



SUBJECT PROPERTY

13.48 Acres in Murrieta- Dense Residential Development Site

NEC Clinton Keith Road & Whitewood Road | Murrieta, CA 92563

- o Approximately 13.48 Gross Acres Located Near the 215 Freeway in one of the Fastest Growing Regions in Southern California
- o Zoned for 15.1 - 18 Dwelling Units per Acre
- o Zoning Allows for Small Lot Detached Homes, Townhomes, Condos and Apartments
- o Located near Costco, Loma Linda Medical Center, Kaiser and Major Shopping Centers Currently Under Construction

ASKING PRICE: \$6,652,000

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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 aeriels
- 7 location map
- 8 property information
- 9 development maps

- 11 sale comparables
- 12 plat map
- 13 education
- 14 demographics





Vista Murrieta High School

The Vineyard Shopping Center & Quick Car Wash Under Construction

SUBJECT PROPERTY

Meadowlark 83 Townhomes Under Construction



Clinton Keith Rd

Whitewood Rd



Vista Murrieta
High School

The Vineyard Shopping
Center & Quick Car Wash
Under Construction

**SUBJECT
PROPERTY**

Clinton Keith Rd

Arendt Ln

Whitewood Rd

Epple St





Loma Linda Medical Center



Vista Murrieta High School

The Vineyard Shopping Center & Quick Car Wash Under Construction

Meadowlark 83 Townhomes Under Construction

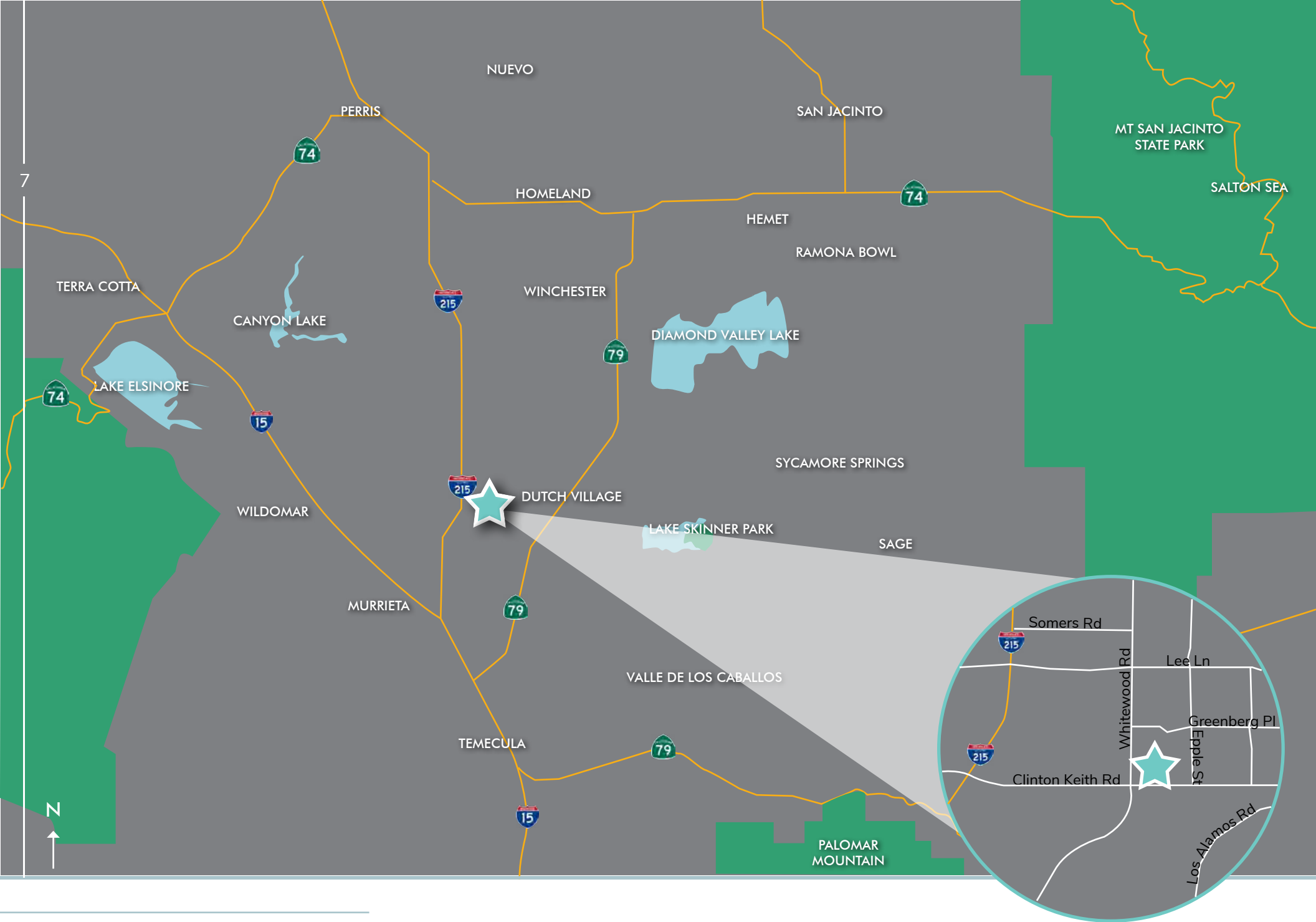
Whitewood Rd

Clinton Keith Rd

SUBJECT PROPERTY

Arendt Ln





location map

location:

The subject property is located on the northeast corner of the Clinton Keith Road and Whitewood Road Intersection in Murrieta, CA. It is about 1.5 miles from major retail centers and the new Costco location, and about 2 miles from large, single-family developments currently under construction. The subject property provides excellent accessibility to main roads and the 215 Freeway.

property description:

The subject property is approximately 13.48 acres of residential land in the City of Murrieta. The City recently updated the Zoning and General Plan Land Use Designation to Multi-Family, offering developers and builders the opportunity to provide new residences in a growing neighborhood and community.

city of murrieta new developments:

Since September of 2020, there are approximately 70 new commercial and non-residential developments, and over 3,000 new residential units approved for development in the surrounding area. Some of these projects include large retail centers, Costco, Kaiser, Senior living, single-family and multi-family projects (see maps on pages below).

jurisdiction:

City of Murrieta

apns & acreage:

392-330-003 4.56 acres
392-330-007 4.57 acres
392-330-021 4.35 acres
TOTAL=13.48 acres

zoning:

Multi-Family 2 (MF-2)

[Click Here to View Zoning](#)

general plan:

Multi-Family Residential (MFR)

[Click Here to View Zoning](#)

density:

General Plan allows for 10.1 - 30 du/acre.

Zoning allows for 15.1 - 18 du/acre.

minimum parcel coverage:

35%

maximum height limit:

50 feet

school district:

Menifee Union Elementary School District

Perris Union High School District

services:

Gas

SoCal Gas

Electric

SoCal Edison

Water/Sewer

Eastern Municipal Water District

Fire

Murrieta Fire & Rescue

Police

Murrieta Police Department

ASKING PRICE:

\$6,652,000

new home sale comparables

11



	Solera	Savanna Pointe	Vista Bella
project name:			
builder name:	Lennar	Express Homes	Melia Homes
city:	Murrieta	Murrieta	Murrieta
open date:	11/22/2019	9/15/2018	7/14/2018
product type:	Attached	Attached	Attached
min unit size:	1,377	1,680	1,513
max unit size:	1,466	1,725	2,129
min. price:	\$336,990	\$378,490	\$376,900
max. price:	\$344,990	\$404,990	\$449,900
min. \$/sf:	\$235.33	\$234.78	\$211.32
max. \$/sf:	\$244.73	\$225.29	\$249.11
total units planned:	134	68	80
total units sold:	43	64	76
total remaining:	91	4	4
sales rate:	3.9	3.1	3.9
sale rate l3m:	6.7	4.3	0.7
zip code:	92562	92562	92562



menifee union school district

13

The Menifee Union School District is growing rapidly. In 1981, there were 301 students registered in the District. By 1985, the number had increased to 700, and today the District serves over 10,700 students from preschool through grade eight at 1 preschool, 10 elementary schools, 1 K-7 school (will be K-8 for 20/21), and 3 middle schools. Click on the Schools link on this website to learn more about each of our schools.

To address the rapid increase in student population, substantial improvements will be made to the Menifee Valley Middle School campus, a fourth middle school will be built near the Audie Murphy Ranch community, and an additional elementary school will be built on the east side of Interstate 215. Additionally, the Harvest Hill STEAM Academy has gone from a Kindergarten-6th grade model, to serve K-7 for the 2019/20 school year, and will serve grades K-8 by the 2020/21 school year.

perris union high school district

The mission of the Perris Union High School District is to create high-quality relevant learning opportunities for all in a safe and caring environment. We will develop a high quality, caring staff who will be dedicated to learning, and connect students to their education and potential goals. We will care for all students while developing a growth mindset through collaboration, creativity, communication, and critical thinking.

1 Oak Meadows Elementary School

28600 Poinsettia Street
Murrieta, CA 92563

876 API

2 Bell Mountain Middle School

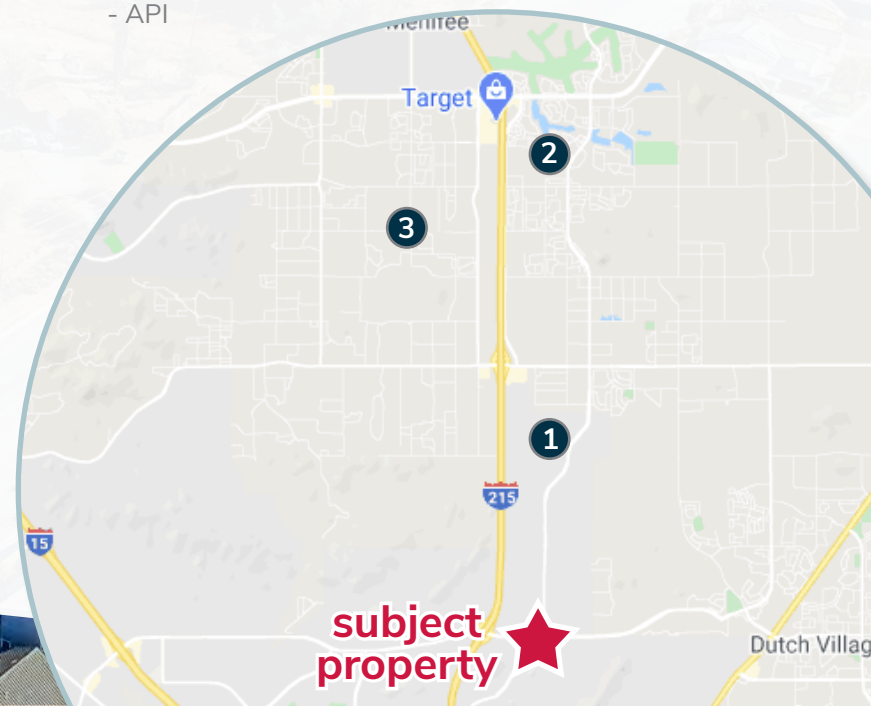
28525 La Piedra Rd
Menifee, CA 92584

856 API

3 Paloma Valley High School

31375 Bradley Rd
Menifee, CA 92584

- API



2020 demographics

1 mile



population
6,231



estimated households
1,760



average household income
\$109,414



median household income
\$100,015



total employees
727

3 miles



population
83,131



estimated households
25,981



average household income
\$111,016



median household income
\$97,463



total employees
15,114

5 miles



population
205,860



estimated households
63,307



average household income
\$116,045



median household income
\$100,970



total employees
47,466



for more information, please contact

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
CalDRE Lic#01367183

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
CalDRE Lic#01323215

ALEX BENTLEY
760.448.2492
abentley@lee-associates.com
CalDRE Lic#02062959



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates, Inc - North San Diego County

1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth