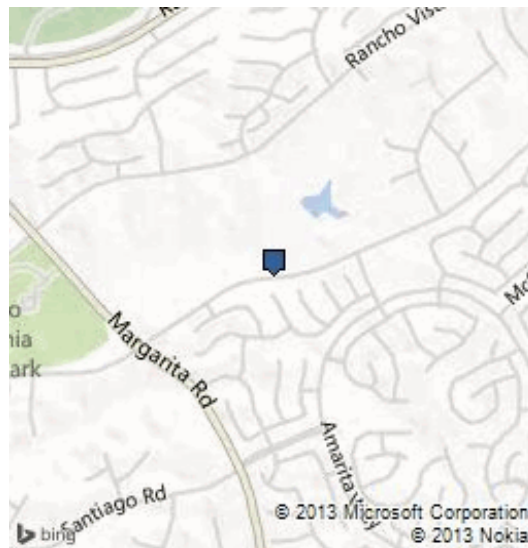


32300 Pauba Rd Temecula

Status: **Active**
List Date: **08/14/2013**

ML#: **OC13164180**

List Price: **\$2,996,000**



Area: Temecula-Central North	County: Riverside	APN: 955050018	List Date: 08/14/2013
55+:	Map:	Zone: 959-E6	Ac/LSqft(S): 4.66/202,990 (A)
Terms: Submit, Cash, Conventional	Gross Eqt:	Lot Dim:	\$/Sqft: \$14.76
Have:		DOM: 196	

Sale Type: **Standard**

Directions: **From I-15 exit on Rancho California, right on Ynez and left on Pauba. Pass Calle Cedral and the lot is on the left before the church.**

Description: **A rare find 4.66-acre residential land with many potential uses in the finest neighborhood right at the heart of the Temecula city proper. It is currently zoned VL. Surrounded by both high and low density residential developments, it is located next to a church on one of Temecula's main East-West thoroughfare. The true commercial value lies in the various creative potential uses that would make this lot a great development opportunity.**

Don't be deterred by the current high listing price. It is very negotiable. Owner may consider any offer for a quicker close. Submit your best offer and you may get lucky on it!

Features

View: **City Lights**

Utilities:

Community Features: **Suburban**

Lot Features: **Access Road Paved**

Disclosures:

Fencing:

Sewer/Septic:

Distance To

Bus:	Church:	Electric:	Phone Service:	Gas:	Freeway:
School:	Sewer:	Stores:	Street Frontage:	Water: Street	

Land

Poss New Zone:	Ingress/Egress:	Trees:	Fee: Fee
Present Use:	Cleared:	Topography:	FenceCond:
Potential Use:	%Usable:	Elevation:	Soil Type:
		Curr Geo:	Survey:

Infrastructure

Water Dist:	GPM:	Special Assessment:
Water Well:	Est.Hole:	Assessment:
Water in Feet:	Well Pmp Hrse Pwr:	Improvements:
Well Report:		

© 2012 CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.

Tax Information

Tax Rate:

Tax Rate Total:

Tax Rate Year: **2012**

Tax Area:

Association Name 1:

Association Name 2:

Imprv Ttl \$/ %: /

PersProp \$/ %: /

Land Value \$/ %: /

Lot Number:

Association Phone 1:

Association Phone 2:

Builder's Tract:

Tract Number:

Comm/Cmplx:

Tract Map:

Assoc Name:

Assoc Phone:

Assoc Dues:

Land Fee/Lse: **Fee**

Association Dues 1:

Association Dues 2:

Property Photos

