# **FOR SALE** 9.87 ACRES / ZONING: WC-E





# 38100 PAUBA ROAD | TEMECULA, CA

### **PROPERTY HIGHLIGHTS:**



Flat Parcel - Ideal for Multiple Uses



10 Acres - Perfect for Many Uses

APN: 927-170-015

**ASKING PRICE:** \$995,000

### **OUR SERVICES:**



Commercial Acquisition and Sales to Include Wineries

**CRAIG WAY, GRI** 951.237.7866 seawayproperties@aol.com Lic # 01336376

- 🞯 Strategic Location -Directly across from **Galway Downs**
- WC-E Zoning Ordinance -Ord. 348,4840
  - Land Acquisition and Sales

**Business Valuation** and Sales

# **KYLE FRIED, MBA**

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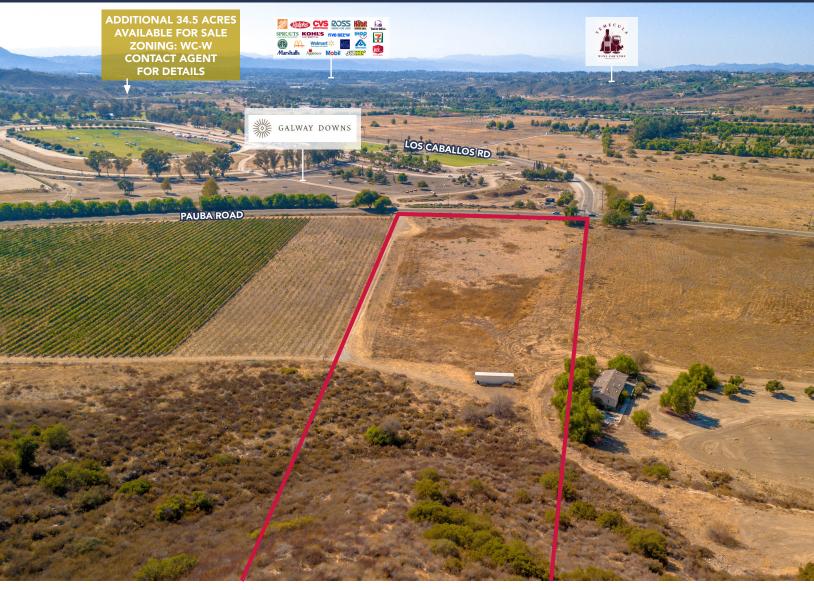


# **Contact us for Personalized Real Estate Solutions!**

Seaway Properties Real Estate, Inc. www.seawaypropertiesCRE.com

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Nestled within Temecula Valley's equestrian district, this flat 9.87 Acre parcel offers an exclusive opportunity for builders, developers or investors. Strategically positioned at the intersection of Los Caballos road and Pauba Road, the property boasts prime visibility and accessibility, making it an idea canvas for an equestrian property or an estate home. The property is adjacent to Galway Downs - the proposed venue to host equestrian events for the 2028 Olympics.

# PAUBA.ROAD

## **CRAIG WAY, GRI** 951.237.7866

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www.seawaypropertiesCRE.com

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