

# MENIFEE – 68 LOT APPROVED TM

26.95 GROSS ACRES • 7,200 SF MIN. LOT SIZE • 10,650 SF AVG. LOT SIZE

215

74

215



CHAMBERS AVE

VALLEY BLVD

MCCALL BLVD



ASKING PRICE: \$3,800,000

OFFERS DUE: FRIDAY MARCH 22

## CHAMBERS AVE & VALLEY BLVD

MENIFEE, CA 92586



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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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# Executive Summary

Lee & Associates is pleased to present 21.66 net acres located on Chambers Ave & Valley Blvd in Menifee, California 92586. The subject property currently has an Approved Tentative Map, TTM 36911, for 68 single-family lots and 10 open space lots.

The property is conveniently located less than 3 miles west of Interstate 215. The subject property's prime location in the Sun City community is near restaurants, entertainment, grocery stores, schools, and more while also providing an easy commute to Interstate 215 serving all of Riverside, Orange, and San Diego Counties.





# Property Overview

The subject property is located at Chamber Ave & Valley Blvd. The property has an Approved Tentative Map, TTM 36911, for 68 single-family lots and 10 open space lots.



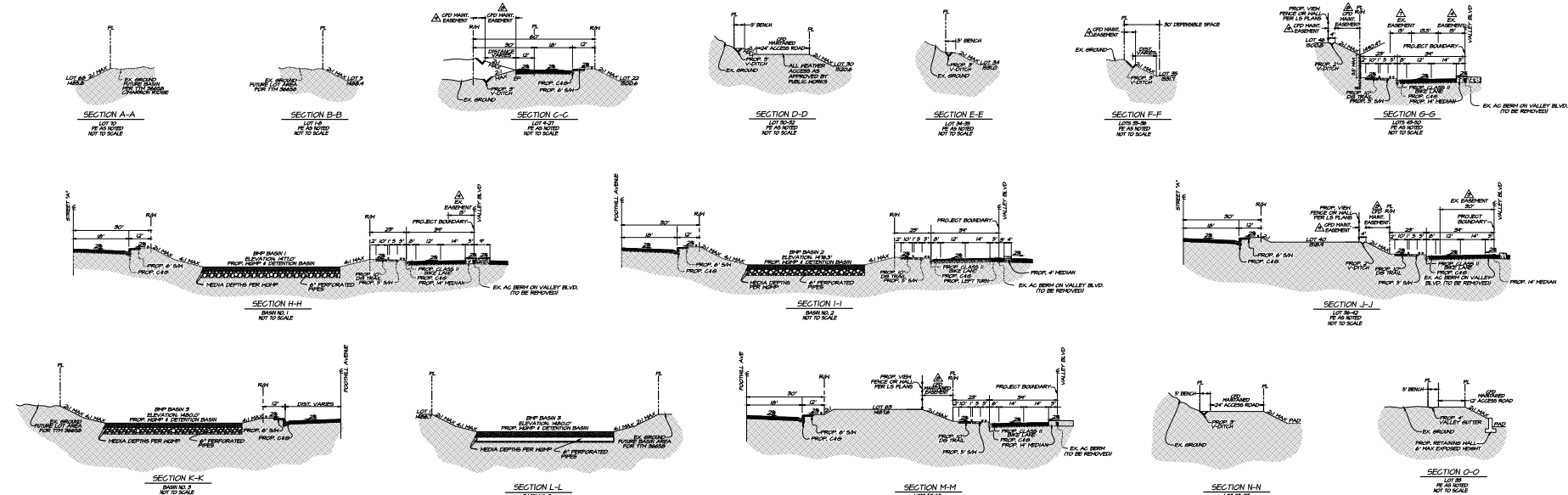
<b>Address</b>	Chambers Ave & Valley Blvd, Menifee, CA 92586
<b>Jurisdiction</b>	City of Menifee
<b>APNs</b>	335-080-067, 335-080-066, 335-080-056
<b>Acreage</b>	21.6 net, 26.95 gross
<b>Zoning</b>	R-1 – 2.1 – 5 Du per Acre <a href="#">Link to Zoning Map</a>
<b>Planned Density</b>	Residential 2.1-5.0 du/acre. <a href="#">Link to Land Use Map</a>
<b>Lot Sizes</b>	7,200 SF Min, 10,650 SF Avg. Lot Size
<b>CFD</b>	None in place although there is the opportunity to create one for various fees or improvements
<b>Tentative Map</b>	The tentative map has been extended until 8-12-24
<b>School District</b>	Menifee Union School District
<b>Services</b>	Water/Sewer- Eastern Municipal Water District (EMWD) Gas- Southern California Gas Company Electric- Southern California Edison
<b>Asking Price</b>	\$3,800,000



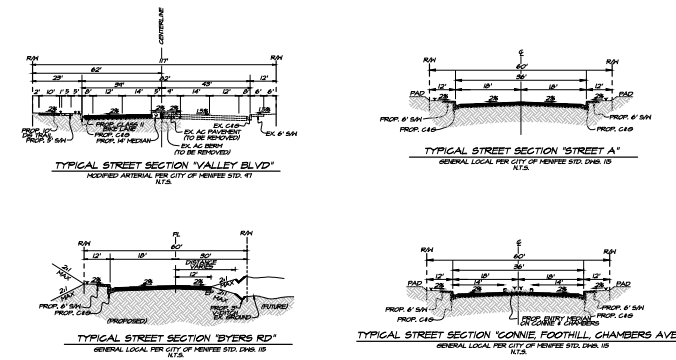
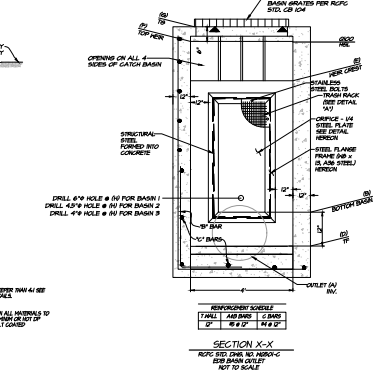




IN THE CITY OF MENFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT NO. 36911**



BASIN ELEVATION DETAILS		
BASIN 1	BASIN 2	BASIN 3
DA	HT1204 INV.	HT1204 INV.
DB	HT1204 BOT.	HT1204 BOT.
DC	TOP	TOP
DD	HT1204 TP	HT1204 TP
DE	HT1204	HT1204
DF	HT1204	HT1204
DG	HT1204	HT1204
DH	HT1204	HT1204
DI	HT1204	HT1204
DJ	TOP	TOP



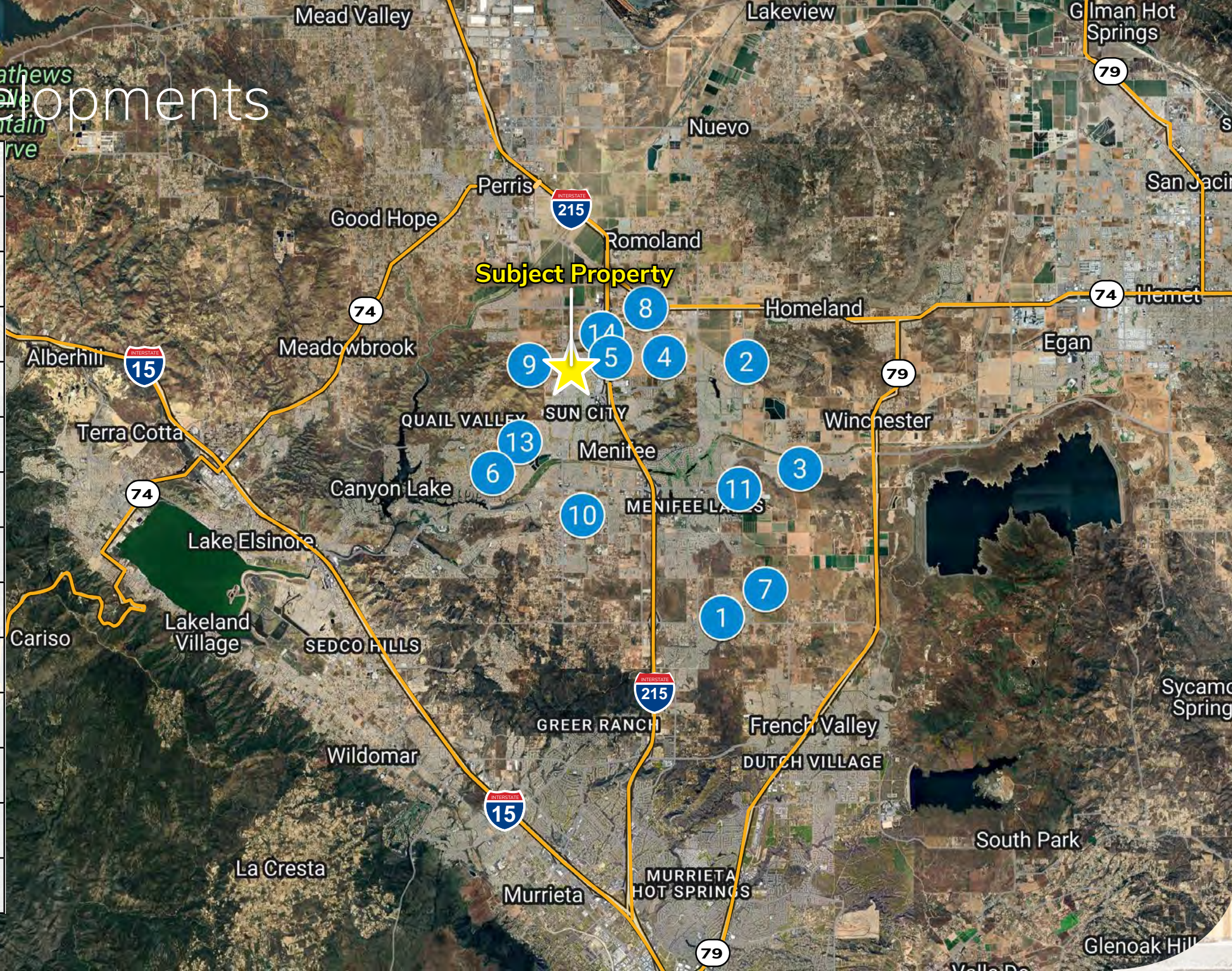
NO.	REVISIONS

TENTATIVE TRACT NO. 36911  
 PREPARATION DATE: JUNE 2020  
**adkman ENGINEERS**  
 10000 UNIVERSITY AVENUE, SUITE 200  
 RIVERSIDE, CALIFORNIA 92504  
 (951) 504-1000 FAX: (951) 504-1002



# New & Planned Developments

1	Cedar at Sumac Ridge by Meritage Homes	58 lots
2	Mountains Edge Masterplan by Lennar Homes	200 lots
3	Outlook Masterplan by Tripointe Homes	276 lots
4	Shadow Mountain Masterplan by KB Homes	212 lots
5	Legado Masterplan Community	1,000 lots
6	Noble at Audie Murphy Ranch by Richmond American Homes	115 lots
7	Braverde Masterplan by Richmond American Homes	424 lots
8	Pacific Parkview by Pacific Communities	156 lots
9	Cimarron Ridge Masterplan by Pulte Homes	121 lots
10	Quartz Ranch Masterplan by Lennar Homes	380 lots
11	Rockpoint Ranch Masterplan by Lennar Homes	305 lots
12	Sumac Ridge by Meritage Homes	117 lots
13	Sky View by Woodside Homes	161 lots
14	The Village by Century Communities	126 lots





# Location Maps



Goetz Rd

Valley Blvd

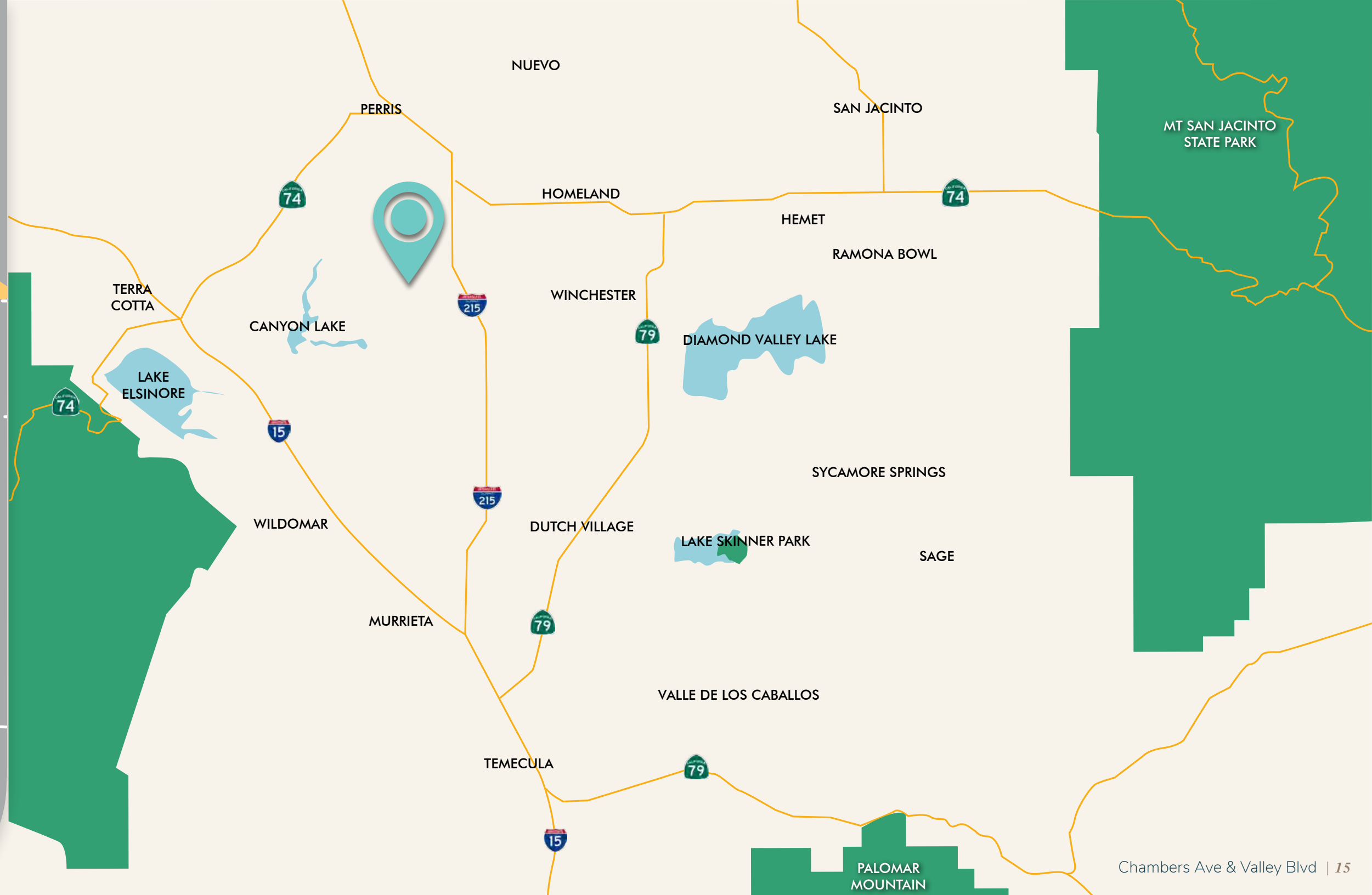
Murrieta Rd

McLaughlin Rd

Rouse Rd

Chambers Ave

McCall Blvd





# Due Diligence Materials

## APPRAISALS

- [2022-03-160 Appraisal Report AJ Ortiz & Associates](#)
- [2017-02-10 Appraisal Report RVS](#)

## CITY OF MENIFEE

- [2020-06-04 Right of Entry Permission to Grade](#)
- [2017-09-13 Demand Payoff Request For Release of Notice-of-Pendency](#)

## ENGINEERING DOCUMENTS

### ADKAN

- [2022-10-01 Improvement Plan Application](#)
- [2022-06-24 Rough Grading Plan](#)
- [2020-10-09 Adkin Final Engineering Contract Proposal](#)

### PULTE-LLA

- [2021-11-18 Verification of Insurance](#)
- [2020-06-17 TTM](#)
- [2020-06-17 LLA Land Swap Exhibit](#)
- [2020-06-05 Agreement LLA & Grading](#)
- [2020-06-04 LLA Agreement](#)

- [2018-11-29 Exhibit A LLA](#)

## SURVEYS OR REPORTS FOR ENVIRONMENTAL

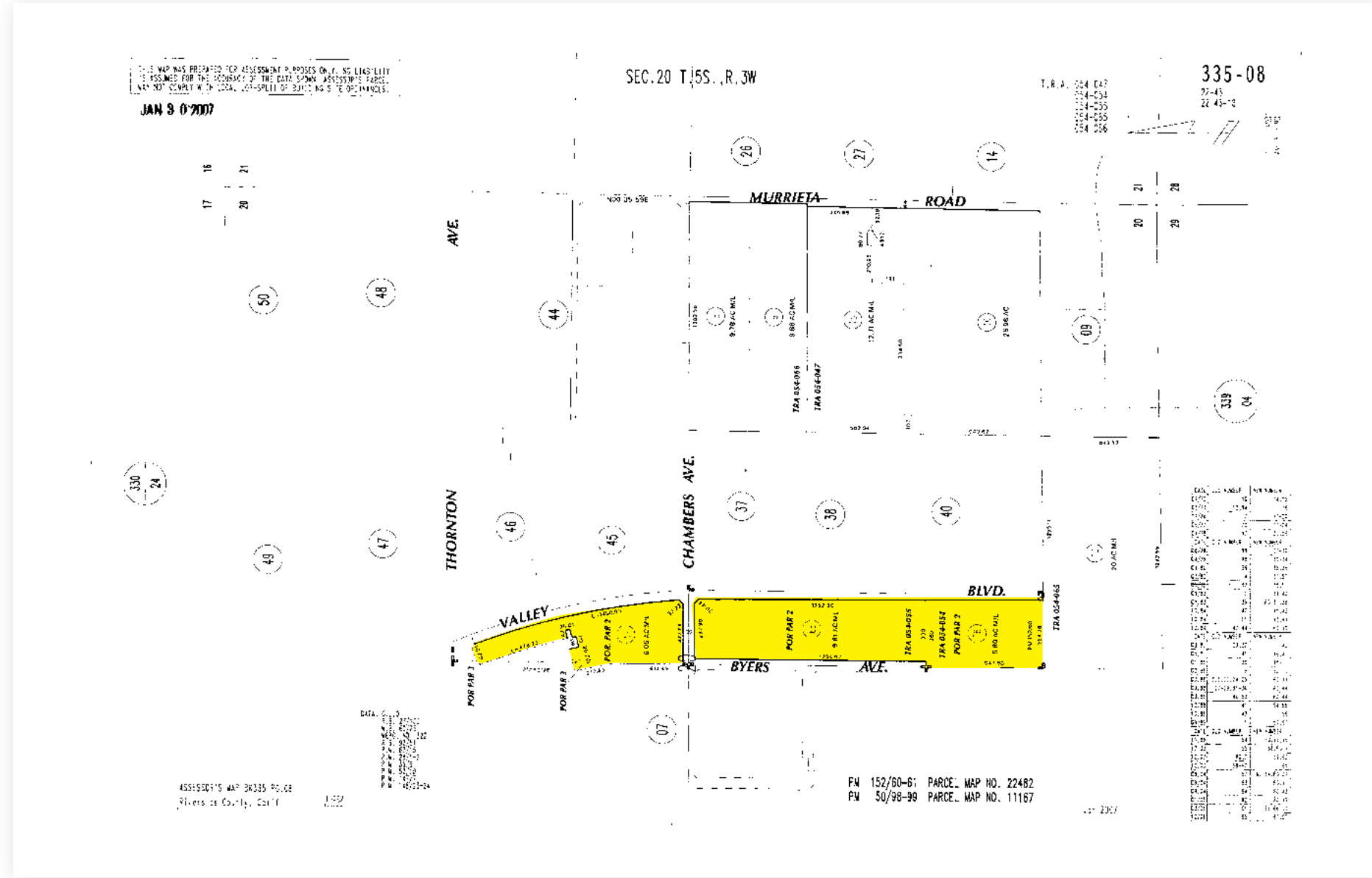
- [2016-12-07 Remediation Sciences](#)
- [2017-05-23 Air Quality Test by Urban Crossroads-Inc](#)
- [2017-05-23 Greenhouse Gas Analysis by Urban Crossroads-Inc](#)
- [2019-04-22 Fairy Shrimp Wet Season Report](#)
- [2019-06-16 Gonzales Environmental Delineation of Waters](#)
- [2019-06-19 Gonzales Environmental Delineation of Waters](#)
- [2019-09-20 TM36911 Dry-Season Report](#)
- [2019-12-30 Gonzales Environmental Consulting](#)
- [2022-06-13 Hydrology Report](#)
- [2022-06-13 Water Quality Management Plan](#)
- [2022-08-23 Final Hydro Report](#)
- [2022-08-23 Project Specific Water Quality Management Plan](#)
- [Soil Exploration - Soils Report](#)

### TTM

- [2020-06-17-TTM](#)
- [2020-07-22 Conditions of Approval](#)



# Plat Map





# New Home Sale Comparables



## COPPER HILL/MOUNTAINS EDGE

Builder Name:	Lennar
City:	Menifee
Open Date:	3/4/2023
Typical Lot Size:	7,000
Min Unit Size:	1,843
Max Unit Size:	4,134
Min Price:	\$479,990
Max Price:	\$580,000
Min \$/SF:	\$116
Max \$/SF:	\$315
Total Units Planned:	93
Zip Code:	92584



## HIDDEN TERRACE/MOUNTAINS EDGE

Builder Name:	Lennar
City:	Menifee
Open Date:	3/4/2023
Typical Lot Size:	7,000
Min Unit Size:	2,336
Max Unit Size:	4,134
Min Price:	\$525,405
Max Price:	\$716,465
Min \$/SF:	\$127
Max \$/SF:	\$307
Total Units Planned:	97
Zip Code:	92584



## PATHWAY AT CIMARRON RIDGE

Builder Name:	Pulte Homes
City:	Menifee
Open Date:	2/11/2023
Typical Lot Size:	7,000
Min Unit Size:	1,959
Max Unit Size:	2,824
Min Price:	\$525,990
Max Price:	\$575,990
Min \$/SF:	\$186
Max \$/SF:	\$294
Total Units Planned:	121
Zip Code:	92586



## DURANGO AT SHADOW MOUNTAIN

Builder Name:	KB Home
City:	Menifee
Open Date:	7/4/2022
Typical Lot Size:	7,929
Min Unit Size:	2,099
Max Unit Size:	2,906
Min Price:	\$593,990
Max Price:	\$654,990
Min \$/SF:	\$204
Max \$/SF:	\$312
Total Units Planned:	78
Zip Code:	92585



## OPAL SKYE AT OUTLOOK

Builder Name:	TRI Pointe Homes
City:	Menifee
Open Date:	6/25/2022
Typical Lot Size:	5,250
Min Unit Size:	1,882
Max Unit Size:	2,193
Min Price:	\$476,000
Max Price:	\$489,000
Min \$/SF:	\$217
Max \$/SF:	\$260
Total Units Planned:	136
Zip Code:	92596



## QUARTZ RANCH/CANYON VIEW

Builder Name:	Lennar
City:	Menifee
Open Date:	6/18/2022
Typical Lot Size:	5,260
Min Unit Size:	2,649
Max Unit Size:	4,134
Min Price:	\$625,995
Max Price:	\$834,520
Min \$/SF:	\$151
Max \$/SF:	\$315
Total Units Planned:	125
Zip Code:	92584



# New Home Sale Comparables



## OAK SHADE AT SHADOW MOUNTAIN

Builder Name:	KB Home
City:	Menifee
Open Date:	6/10/2022
Typical Lot Size:	5,250
Min Unit Size:	1,472
Max Unit Size:	2,454
Min Price:	\$519,990
Max Price:	\$583,990
Min \$/SF:	\$212
Max \$/SF:	\$397
Total Units Planned:	159
Zip Code:	92585



## CEDAR AT SUMAC RIDGE

Builder Name:	Meritage Homes
City:	Menifee
Open Date:	5/13/2022
Typical Lot Size:	7,000
Min Unit Size:	2,527
Max Unit Size:	3,247
Min Price:	\$618,000
Max Price:	\$650,000
Min \$/SF:	\$190
Max \$/SF:	\$257
Total Units Planned:	58
Zip Code:	92584



## SAGE AT SUMAC RIDGE

Builder Name:	Meritage Homes
City:	Menifee
Open Date:	5/13/2022
Typical Lot Size:	6,000
Min Unit Size:	1,910
Max Unit Size:	2,948
Min Price:	\$555,000
Max Price:	\$603,000
Min \$/SF:	\$188
Max \$/SF:	\$316
Total Units Planned:	117
Zip Code:	92584



## LEGACY AT BRAVERDE

Builder Name:	Richmond American Homes
City:	Menifee
Open Date:	5/1/2022
Typical Lot Size:	6,600
Min Unit Size:	2,780
Max Unit Size:	3,510
Min Price:	\$610,990
Max Price:	\$674,990
Min \$/SF:	\$174
Max \$/SF:	\$243
Total Units Planned:	137
Zip Code:	92584



## HERITAGE AT BRAVERDE

Builder Name:	Richmond American Homes
City:	Menifee
Open Date:	2/14/2022
Typical Lot Size:	5,000
Min Unit Size:	2,480
Max Unit Size:	2,940
Min Price:	\$594,990
Max Price:	\$642,990
Min \$/SF:	\$202
Max \$/SF:	\$259
Total Units Planned:	81
Zip Code:	92584



## NOBLE AT AUDIE MURPHY RANCH

Builder Name:	Richmond American Homes
City:	Menifee
Open Date:	9/18/2021
Typical Lot Size:	7,200
Min Unit Size:	2,270
Max Unit Size:	3,130
Min Price:	\$634,990
Max Price:	\$713,990
Min \$/SF:	\$203
Max \$/SF:	\$315
Total Units Planned:	115
Zip Code:	92584



# New Home Sale Comparables



## CREST AT BANNER PARK

Builder Name:	Pulte Homes
City:	Menifee
Open Date:	8/1/2021
Typical Lot Size:	6,500
Min Unit Size:	2,845
Max Unit Size:	3,237
Min Price:	\$605,990
Max Price:	\$798,383
Min \$/SF:	\$187
Max \$/SF:	\$281
Total Units Planned:	93
Zip Code:	92584



## MERIT AT BANNER PARK

Builder Name:	Pulte Homes
City:	Menifee
Open Date:	7/22/2021
Typical Lot Size:	7,900
Min Unit Size:	2,391
Max Unit Size:	2,824
Min Price:	\$558,990
Max Price:	\$588,990
Min \$/SF:	\$198
Max \$/SF:	\$246
Total Units Planned:	74
Zip Code:	92584



## SEASONS ELEVATED AT BRAVERDE

Builder Name:	Richmond American Homes
City:	Menifee
Open Date:	7/10/2021
Typical Lot Size:	5,500
Min Unit Size:	2,370
Max Unit Size:	3,040
Min Price:	\$564,990
Max Price:	\$604,990
Min \$/SF:	\$186
Max \$/SF:	\$255
Total Units Planned:	109
Zip Code:	92584



## SEASONS RANCH AT BRAVERDE

Builder Name:	Richmond American Homes
City:	Menifee
Open Date:	7/10/2021
Typical Lot Size:	5,000
Min Unit Size:	1,410
Max Unit Size:	2,080
Min Price:	\$520,990
Max Price:	\$604,297
Min \$/SF:	\$250
Max \$/SF:	\$429
Total Units Planned:	97
Zip Code:	92584



## LIBERTY AT BRAVERDE

Builder Name:	Richmond American Homes
City:	Menifee
Open Date:	7/3/2021
Typical Lot Size:	6,500
Min Unit Size:	2,290
Max Unit Size:	2,610
Min Price:	\$583,990
Max Price:	\$612,990
Min \$/SF:	\$224
Max \$/SF:	\$268
Total Units Planned:	87
Zip Code:	92584



## PERSANO AT SHADOW MOUNTAIN

Builder Name:	KB Home
City:	Menifee
Open Date:	6/11/2021
Typical Lot Size:	8,000
Min Unit Size:	1,891
Max Unit Size:	3,086
Min Price:	\$533,990
Max Price:	\$645,990
Min \$/SF:	\$173
Max \$/SF:	\$342
Total Units Planned:	134
Zip Code:	92585



# Resale Home Comparables

## RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$718,373	\$540,978	\$620,829	\$614,490
SP:\$720,000	\$540,978	\$623,531	\$616,995

## RESIDENTIAL - Sold

Number of Properties: 28

Num	MLS #	Statu	PropSu	Address	MLSAreaMjr	TotalBdr	TotalBath	CloseDa	LotSzSqr	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	IV22101445	S	SFR	29301 Chestnut st	699 - Not Defined	3	2	11/10/2022	9,708.00	2191	61	\$599,990	\$273.84	\$589,990	\$269.28
2	IV22207424	S	SFR	27791 Via Santa Catarina	SRCAR - Southwest Riverside County	4	2	12/1/2022	9,946.00	1779	20	\$599,990	\$337.26	\$595,000	\$334.46
3	EV22241902	S	SFR	29380 Santa Ynez	SRCAR - Southwest Riverside County	3	2	2/16/2023	9,143.00	2270	31	\$646,706	\$284.89	\$611,700	\$269.47
4	IV222081381	S	SFR	31570 Buckeye	SRCAR - Southwest Riverside County	4	2	7/1/2022	9,618.00	2091	24	\$620,000	\$296.51	\$620,000	\$296.51
5	SW22126366	S	SFR	28461 Heather Green	SRCAR - Southwest Riverside County	4	3	8/30/2022	9,792.00	2319	46	\$634,990	\$273.82	\$622,000	\$268.22
6	SW22126374	S	SFR	28437 Heather Green	SRCAR - Southwest Riverside County	4	3	8/29/2022	9,137.00	2319	44	\$614,990	\$265.20	\$629,990	\$271.66
7	EV23020874	S	SFR	29367 Santa Ynez	SRCAR - Southwest Riverside County	4	3	4/27/2023	9,660.00	2610	52	\$684,990	\$262.45	\$675,000	\$258.62
8	EV23113239	S	SFR	24222 Palomino	SRCAR - Southwest Riverside County	4	2	1/12/2024	10,829.00	2272	129	\$699,990	\$308.09	\$699,950	\$308.08
9	EV22232478	S	SFR	24223 Palomino	SRCAR - Southwest Riverside County	3	2	11/20/2023	10,500.00	2200	189	\$718,373	\$326.53	\$715,000	\$325.00
10	EV22108876	S	SFR	29414 Spur	SRCAR - Southwest Riverside County	3	3	6/29/2022	10,631.00	2610	5	\$713,098	\$273.22	\$719,226	\$275.57
11	IG23082455	S	SFR	29462 Spur	SRCAR - Southwest Riverside County	4	3	6/21/2023	10,890.00	2610	11	\$699,000	\$267.82	\$720,000	\$275.86
12	SW22129115	S	SFR	27563 Kobuk Valley	SRCAR - Southwest Riverside County	3	3	11/30/2022	9,368.00	2323	92	\$540,978	\$232.88	\$540,978	\$232.88
13	IV22086170	S	SFR	27973 Via Cholula	SRCAR - Southwest Riverside County	3	2	8/12/2022	9,092.00	1575	45	\$549,990	\$349.20	\$565,250	\$358.89
14	SW22089001	S	SFR	26709 Moonflower	SRCAR - Southwest Riverside County	4	3	7/29/2022	10,878.00	2239	17	\$563,990	\$251.89	\$566,985	\$253.23
15	SW22124542	S	SFR	26728 Wildrose	SRCAR - Southwest Riverside County	4	3	9/26/2022	9,826.00	1898	3	\$566,740	\$298.60	\$584,330	\$307.87

Num	MLS #	Statu	PropSu	Address	MLSAreaMjr	TotalBdr	TotalBath	CloseDa	LotSzSqr	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
16	IV21192407	S	SFR	28191 Zipper	SRCAR - Southwest Riverside County	4	3	3/7/2022	9,889.00	2628	188	\$586,990	\$223.36	\$593,990	\$226.02
17	IV22086184	S	SFR	26487 Calle Celia	SRCAR - Southwest Riverside County	3	2	7/23/2022	10,093.00	1860	27	\$576,990	\$310.21	\$595,155	\$319.98
18	SW22204018	S	SFR	26581 Wintersweet	SRCAR - Southwest Riverside County	4	3	11/15/2022	10,379.00	2239	15	\$578,990	\$258.59	\$596,580	\$266.45
19	SW22207957	S	SFR	26597 Blue Star	SRCAR - Southwest Riverside County	5	3	12/23/2022	10,361.00	2537	35	\$613,990	\$242.01	\$613,990	\$242.01
20	SW22089637	S	SFR	26721 Moonflower	SRCAR - Southwest Riverside County	5	3	7/29/2022	9,324.00	2537	6	\$602,490	\$237.48	\$622,745	\$245.47
21	IV22122498	S	SFR	28185 Echo	SRCAR - Southwest Riverside County	3	2	8/10/2022	9,004.00	2329	11	\$609,990	\$261.91	\$628,155	\$269.71
22	SW23026553	S	SFR	26583 Baneberry	SRCAR - Southwest Riverside County	4	4	3/24/2023	9,808.00	2617	4	\$623,490	\$238.25	\$633,080	\$241.91
23	SW22163775	S	SFR	26526 Wintersweet	SRCAR - Southwest Riverside County	4	4	10/21/2022	10,080.00	2617	16	\$619,990	\$236.91	\$638,770	\$244.08
24	SW22089624	S	SFR	26733 Moonflower	SRCAR - Southwest Riverside County	4	4	8/1/2022	10,937.00	2617	14	\$632,240	\$241.59	\$640,235	\$244.64
25	IV21262007	S	SFR	27321 Rumor	SRCAR - Southwest Riverside County	4	2	6/9/2022	10,025.00	2628	56	\$632,740	\$240.77	\$653,905	\$248.82
26	SW22243502	S	SFR	24844 Ganymede	SRCAR - Southwest Riverside County	4	3	2/14/2023	9,404.00	2697	53	\$693,507	\$257.14	\$593,507	\$220.06
27	SW22103259	S	SFR	24019 Kerrigan	SRCAR - Southwest Riverside County	4	3	6/24/2022	9,498.00	1898	6	\$578,020	\$304.54	\$595,110	\$313.55
28	SW22119620	S	SFR	24055 Kerrigan	SRCAR - Southwest Riverside County	4	3	7/20/2022	9,498.00	1898	8	\$579,990	\$305.58	\$598,270	\$315.21
Avg						3	2		9904.21	2300	43	\$620,830	\$273.59	\$623,532	\$275.13
Min						3	2		9004.00	1575	3	\$540,978	\$223.36	\$540,978	\$220.06
Max						5	4		10937.00	2697	189	\$718,373	\$349.20	\$720,000	\$358.89
Med						4	3		9817.00	2319	25	\$614,490	\$266.51	\$616,995	\$269.38



# Development Impact Fees

## Estimated Development Impact Fees Per Approximately 2,500 SF Residence

<i>Item</i>	<i>Amount</i>
School Fee (Menifee Union - \$3.45/SF)	\$ 8,625.00
EMWD Water Financial Participation Charge	\$ 7,416.00
EMWD Sewer Financial Participation Charge	\$ 3,476.00
EMWD Sewer Treatment Plant Capacity Charge	\$ 6,589.00
EMWD Water Supply Development Fee	\$ 403.00
EMWD Landscape Water Financial Participation Fee	\$ 6,732.00
EMWD Standard Full Service Meter Installation	\$ 5,350.00
Animal Shelter	\$ 94.00
General Government Fee	\$ 1,176.00
Fire Protection	\$ 647.00
Law Enforcement	\$ 925.00
Parks & Recreation	\$ 1,723.00
Transportation Impact Fees	\$ 7,097.00
Storm Drain Impact Fee (F_A & F_D)	\$ 139.00
Multi-Species Habitat Conservation Plan Fees (MSHCP)	\$ 4,236.00
Stephen's Kangaroo Rat Fees (SKR) (\$500/acre)	\$ 159.26
Bridge Benefit District (Zone F)	\$ 501.00
Transportation Uniform Mitigation Fees (TUMF)	\$ 10,104.00
<b>TOTAL PER SFD</b>	<b>\$ 65,392.26</b>





# Menifee

## Menifee: A Growing Southern California Haven

Nestled in the picturesque landscape of Riverside County, Menifee has emerged as a thriving city, drawing residents and businesses alike. Established in 2008 through the amalgamation of several unincorporated communities, Menifee has rapidly evolved into a diverse and vibrant city with a unique blend of suburban charm and rural tranquility. Its strategic location, close to major interstates such as 215 and 15, ensures residents enjoy both the serene surroundings and convenient access to nearby urban centers.

## A Community with Diverse Appeal

Menifee's residential landscape is as diverse as its community. From suburban neighborhoods to rural estates, the city offers a range of housing options, catering to various lifestyles. The Menifee Union School District oversees education, providing a foundation for the city's commitment to family-friendly living. Residents can explore numerous parks, hiking trails, and community centers, fostering a sense of community engagement and promoting an active and healthy lifestyle.

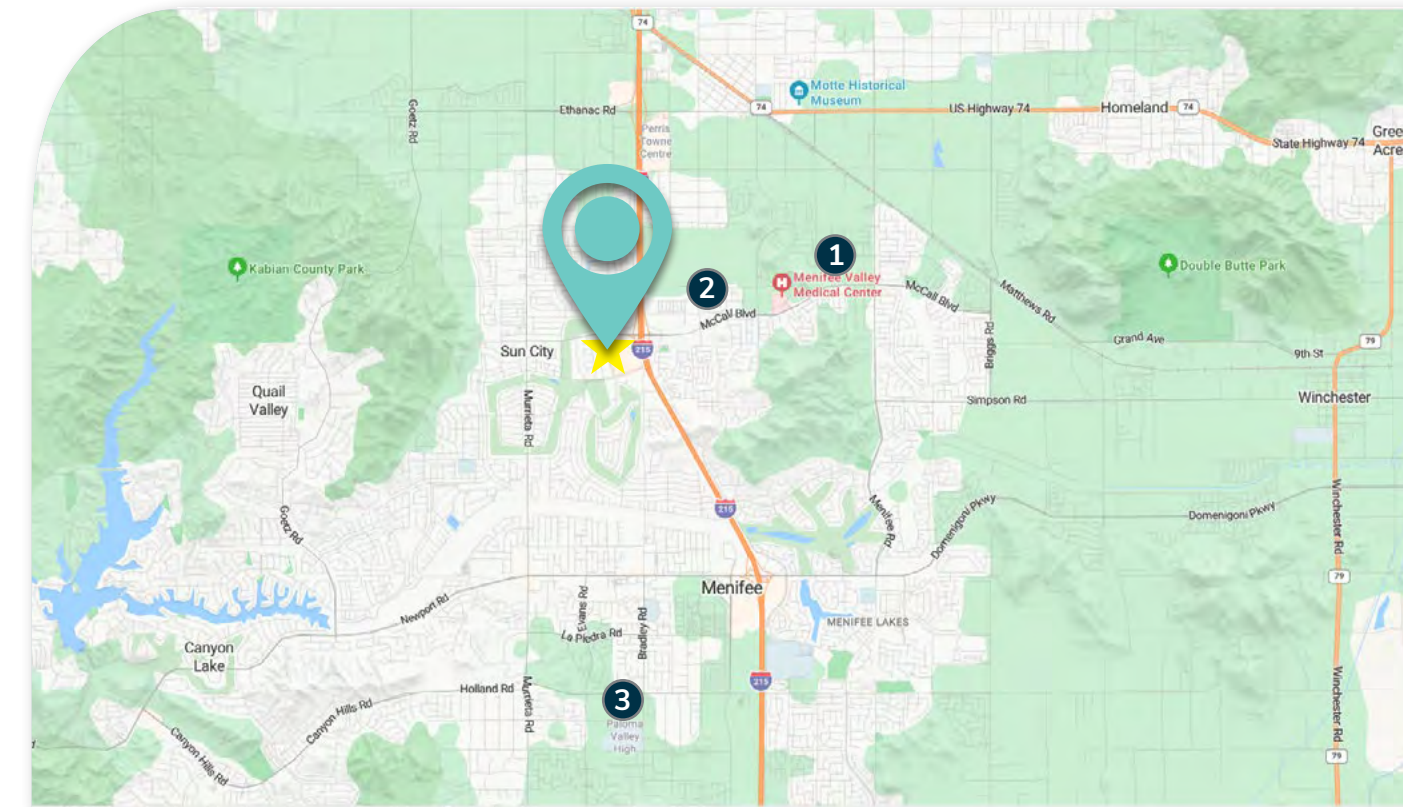
## Economic Opportunities and Future Growth

Menifee is not only a residential haven but also a hub for economic development. Small businesses, retail establishments, and dining options contribute to a flourishing local economy. The Menifee Lakes Plaza and other commercial areas provide convenient shopping and entertainment. With its forward-thinking leadership and community-driven initiatives, Menifee is poised for continued growth and prosperity, making it an attractive destination for those seeking a balanced and enriching Southern California lifestyle.

# Menifee Union School District

The Menifee Union School District, located in Riverside County, California, is dedicated to providing a quality education for students in the vibrant community of Menifee. Comprising a network of elementary and middle schools, the district is committed to fostering a positive and inclusive learning environment. With a focus on academic excellence, the Menifee Union School District strives to empower students with the knowledge and skills needed for success in both their educational journey and future endeavors. The district places a strong emphasis on collaboration between educators, parents, and the community to create a supportive and engaging educational experience for every student. Through innovative programs and a dedication to student well-being, Menifee Union School District aims to prepare students for a lifetime of learning and achievement.

<https://www.menifeeusd.org/>



## 1 Boulder Ridge Elementary School

27327 Junipero Rd  
Menifee, CA 92585

## 2 Hans Christensen Middle School

27625 Sherman Rd  
Menifee, CA 92585

## 3 Paloma Valley High School

31375 Bradley Rd  
Menifee, CA 92584





# 2023 Demographics

within 5 Miles of Valley Blvd, Menifee



**158,494**  
POPULATION



**51,460**  
HOUSEHOLDS



**37.9**  
AVG. AGE



**\$117,182**  
AVG. HH INCOME



**19,171**  
DAYTIME EMPLOYEES







CHAMBERS AVE & VALLEY BLVD  
MENIFEE, CA 92586

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