

APPROXIMATELY 78 ACRES OF PRIME LAND OVERLOOKING INSPIRATION POINT IN JULIAN

Highway 79 | Julian, CA 92036

- Access via Inspiration Point Road, conveniently located along Highway 79, just minutes from the famous Julian Pie Company.
- Zoned A-70 - Ideal for agricultural, recreational, or rural retreat use
- Bordering open space and scenic natural preserves, creating a peaceful setting with expansive views

ASKING PRICE: \$975,000



PINEOAK RIDGE RD

INSPIRATION POINT RD



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LAKE
CUYAMACA

NORTH
PEAK

THREE SISTERS
FALLS TRAIL



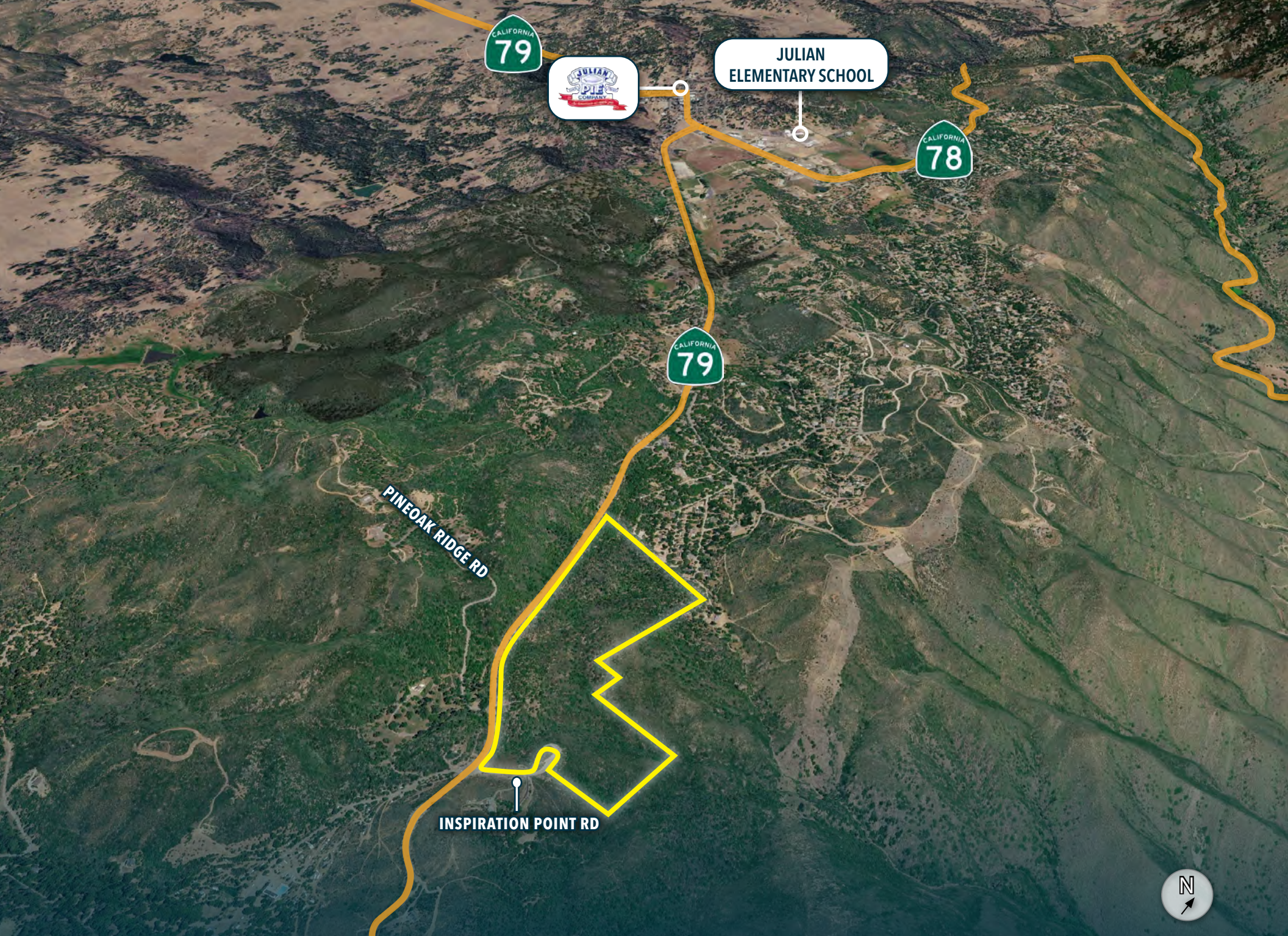
WILLIAM HEISE
COUNTY PARK

DESERT VIEW
TRAILHEAD

INSPIRATION POINT RD

PINEOAK RIDGE RD





CALIFORNIA
79



JULIAN
ELEMENTARY SCHOOL

CALIFORNIA
78

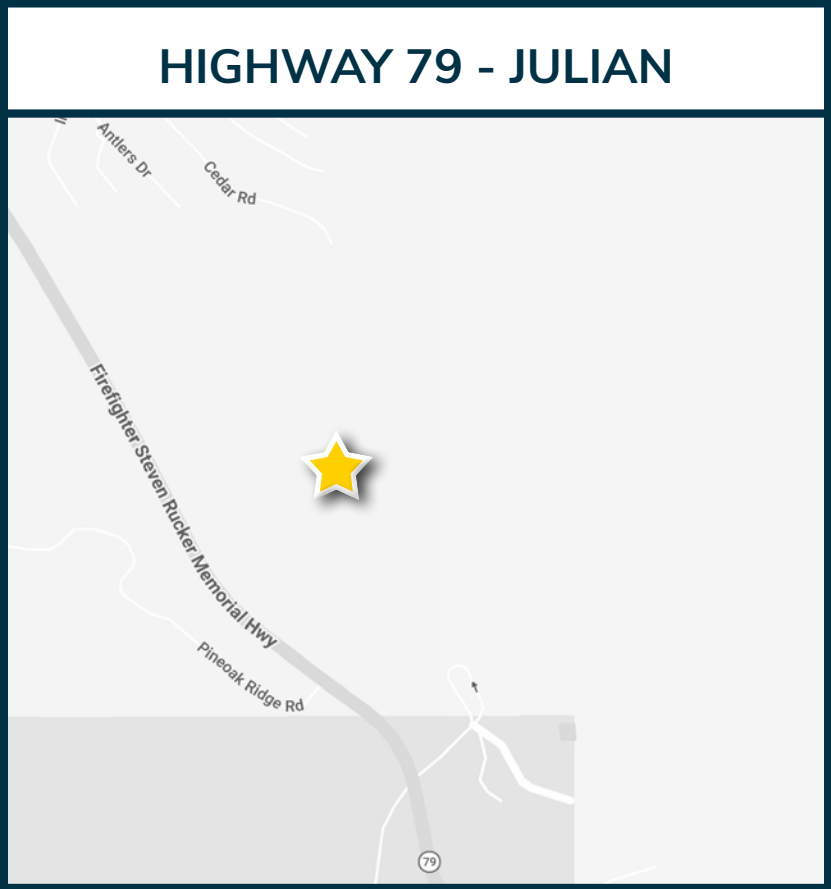
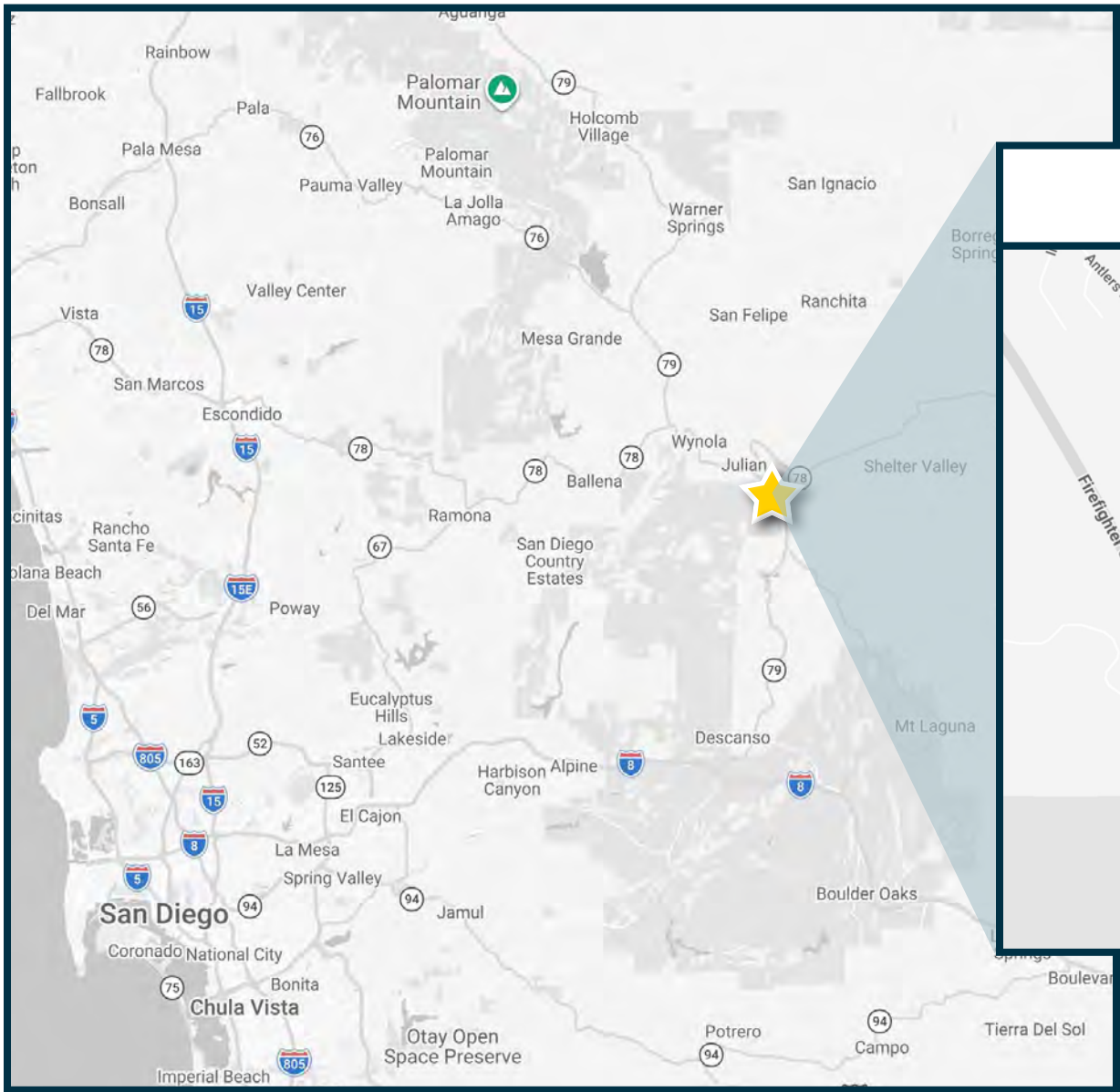
CALIFORNIA
79

PINEOAK RIDGE RD

INSPIRATION POINT RD



Location Map



property information

property location:	The subject property is approximately 78 acres of land located in Julian, California. This property is located along State 79. It is approximately 6.6 miles north of Lake Cuyamaca Recreation & Park & 3.1 miles south of the Julian Pie Company.
property profile:	The subject property consists of two legal parcels totaling approximately 78.00 acres of vacant land. Property borders inspiration point scenic overlook a destination stop for tourists and locals with expansive scenic views.
jurisdiction:	San Diego County
apn:	292-041-28-00: 77.08 Acres 292-041-09-00: 0.92 Acres
total acreage:	78.00 acres
zoning:	Agriculture (A-70) (Link to Zoning)
general plan:	Rural Lands (RL-40) (Link to General Plan)
density:	1du/40 acres
school district:	Julian Union Elementary School District



Demographics

3 mile



population

315



estimated households

135



average household income

\$88,943



median household income

\$85,565

5 miles



population

2,572



estimated households

1,115



average household income

\$90,774



median household income

\$87,070

10 miles



population

3,698



estimated households

1,603



average household income

\$105,511



median household income

\$97,189



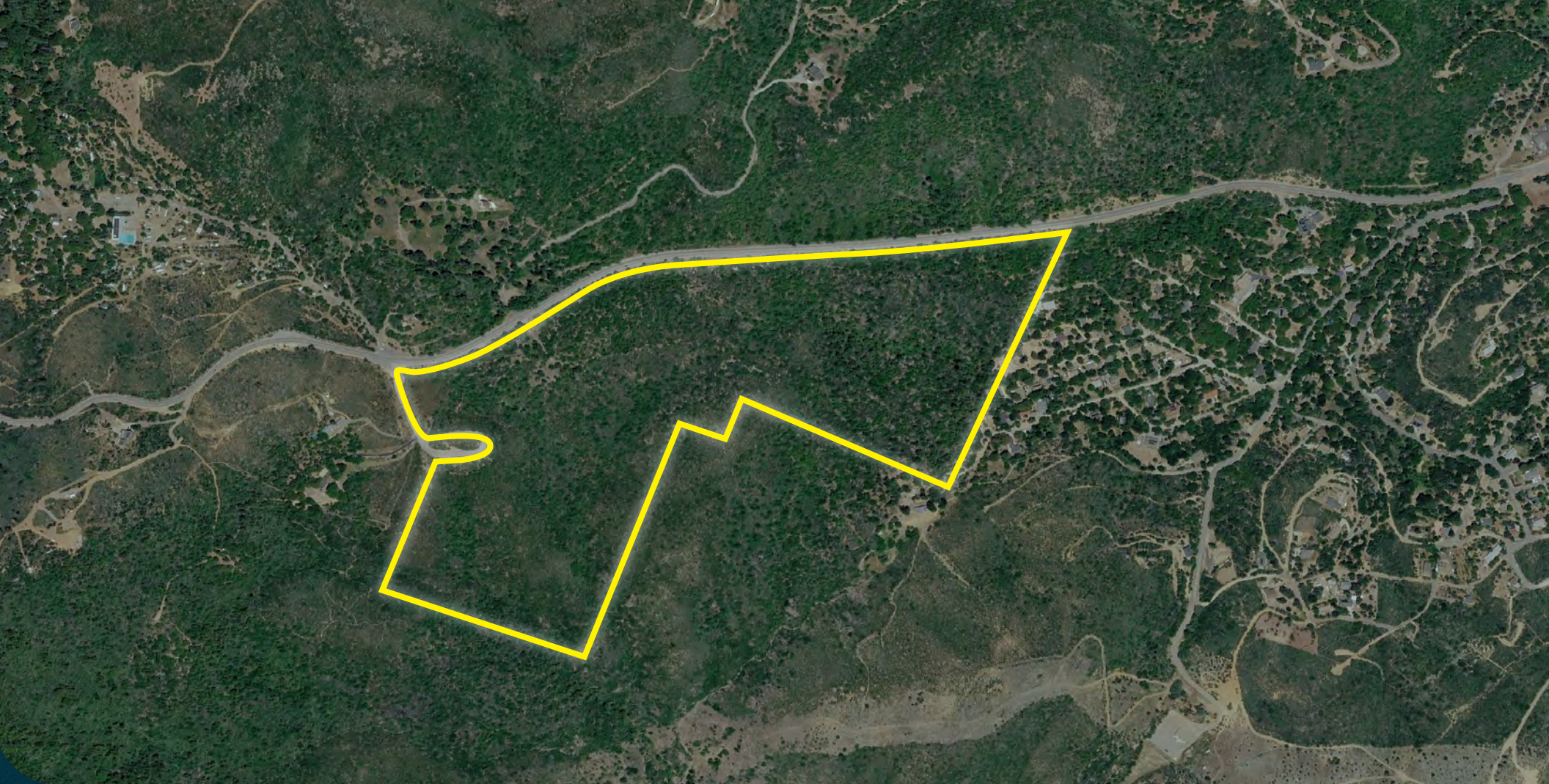
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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs 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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