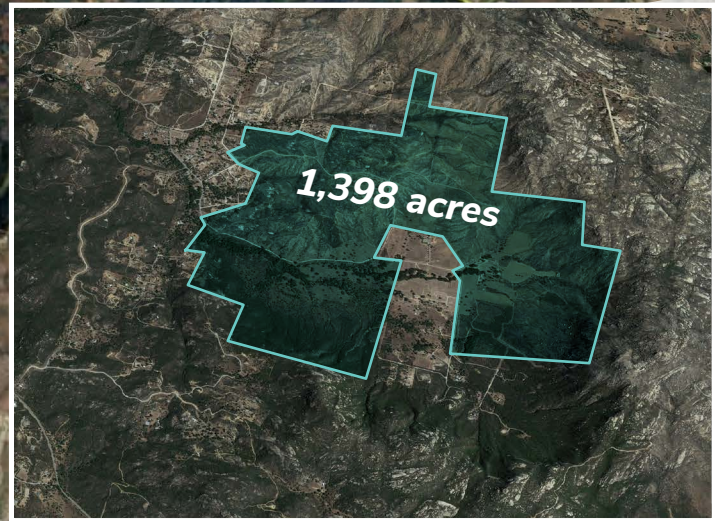








# Location Maps





# Jamul

Jamul is a small, rural community located in San Diego County, California. Situated just 20 miles east of downtown San Diego, Jamul is known for its breathtaking views, rural charm, and easy access to outdoor recreational activities. The city is primarily residential and offers a quiet and peaceful escape from the hustle and bustle of the city.

Lawson Valley is a neighborhood within Jamul that offers a unique opportunity for developers. This area is characterized by large, undeveloped parcels of land that provide an ideal setting for new residential or commercial developments. The area is known for its beautiful natural surroundings, including rolling hills, rugged terrain, and scenic vistas.

One of the key benefits of developing in Lawson Valley is the availability of land. The area offers a wide range of property sizes and types, from small residential lots to large commercial parcels. Developers can find the perfect property to meet their needs, whether they are looking to build a single-family home, a multi-unit residential complex, or a commercial development.

Jamul is conveniently located near major highways and freeways, making it easy for residents and visitors to get to and from the area. In addition, the city is just a short drive away from the

beaches and attractions of San Diego, making it an ideal location for those who want to enjoy the benefits of living in a rural community while still having easy access to urban amenities.

The natural beauty of the area is another draw for developers. Lawson Valley is surrounded by picturesque vistas, including mountains, valleys, and open spaces. The area offers a peaceful and serene environment that is perfect for those who want to escape the stress of city living.

Jamul is known for its strong sense of community. The area is home to many long-time residents who take pride in their community and are committed to preserving its rural character. Developers who choose to build in Lawson Valley can be assured that they will be welcomed by a supportive and friendly community.

Lawson Valley in Jamul, California, offers an excellent opportunity for developers who are looking to build in a scenic and peaceful rural community with easy access to urban amenities. With its availability of land, convenient location, natural beauty, and strong sense of community, Lawson Valley is an ideal location for new residential or commercial developments.



# Jamul-Dulzura Union School District

The Jamul-Dulzura Union School District is a highly regarded school district located in eastern San Diego County. Established in 1949, the district covers a sprawling 163 square miles of semi-rural rolling hills. Currently, the district serves approximately 600 students across two traditional schools and one charter school.

Jamul Elementary School, which offers education from kindergarten to 5th grade, is one of the two traditional schools in the district. The other is Oak Grove Middle School, which offers education to students from 6th to 8th grade. Additionally, the Greater San Diego Academy Home School serves an additional 370 students.

The district has won several awards for its excellent educational practices. All three schools in the district have received the prestigious California Distinguished School award, and Oak Grove Middle School has been honored with the Blue Ribbon Award. The district continually strives to enhance its educational program to meet the evolving needs of the community.

The district prides itself on having an exceptional staff of teachers, classified employees, and administrators. They are dedicated to providing a supportive and inclusive learning environment that fosters academic excellence, intellectual curiosity, and personal growth.

<https://www.jdusd.net/>

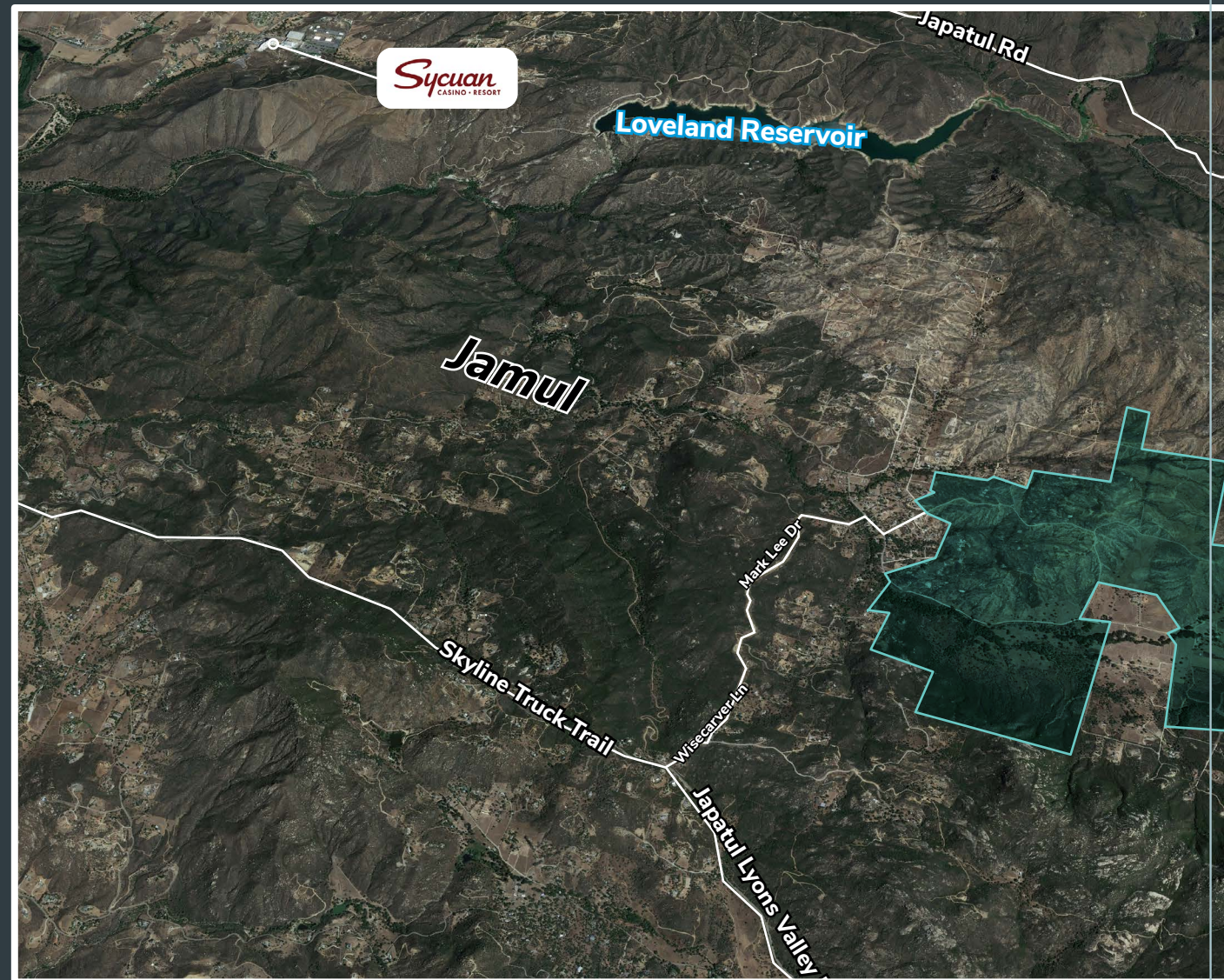
The map shows Lawson Valley with three schools highlighted: 1. Jamul Elementary School, 2. Oak Grove Middle School, and 3. Greater San Diego Academy. Other landmarks include Rustic Ridge Vineyards, Granite Lion Cellars, Indian Hills Camp, Skyline Ranch RV Park & Campground, Sweet Water Ranch Event Center & Campground, and Lyons Valley Trading Post. Major roads like Highway 94 and Lyons Valley Rd are also shown.

- 1 Jamul Elementary School**  
14567 Lyons Valley Road  
Jamul, CA 91935
- 2 Oak Grove Middle School**  
14344 Olive Vista Drive  
Jamul, CA 91935
- 3 Greater San Diego Academy**  
13881 Campo Road  
Jamul, CA 91935



# 2022 Demographics

within 7 Miles of Property



**27,174**  
POPULATION

**7,715**  
DAYTIME EMPLOYEES

**\$129,985**  
AVG. HH INCOME

**9,624**  
HOUSEHOLDS

**42.6**  
AVG. AGE

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