

\$299,000 - 31918 Calle El Potrero 11, Valley Center

MLS® #260023804

\$299,000

Bedroom, Bathroom,
Land on 12.96 Acres

Valley Center, Valley Center, CA

In the beautiful agricultural setting of Pauma Valley sits a 12.96 acre picturesque blank canvas offering privacy, breathtaking views, and endless potential. This vacant land property has been surveyed and comes with plans for an impressive 40' x 90' steel building featuring a 20' eave height, 6:12 roof pitch, 10' lean-to spanning the full 90' side, and a mezzanine extending across six bays with a 10'6" floor height. The plans also include multiple window and door openings, two roll-up door openings, stamped engineering plans, and slab foundation plans. With much of the groundwork already established, this is an incredible opportunity for a builder or buyer looking to create a unique country residence, barndominium-style home, or private estate. The property features desirable A70 zoning with an L animal designator and is well positioned for a variety of potential uses, including an equestrian estate, hobby farm, viticulture, peaceful retreat, or beautiful homestead. Situated within a small rural neighborhood, the property offers privacy and serenity with sweeping views of Palomar Mountain and Valley Center and even a westerly ocean view on a clear day. Scenic hillsides and native vegetation create an ideal setting for horseback riding, hiking, and private trails, while a riparian area at the bottom of the slope features a seasonal stream. Private without being isolated, the property offers convenient access to Valley Center amenities



while remaining within reach of metropolitan San Diego and Southern California beaches.

Essential Information

MLS® #	260023804
Price	\$299,000
Acres	12.96
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	31918 Calle El Potrero 11
Area	PAUMA VALLEY (92061)
Subdivision	Valley Center
City	Valley Center
County	San Diego
State	CA
Zip Code	92061

Amenities

Utilities	N/K
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

Other Fees	\$0
Mello Roos	\$120
Total Fees	\$120

Additional Information

Date Listed	September 30th, 2026
Days on Market	1
Listing Office	Pegasus Group International In

Listing Details

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on October 9th, 2026 at 2:54am PDT