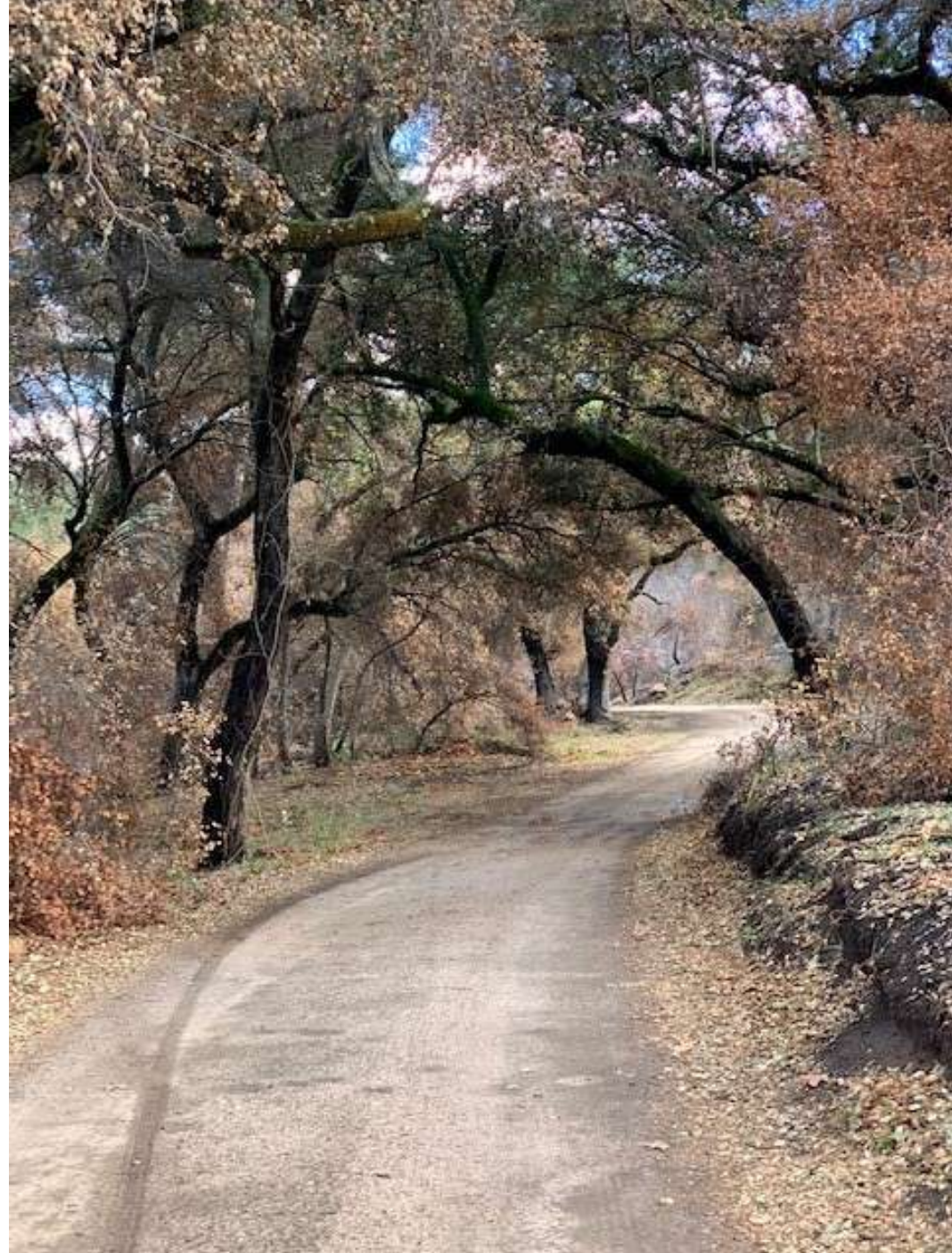


OFFERING MEMORANDUM

+/- 79.50 ACRES OF LAND

Bunny Drive - Lawson Valley, Jamul, CA 91935

[CLICK HERE FOR DRONE TOUR](#)



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to lease.



Bunny Drive

+/- 79.50 Acres of Land

OFFERING SUMMARY

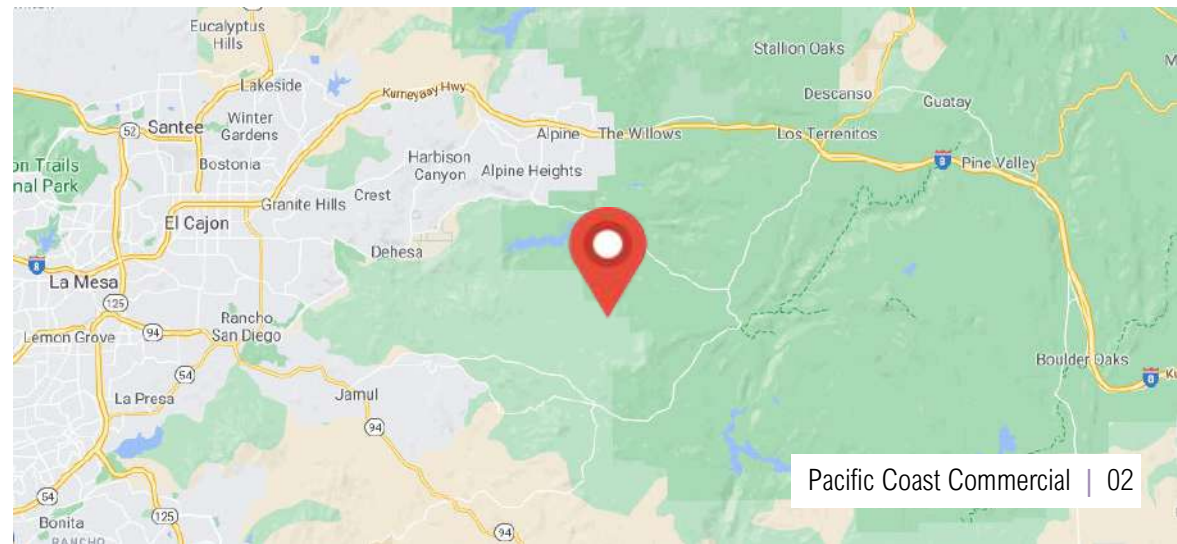
Sale Price:	\$920,000
Lot Size:	Approximate 79.50 Acres
Market:	Jamul
Price / Acre:	\$11,572
Parcel:	#1: 521-120-28-00 #2: 522-060-32-00 #3: 522-060-33-00
Parcel Size:	#1: +/- 38.23 Acres #2: +/- 40.1 Acres #3: +/- 1.17 Acres



PROPERTY OVERVIEW

Three (3) parcels sold together totaling approx. 79.50 acres residential vacant land, which can be used as an agricultural grove, horse property, vineyard, or other. County may allow one (1) home and one (1) ADU per larger parcels - Buyer to investigate all claims. Private road access with other residences. A small stream abuts property at tree line and may or may not be dry. Electric runs parallel to parcel. One parcel sits in Cleveland National Forest, and smallest parcel sits on opposite side parallel to road easement. Lawson Valley fire cleared the brush making it easy to see and walk on the property. No working well on property, Buyer to put in a new well. Sale by Trust. Appraised over 700K in 2005. Property was flagged January 4, 2021 by Alyson Corp.

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Bunny Drive

+/- 79.50 Acres of Land
PROPERTY PHOTOS



Bunny Drive

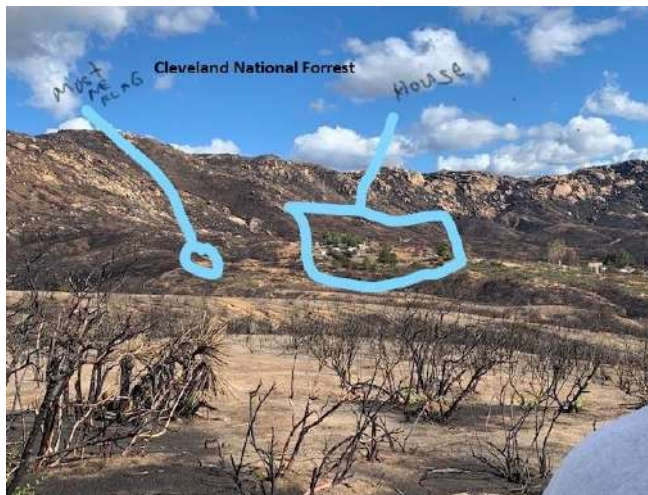
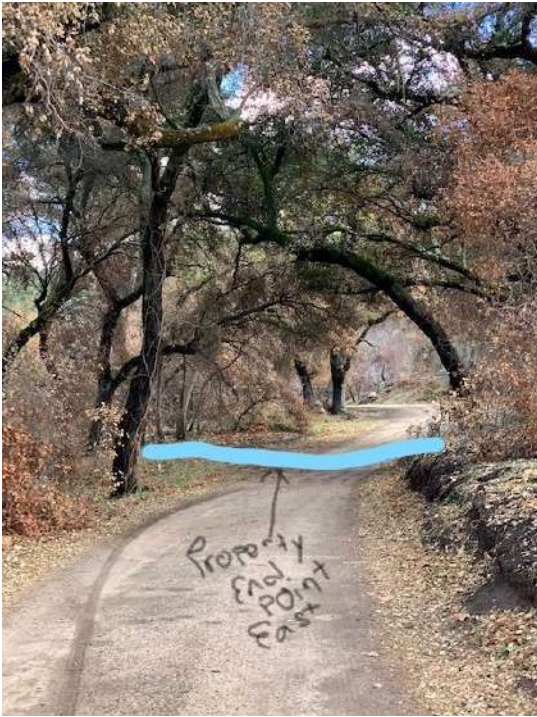
+/- 79.50 Acres of Land

FOR SALE COMPARABLES

	Address	City, Zip	APN	Lot Size (Sq. Ft)	Lot Size (Acre)	Listing Price	Price/Acre
Subject Property	Bunny Drive	Jamul CA 91935	521-120-28-00 522-060-32-00 522-060-33-00	3,463,020	+/- 79.50	\$920,000	\$11,572
Comp # 1	2518 Forest Park Trail	Jamul CA 91935	522-160-38-00	899,078	+/- 20.64	\$425,000	\$20,591
Comp # 2	Montiel Truck Trail	Jamul CA 91935	521-030-04-00	3,484,800	+/- 80	\$610,000	\$7,625
Comp # 3	Skyline Truck Trail	Jamul CA 91935	599-290-01-00	3,491,334	+/- 80.15	\$899,000	\$11,216
Comp # 4	2009 Honey Springs Road	Jamul CA 91935	600-100-07-00	10,454,400	+/- 240	\$2,995,000	\$12,479
				4,358,526	+/- 100.01	\$1,259,800	\$12,697

Bunny Drive

+/- 79.50 Acres of Land
PROPERTY PHOTOS



Bunny Drive

+/- 79.50 Acres of Land

PARCEL AERIAL MAP



Bunny Drive

+/- 79.50 Acres of Land

SOLD COMPARABLES

	Address	City, Zip	Lot Size (Sq. Ft)	Lot Size (Acre)	Listing Price	Sale Price	Sale Price/Acre	Close of Escrow
Subject Property	Bunny Drive	Jamul CA 91935	3,463,020	+/- 79.50	\$920,000	N/A	N/A	N/A
Comp # 1	Wentworth Way	Jamul CA 91935	13,503	+/- 0.31	\$305,000	\$305,000	\$983,871	5/8/2020
Comp # 2	Deerhorn Valley Road	Jamul CA 91935	1,742,400	+/- 40	\$375,000	\$375,000	\$9,375	3/27/2019
Comp # 4	Campo Road & Hillside Drive	Jamul CA 91935	340,203	+/- 7.81	\$508,000	\$508,000	\$65,044	8/26/2019
			1,389,781	+/- 31.91	\$527,000	\$396,000	\$352,763	

Bunny Drive

+/- 79.50 Acres of Land

CONTACT INFORMATION

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