

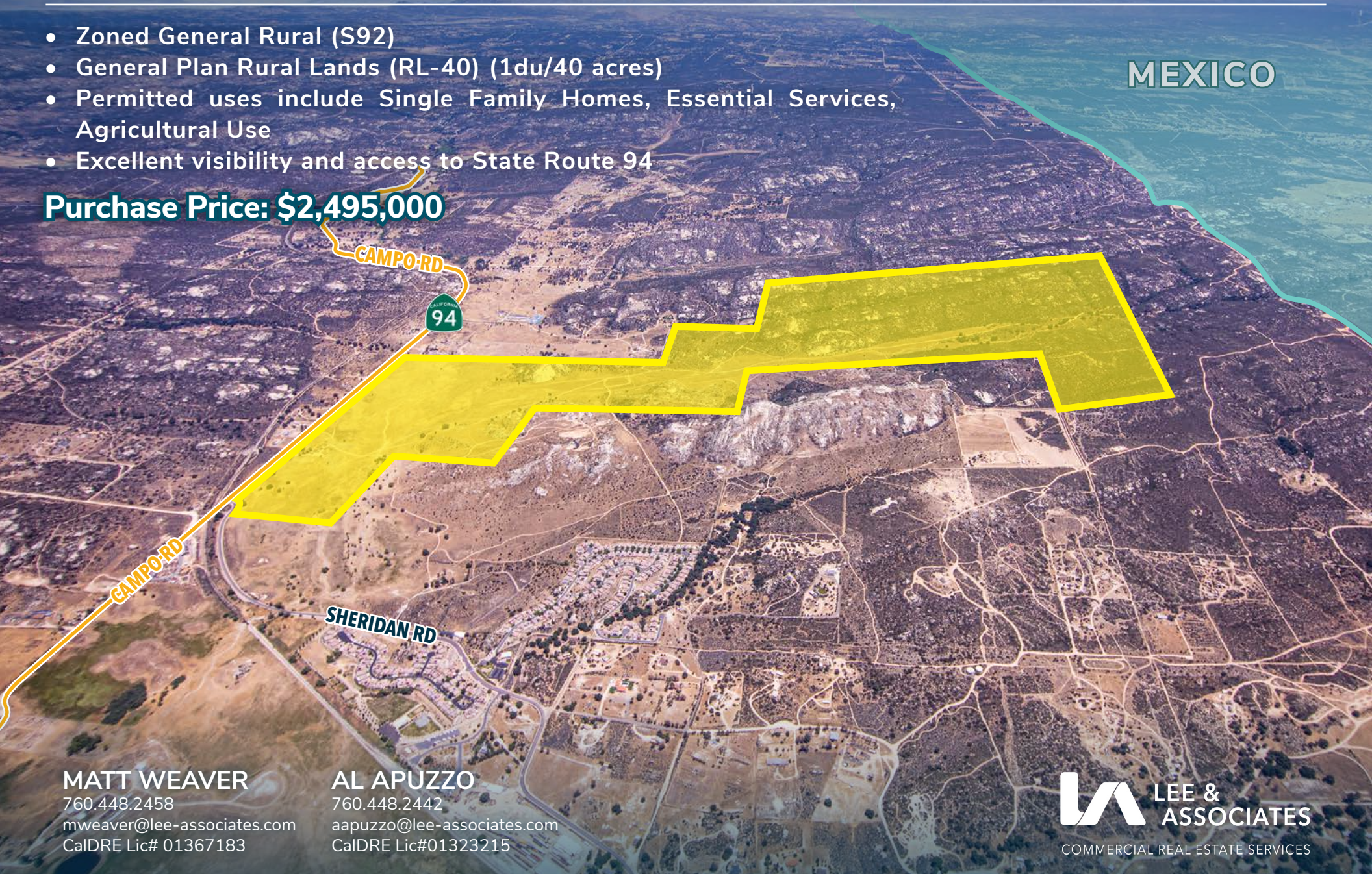
674.10 Acres of Agriculture Land in Campo

Highway 94, Campo, CA 91906

- Zoned General Rural (S92)
- General Plan Rural Lands (RL-40) (1du/40 acres)
- Permitted uses include Single Family Homes, Essential Services, Agricultural Use
- Excellent visibility and access to State Route 94

Purchase Price: \$2,495,000

MEXICO



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COMMERCIAL REAL ESTATE SERVICES



contents

- 3 aerials
- 6 location map
- 7 property information
- 8 county packet
- 9 plat map
- 10 demographics

MEXICO



CAL FIRE San Diego Campo Fire Station 40

DOLLAR GENERAL



MEXICO





Lake Morena

Campo Elementary School

DOLLAR GENERAL

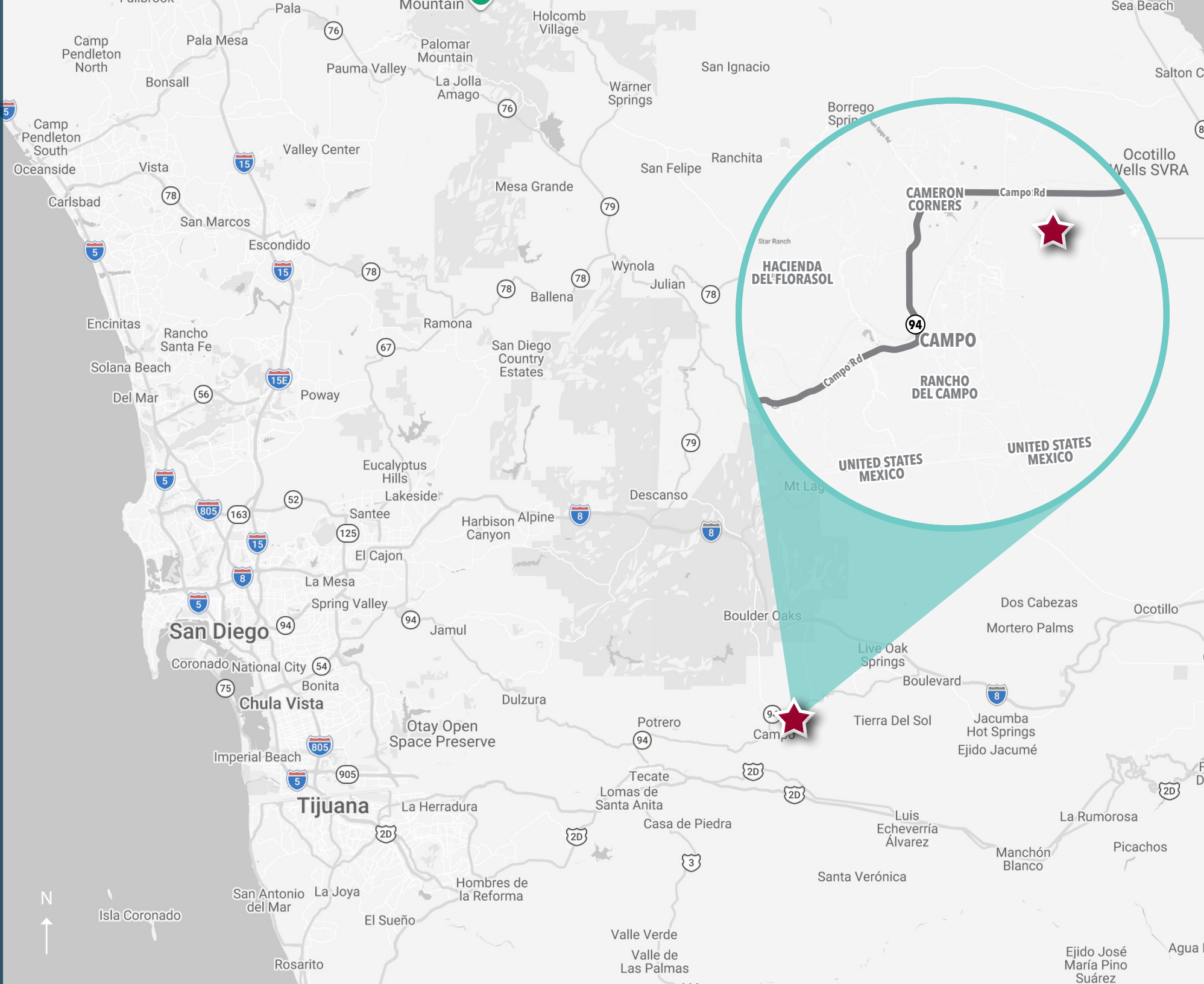
CAL FIRE San Diego Campo Fire Station 40

CAMPO RD

CALIFORNIA 94

CALIFORNIA 94





property location:

The subject property is strategically located along Campo Road in Campo, approximately one mile north of the U.S./Mexico border and eight miles southeast of Lake Morena. The property also benefits from convenient access to the Tecate Port of Entry, located approximately 16 miles west of the subject property.

property profile:

The subject property consists of approximately 674.10 acres of agricultural land in Campo, offering a rare large-scale landholding in Southeast San Diego County. Ideally positioned along Highway 94 near the U.S./Mexico border, the property benefits from excellent accessibility and strong regional connectivity.

The site includes a small residence and additional existing structures located on APN 655-100-03-00. Zoned S92 – General Rural, the property allows for a range of residential and agricultural uses while preserving the area’s natural rural character. The expansive acreage, scenic terrain, and strategic location present a unique opportunity for agricultural operations, rural estate development, recreational use, or long-term land investment.

jurisdiction:

County of San Diego

APN:

- 655-100-03 → 38.20 Acres
 - 655-130-15 → 115.00 Acres
 - 655-130-16 → 155.90 Acres
 - 655-130-17 → 5.00 Acres
 - 656-050-03 → 360.00 Acres
- Total Acreage: 674.10

zoning:

General Rural (S92) ([Click to View Zoning](#))

general plan:

Rural Lands (RL-40) (1 du/40 acres)

permitted uses:

Single Family Home, Essential Services, Agricultural Use

community plan:

Lake Morena/Campo

max density:

1 dwelling unit per 40 acres

minimum lot size:

4 acre minimum (388.20 total acres) 8 acre minimum (480.00 total acres)

max height:

35' or 2 Stories

school district:

Mountain Empire Unified School District

services:

Water: Small Public Systems & Private Wells - None

Sewer: Private Septic Systems - None

Electric & Gas: San Diego Gas & Electric (SDG&E)

Fire: San Diego County Fire Protection District

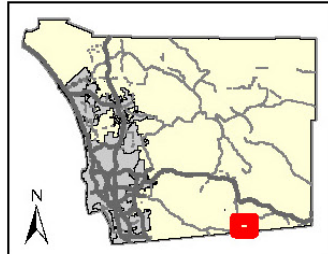
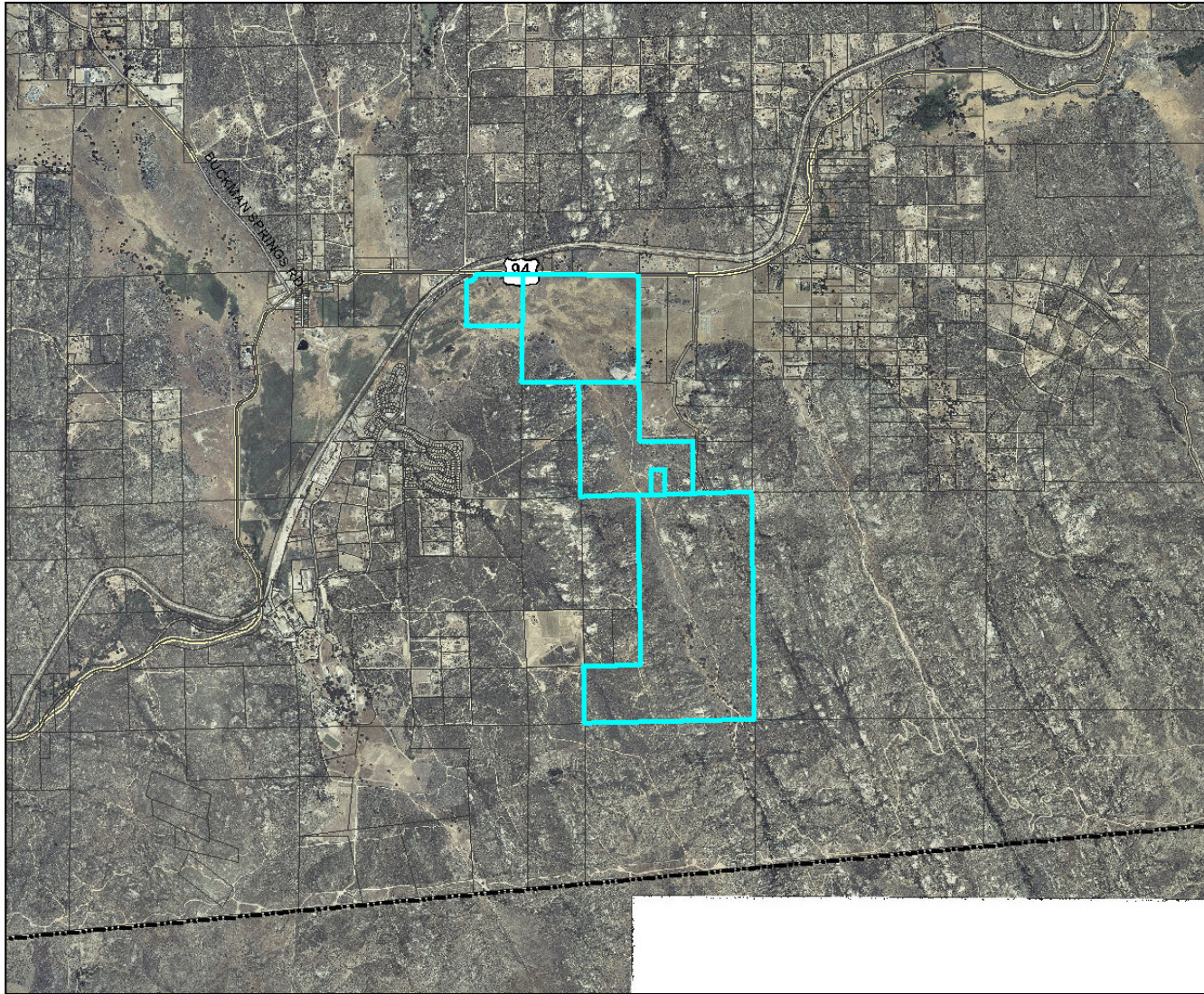
Police: San Diego Sheriff’s Station

purchase price:

\$2,495,000



2014 ORTHOPHOTO



Legend:

 PROJECT AREA

Notes:

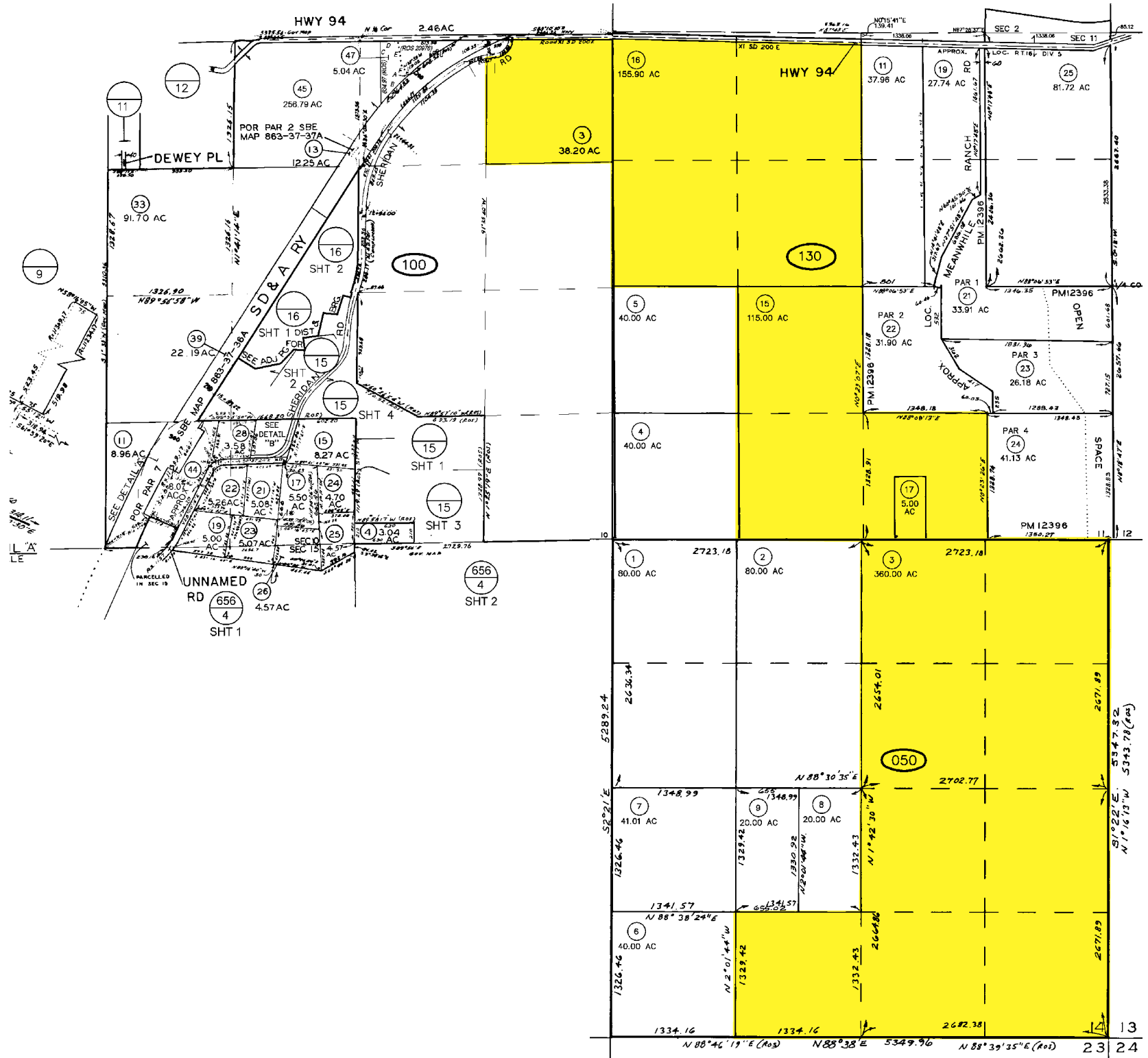
0 0.45 0.9 1.35 1.8 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CLICK HERE TO VIEW COUNTY PACKET





1 mile


population
26



estimated households
9



average household income
\$104,810



median household income
\$89,945



total employees
2

3 miles


population
1,144



estimated households
393



average household income
\$105,534



median household income
\$90,304



total employees
279


5 miles


population
2,220


estimated households
763


average household income
\$117,681


median household income
\$98,365


total employees
350

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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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.



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