

32.85 ACRES NEAR OLD TOWN TEMECULA

SWC SANTIAGO ROAD & JOHN WARNER ROAD - TEMECULA, CA

- Highest Rated School District in Riverside County
- Estate Lot Project Close to Old Town Temecula
- Zoned Residential Low Density
- 2.5 Acre Minimum Lot Size
- Area of New Home Prices Over \$1,000,000
- Potential Large Estate or Ranch

SALE PRICE: \$1,950,000

[BACK TO NEW LISTINGS](#)



FOR ADDITIONAL INFORMATION:



COMMERCIAL REAL ESTATE SERVICES

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TABLE OF CONTENTS

PAGE	CONTENT
3	AERIALS
6	LOCATION MAP
7	PROPERTY INFO
8	IMPACT FEES
9	PLAT MAP
10	COMPARABLE HOME SALES



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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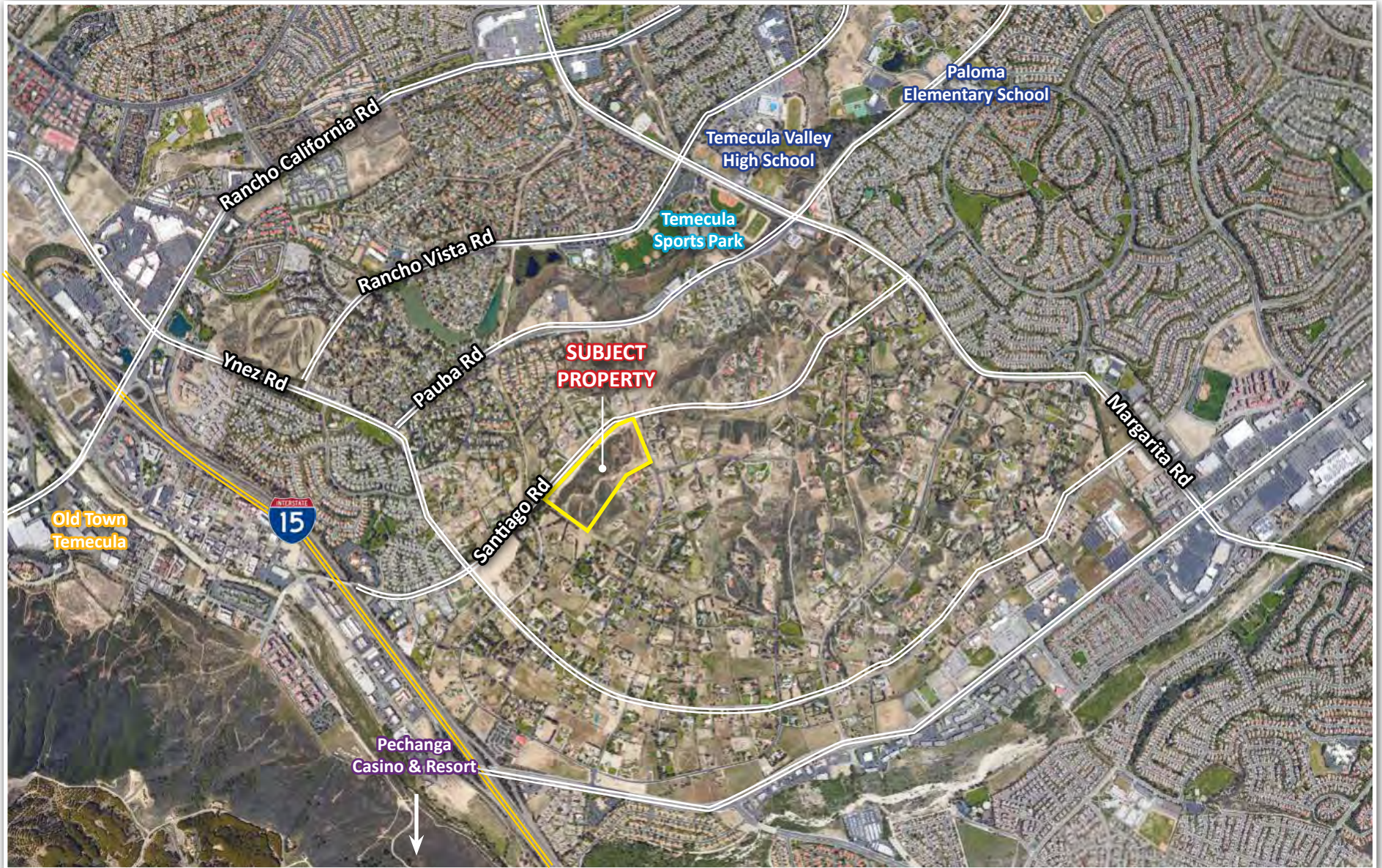
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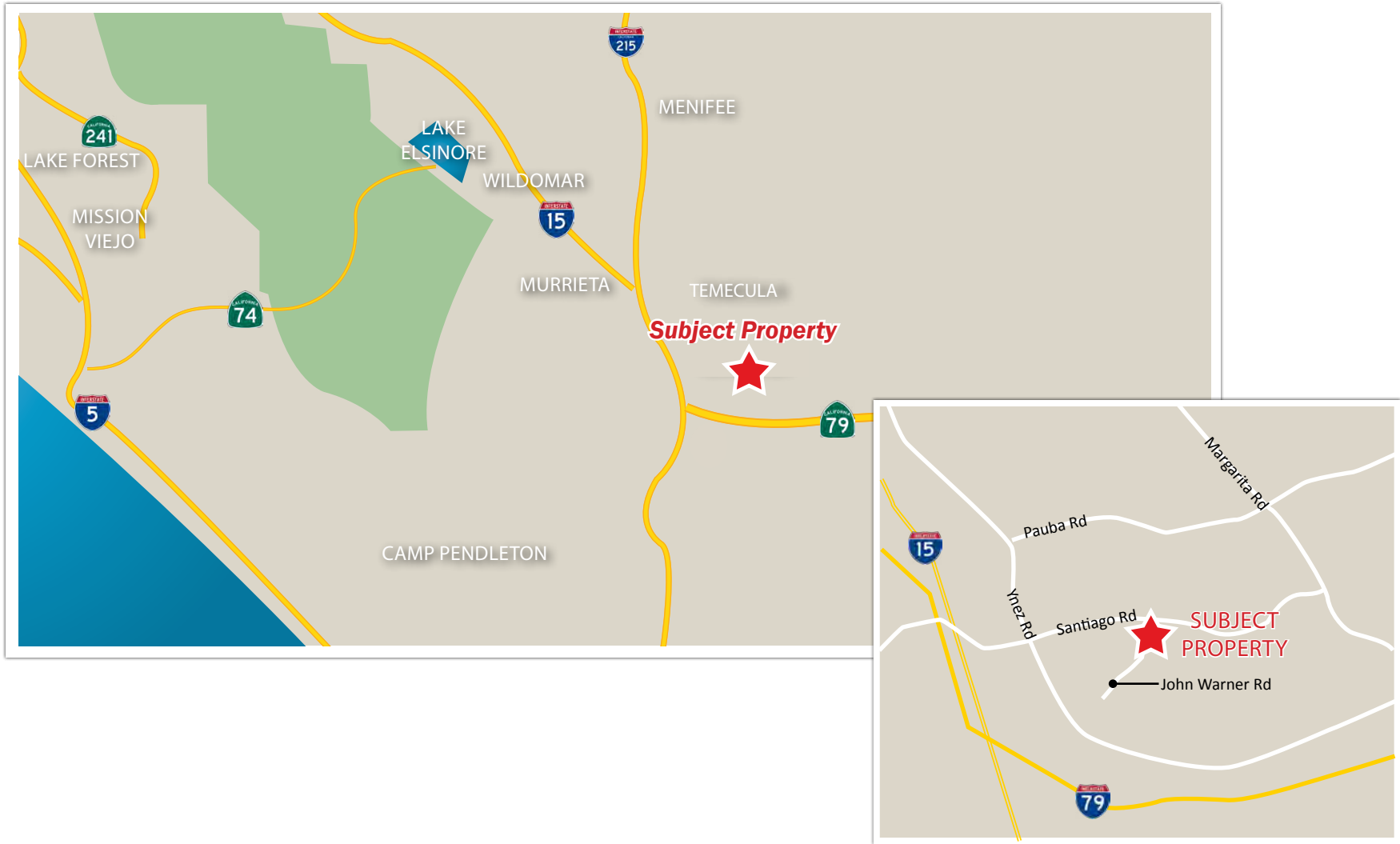
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LOCATION MAP



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PROPERTY INFO

- Location:** Located at the SWC of Santiago Road & John Warner Road approximately ¼ mile east of Ynez Road in the City of Temecula, County of Riverside California. The property features a rustic Old Rancho California environment with expansive mountain and countryside views while maintaining close proximity to numerous retail and commercial developments and within the highest rated school district in Riverside County. Located 1 mile east of Interstate 15 and Old Town Temecula, the site provides immediate access to all of Riverside and North San Diego Counties.
- Jurisdiction:** City of Temecula
- APN #:** 945-120-001, 945-120-002, 945-120-003, 945-120-004
- Acreage:** 32.85 Acres
- Topography:** Moderate Slope
- Zoning:** VL = 1 Du/2.5 Acre ([Click here to view zoning](#))
- Impact Fees:** \$54,540 per lot
- School District:** Temecula Valley Unified School District
- Vail Elementary - 903 API
 - Erle Stanley Gardner Middle School - 895 API
 - Temecula Valley High School - 823 API
- Services:**
- | | |
|-------------|----------------------------------|
| Water | Rancho California Water |
| Sewer | Eastern Municipal Water District |
| Gas | The Gas Company |
| Electricity | Southern California Edison |
| Fire | Temecula Fire Dept. |
| Police | Temecula Police Dept. |
- Asking Price:** **\$1,950,000**



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IMPACT FEES

Estimated Development Impact Fees Per Approximate 3,000 SF Single Family Residence

Item	Amount
<u>City of Temecula</u>	
Street System Improvements	\$ 1,973.04
Traffic Signals & Traffic Control	\$ 279.30
Corporate Facilities	\$ 535.30
Police Facilities	\$ 285.12
Fire Protection Facilities	\$ 677.19
Park & Rec Improvements	\$ 3,256.38
Open Space & Trails Development	\$ 949.15
Libraries	\$ 867.32
Art in Public Places *	\$ 100.00
Quimby Fee (Park Land Dedication)	\$ 4,836.00
Area Drainage Plan Fee (\$2,291/acre) **	\$ 6,841.76
<u>County of Riverside</u>	
TUMF	\$ 8,873.00
MSHCP	\$ 1,952.00
Kangaroo Rat Mitigation	\$ 250.00
<u>Temecula Valley Unified School District</u>	
School Fee @ \$3.48/SF	\$ 10,440.00
<u>Rancho California Water District</u>	
3/4" Meter Install Deposit & Capacity Fee	\$ 4,054.00
<u>Eastern Municipal Water District</u>	
Sewer Financial Participation	\$ 2,656.00
Sewer Treatment Capacity	\$ 5,414.00
Water Supply Development Fee	\$ 300.00
TOTAL PER SFD	\$54,539.56

NOTES:

* Assumes single family home building valuation of \$200,000.

** Assumes 11 Single Family Homes

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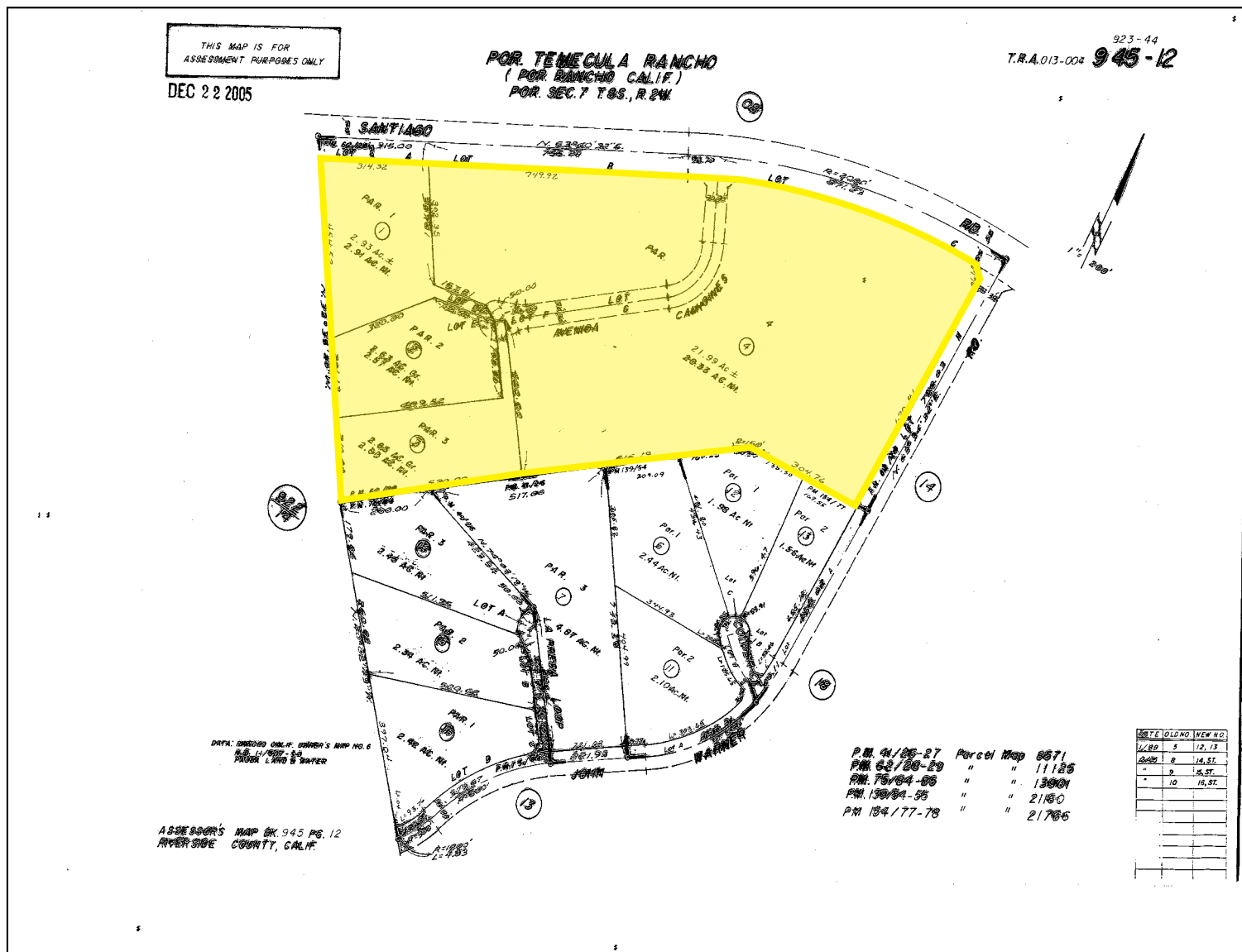
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PLAT MAP



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NEW HOME SALES COMPARABLES

Project Name	Builder Name	City	Open Date	Product Type	Typical Lot Size	Unit Size Min	Unit Size Max	Min Price	Max Price	Min \$ / Sq Ft	Max \$ / Sq Ft	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sales Rate (Last 3 Months)	Zip Code
Gallery Estates in Murrieta	Gallery Homes	Murrieta	10/27/2016	Detached	22,000	4,185	4,473	\$ 911,000	\$ 985,000	\$ 220.21	\$ 217.68	10	5	5	1.9	1.3	92562
Warmington at Stellan Ridge	Warmington Residential	Riverside	4/12/2014	Detached	43,560	3,400	3,673	\$ 803,990	\$ 1,150,000	\$ 236.47	\$ 313.10	48	48	0	1.6	0.7	92506
Groves (The)	Fleming Communities	Temecula	6/1/2014	Detached	87,120	4,096	5,287	\$ 1,350,000	\$ 1,550,000	\$ 293.17	\$ 329.59	37	25	12	0.8	1	92592

RESALE HOME COMPARABLES

Quick CMA Report

	Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
Total Listings: 14	Maximum: 7/8.00	6,200	596,336	\$1,444,000	\$1,375,000	\$480.77
Total on Market: 0	Minimum: 3/2.00	2,600	103,237	\$869,000	\$820,000	\$177.42
Sold/Exp Ratio: 0.00	Average: 4/4.07	3,754	244,247	\$1,080,279	\$1,022,679	\$285.97
	Median: 4/3.50	3,600	193,842	\$1,035,000	\$978,750	\$285.90

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
41538 Avenida Ortega	TEM	2004	STD	03/09/2017	4	3	120/120	3,005	154,202	\$272.88	\$820,000
42355 Chaparral Dr	TEM	2001	STD	03/13/2017	5	6	31/165	3,537	305,356	\$235.37	\$832,500
25370 Calle Uva	TEM	2008	STD	01/10/2017	3	3	139/826	4,570	419,918	\$186.00	\$850,000
43586 De Luz RD	TEM	2006	STD	12/05/2016	3	3	180/180	2,629	288,367	\$330.54	\$869,000
41305 Via Del Toronjo	TEM	2004	STD	12/15/2016	3	3	23/23	2,816	108,464	\$328.48	\$925,000
33302 Madera De Playa	TEM	2007	STD	04/05/2017	4	3	208/208	3,663	103,237	\$262.76	\$962,500
40001 Parado Del Sol DR	TEM	2008	STD	12/23/2016	4	3	83/83	3,220	146,797	\$298.91	\$962,500
38720 Avenida La Playa	TEM	2003	STD	12/14/2016	4	4	61/384	4,189	108,464	\$237.53	\$995,000
30595 Cabrillo AV	TEM	2013	STD	12/06/2016	4	5	36/36	3,416	186,872	\$307.38	\$1,050,000
45355 La Cruz DR	TEM	2005	STD	11/14/2016	7	8	186/186	6,200	202,990	\$177.42	\$1,100,000
45895 La Cruz DR	TEM	2002	STD	02/08/2017	4	4	184/184	3,725	437,778	\$302.28	\$1,126,000
38527 Martin Ranch RD	TEM	2005	STD	03/29/2017	5	4	284/284	3,726	200,812	\$322.06	\$1,200,000
37555 De Portola RD	TEM	2004	STD	01/13/2017	4	2	262/262	2,600	596,336	\$480.77	\$1,250,000
41125 Via Del Toronjo	TEM	2002	STD	04/17/2017	5	6	347/347	5,263	159,865	\$261.26	\$1,375,000
Maximum:	7	8.00			7	8.00	826	6,200	596,336	\$480.77	\$1,375,000
Minimum:	3	2.00			3	2.00	23	2,600	103,237	\$177.42	\$820,000
Average:	4	4.07			4	4.07	235	3,754	244,247	\$285.97	\$1,022,679
Median:	4	3.50			4	3.50	185	3,600	193,842	\$285.90	\$978,750

COMPARABLE HOME SALES

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