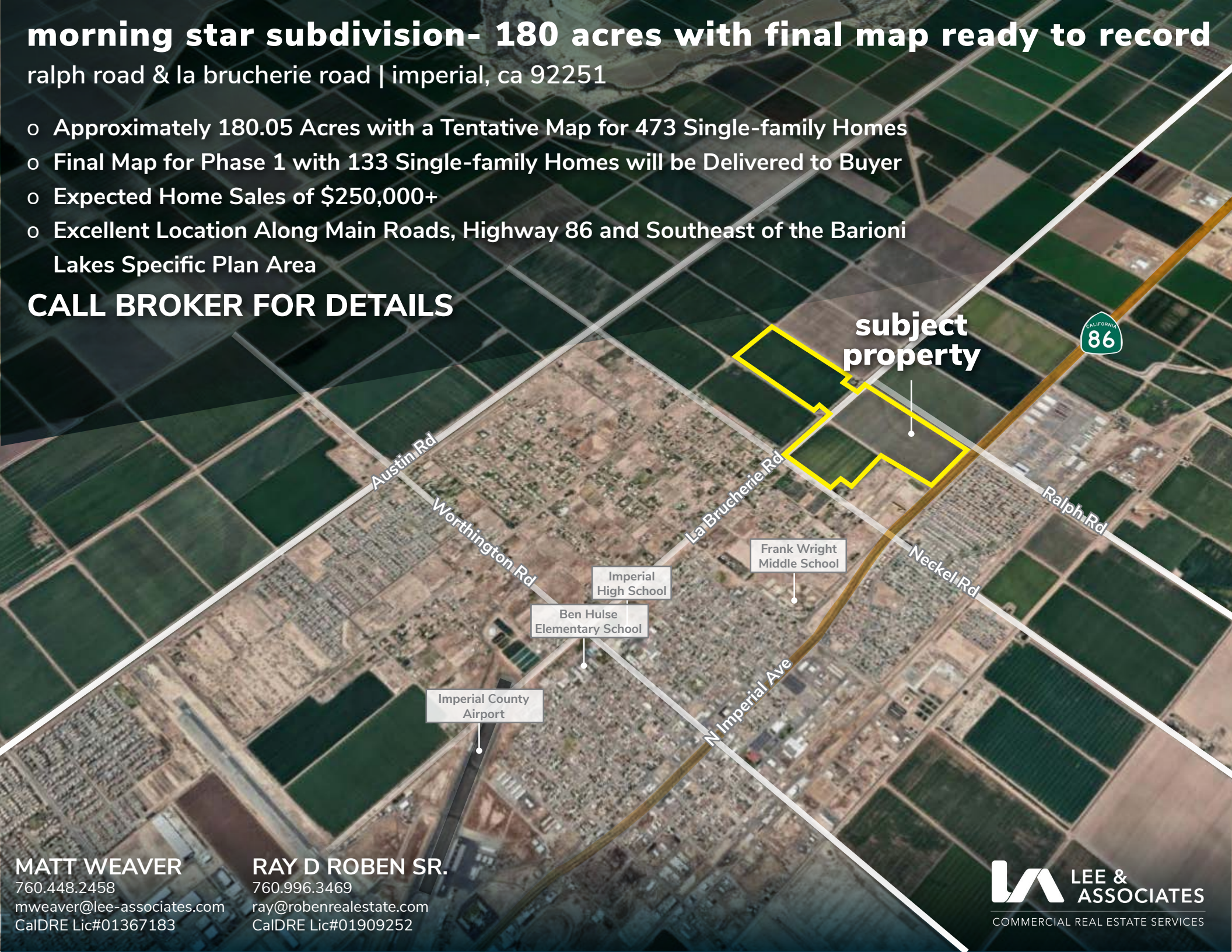


morning star subdivision- 180 acres with final map ready to record

ralph road & la brucherie road | imperial, ca 92251

- Approximately 180.05 Acres with a Tentative Map for 473 Single-family Homes
- Final Map for Phase 1 with 133 Single-family Homes will be Delivered to Buyer
- Expected Home Sales of \$250,000+
- Excellent Location Along Main Roads, Highway 86 and Southeast of the Barioni Lakes Specific Plan Area

CALL BROKER FOR DETAILS



MATT WEAVER
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

2 The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.



contents

4	aerials	11	phases
7	location map	12	floorplan
8	property information	13	rendering
9	document links	14	education
10	final map	15	demographics





**subject
property**





**subject
property**

Ralph Rd

Frank Wright
Middle School

Ben Hulse
Elementary School

Imperial
High School

Worthington Rd

Imperial County
Airport

Neckel Rd

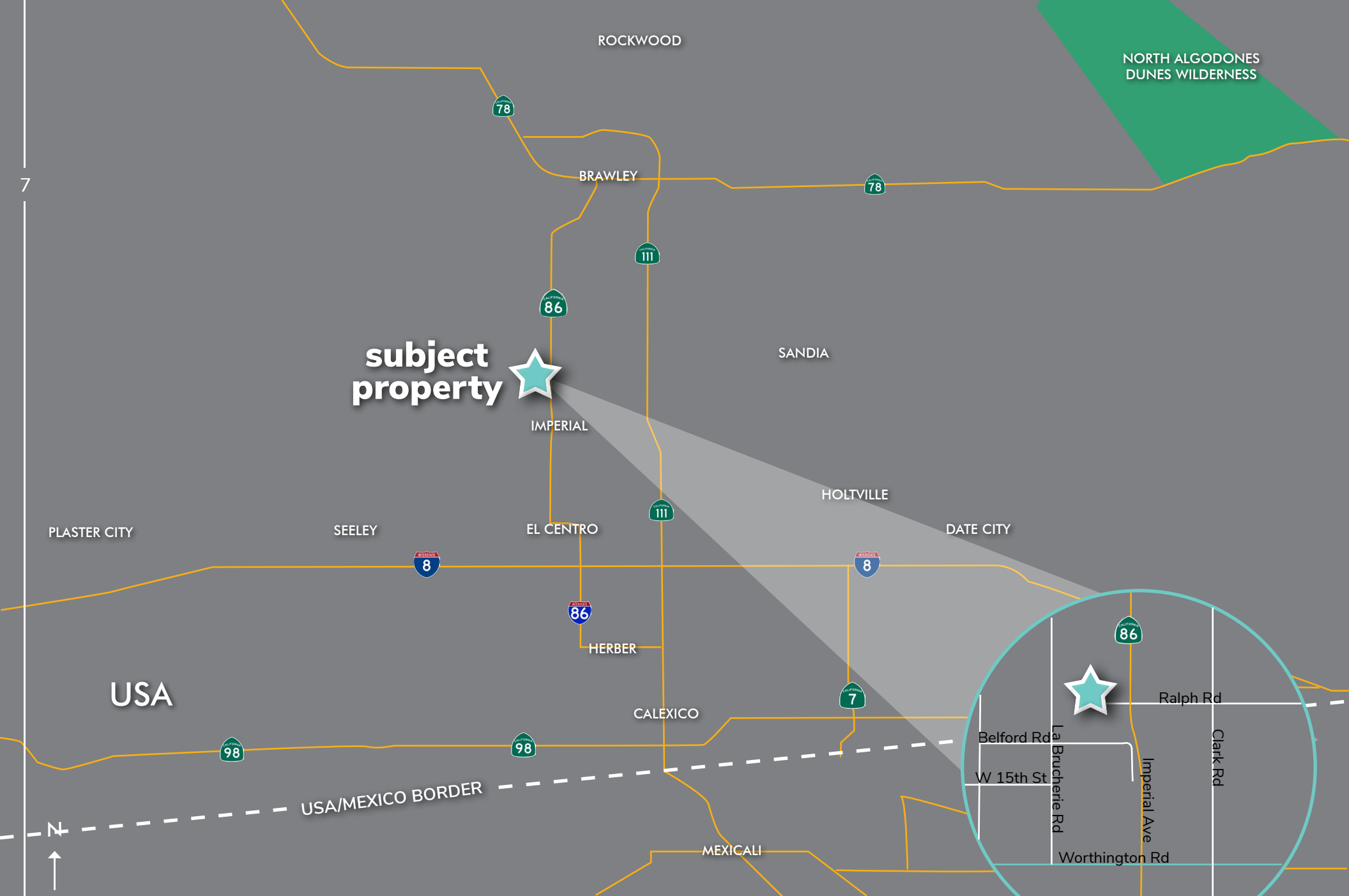
Austin Rd

La Brucherie Rd

W Aten Rd







location map

property information

8

location:

The subject property is located on the southwest and southeast corner of La Brucherie Road and Ralph Road in the City of Imperial, CA. It has excellent access from Highway 86, one of the main highways in Imperial City.

property description:

Morning Star subdivision offers builders a unique opportunity, as it is one of the only subdivisions in the area with a Final Map ready to record. This property is surrounded by single-family residences to the south and to the east. New home developments in the immediate area are selling out before the homes are even built because homes are in such high demand.

Morning Star subdivision is southeast of the Barioni Lakes Specific Plan, which consists of the development of 1,105 acre Specific Plan area into single and multi-family residences, schools, public roads, related utilities and infrastructure, and commercial and industrial land uses. Based on the location and growth surrounding Morning Star, the homes will likely sell out before they are completed.

jurisdiction:

City of Imperial

apn & acreage:

063-010-069	71.59 Acres
063-010-079	36.16 Acres
063-010-080	<u>72.30 Acres</u>
Total=180.05 Acres	

zone map:

#5

[Click Here to View Zone Map](#)

zoning:

Single Family Residential (R-1)

[Click Here to View Zoning](#)

general plan:

Urban

current land use:

The property is currently used as agricultural land for growing alfalfa.

minimum lot size:

7,200 sf

average lot size:

7,800 sf

max height:

35' or 2 stories

remaining fees:

Buyer to pay permit and school fees

estimated development impact fees:

Approximately \$31,787 per lot

estimated improvement fees:

Approximately \$50,000 per lot

school district:

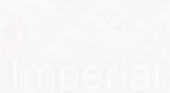
Imperial Unified School District

services:

Gas/Electric	Southern California Gas Company
Water/Sewer	Imperial Irrigation District
Fire	Imperial County Fire Department
Police	Imperial City Police Department

ASKING PRICE:

CALL BROKER FOR DETAILS





CLICK TO VIEW DOCUMENT LINKS

CONSTRUCTION PLANS

IMPROVEMENT PLANS

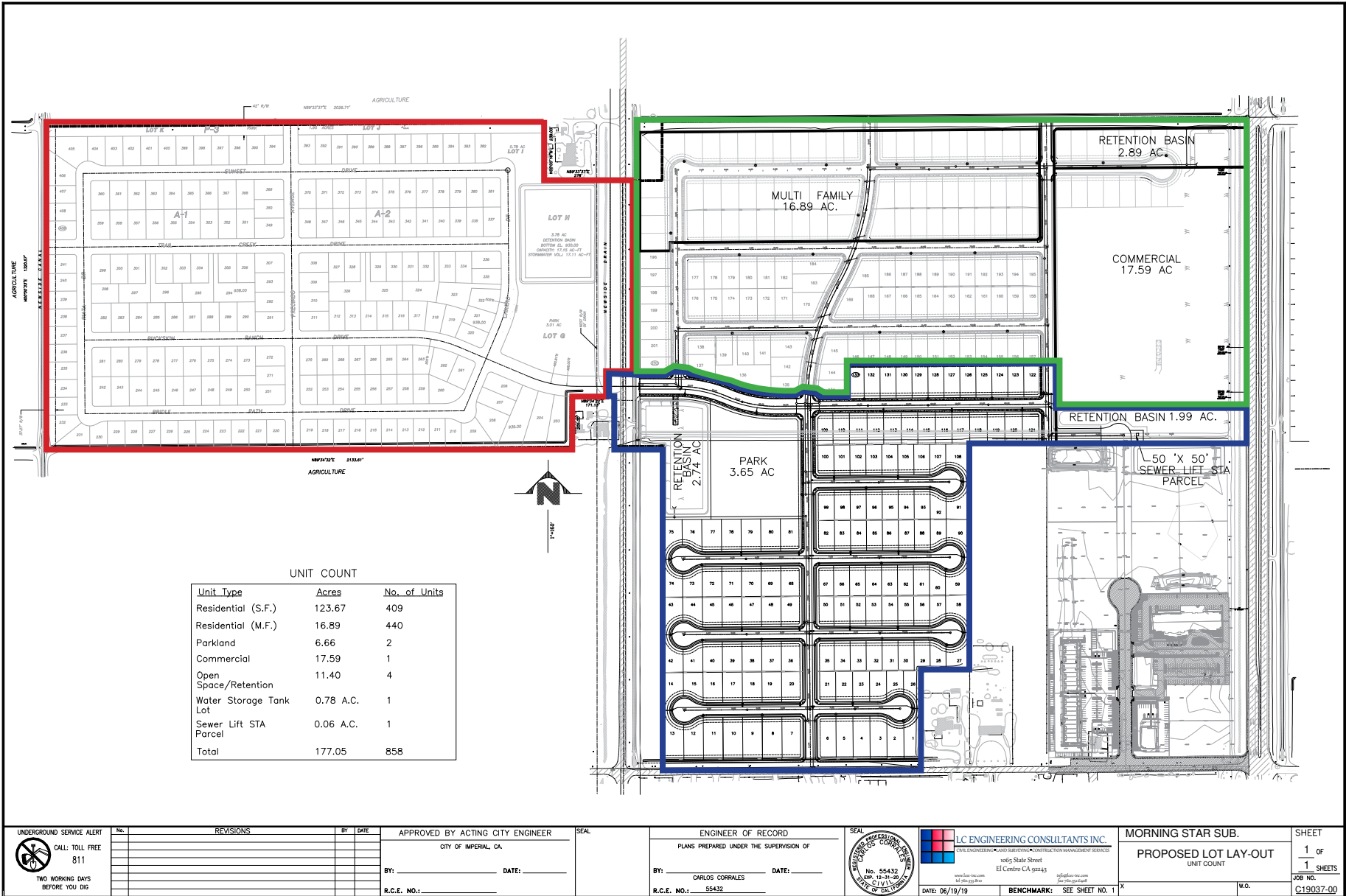
SOILS REPORT

UNIT 1A TRACT MAPS

UNIT 1B TRACT MAPS



PHASE 1 PHASE 2 PHASE 3



L:\Projects\2019\19037-00 (Roy Robben - Morningstar Sub)\Maps\Revisions\19037-00\Rev1.dwg 06/19/2019 16:40

<p>UNDERGROUND SERVICE ALERT CALL: TOLL FREE 811 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	DATE																	<p>APPROVED BY ACTING CITY ENGINEER CITY OF IMPERIAL, CA.</p> <p>BY: _____ DATE: _____</p> <p>R.C.E. NO.: _____</p>	<p>SEAL</p> <p>ENGINEER OF RECORD PLANS PREPARED UNDER THE SUPERVISION OF</p> <p>BY: CARLOS CORRALES DATE: _____</p> <p>R.C.E. NO.: 55432</p>	<p>SEAL</p> <p>NO. 55432 EXP. 12-31-20 16100 1/4" = 1'-0"</p>	<p>LC ENGINEERING CONSULTANTS INC. CIVIL ENGINEERING AND SURVEYING CONSTRUCTION MANAGEMENT SERVICES 10045 State Street El Centro CA 92543 www.lcei.com tel: 951-261-2000 fax: 951-261-2000</p> <p>DATE: 06/19/19 BENCHMARK: SEE SHEET NO. 1</p>	<p>MORNING STAR SUB. PROPOSED LOT LAY-OUT UNIT COUNT</p>	<p>SHEET 1 OF 1 SHEETS JOB NO. C19037-00</p>
	NO.	DATE	BY	DATE																							

CLICK HERE TO VIEW FULL SET OF PLANS



PLAN 1 (1366)
3 BEDROOM, 2 BATH



HERITAGE AT DAHLIA RANCH
CITY OF IMPERIAL, CALIFORNIA
6/10/20



PLAN 1 (1366) - SPANISH
HERITAGE AT DAHLIA RANCH
CITY OF IMPERIAL, CALIFORNIA
6/10/20

imperial unified school district

14

The Imperial Unified School District is located within the City of Imperial, in Imperial County, California. The city of Imperial is approximately 111 miles east of San Diego and approximately 210 miles southeast of Los Angeles. It has a population of 117,095 (estimated as of 2015).

The school district, as well as the community has seen a large increase in population as new housing has been built in the community. There are 100 more homes set to be built in Monterrey Park and several hundred over the next few years at Victoria Ranch. In November 2016 Measure O, a \$40 million in bonds to fund construction and modernization was approved. The first phase, construction of a new elementary school, Imperial Cross, is scheduled to be ready for occupancy for the 2019-2020 school year.

Imperial Unified School District encompasses 554 square miles and currently serves 4,149 (2017-18) students in grades Transitional Kindergarten through Twelve. There are five schools in the district. All the schools in the district are located in the City of Imperial. Ben Hulse Elementary School has a student population of 1049 students in grades TK-5th and T.L. Waggoner Elementary School serves 911 students in grades TK-5th, Frank Wright Middle School serves 1034 students in grades 6th-8th, Imperial High School serves 1306 students in grades 9th-12th.

Of the students enrolled in the district, 84.36% are of Hispanic origin 11.48% are white (not Hispanic), .91% are African American and .080% Asian or Pacific Islander. 25.6% of the population are English Language Learners and 49.7% of district students qualify for the Free or Reduced Lunch program.



1 Ben Hulse Elementary School

303 South D Street
Imperial, CA 92251

842 API

2 Frank Wright Middle School

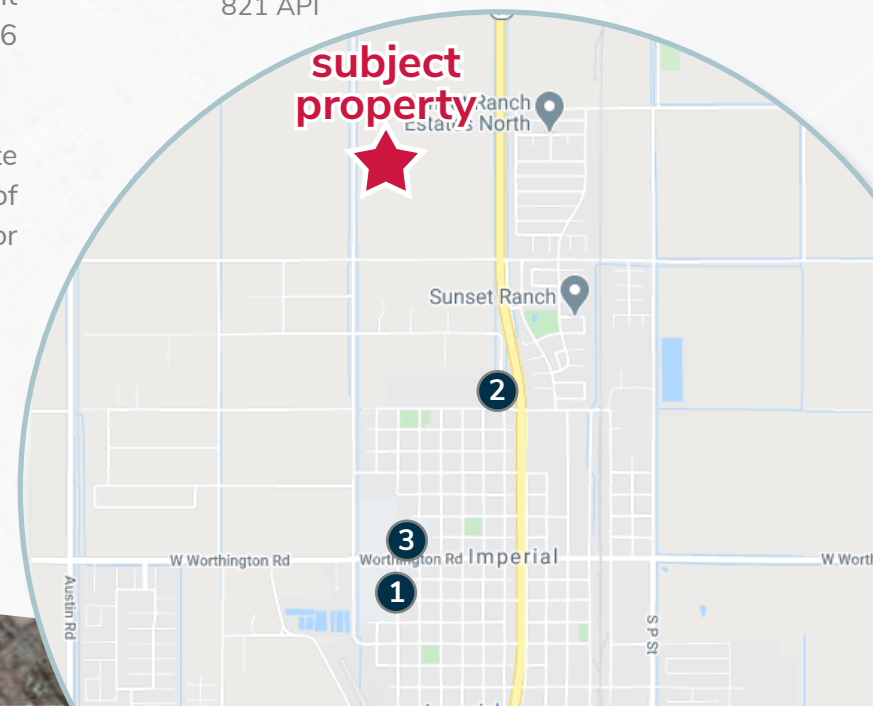
885 North Imperial Avenue
Imperial, CA 92251

823 API

3 Imperial High School

517 West Barioni Boulevard
Imperial, CA 92251

821 API



2020 demographics

1 mile



population
5,467



estimated households
1,671



average household income
\$77,618



median household income
\$86,318



total employees
248

3 miles



population
18,076



estimated households
5,639



average household income
\$87,549



median household income
\$86,852



total employees
2,525

5 miles



population
37,791



estimated households
12,057



average household income
\$66,171



median household income
\$64,781



total employees
15,718



for more information, please contact

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