

26.38 ACRES OF RESIDENTIAL ZONED LAND

SWC Grand Avenue & Santa Rosa Drive - Lake Elsinore, CA

FOR SALE: \$1,899,000

- Zoned R-1 & R-3 (Residential)
- 34 Lake View Parcels
- Frontage on Grand Avenue
- Minimum Lot Size 7,200 SF
- Zoning Allows Single Family, Apartments, Senior Care, Hotel & Office

[BACK TO NEW LISTINGS](#)

Lake Elsinore

Grand Ave

Butterfield
Elementary School

**Subject
Property**

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MATT WEAVER
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TABLE OF CONTENTS

PAGE	CONTENT
3	AERIALS
6	LOCATION MAP
7	PROPERTY INFORMATION
8	DOCUMENT LINKS
9	DEVELOPMENT IMPACT FEES
10	CONCEPTUAL SITE PLAN
11	BIOLOGICAL RESOURCES MAP
12	PLAT MAP
16	NEW HOME SALES COMPARABLES



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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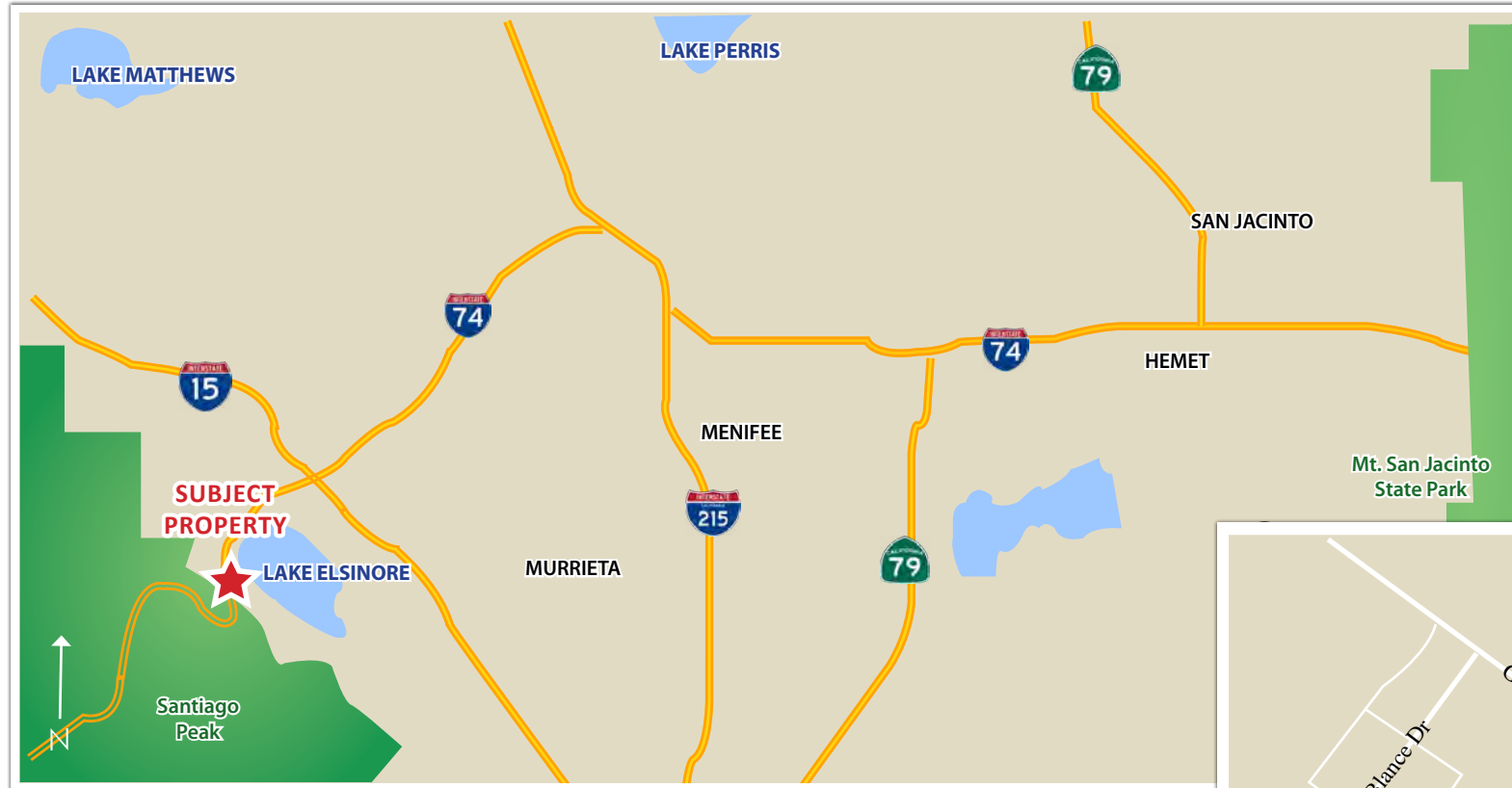
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LOCATION MAP



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PROPERTY INFORMATION

Location: The property is located in the County of Riverside within the Sphere of Influence of the City of Lake Elsinore situated on Grand Avenue. Ortega Hwy CA 74, the site is positioned on the west side of the lake. Surrounded by upcoming residential and retail development, this site is an ideal location for a commercial business or an acquisition for developers, builders, and investors ready to capture future demand for space in the area.

Jurisdiction: County of Riverside | Lake Elsinore Sphere of Influence

Acreage: 381-040-005 | 26.38 Acres

APN's:

381-290-010	386-151-002	386-151-011	386-151-020
381-290-020	386-151-003	386-151-012	386-151-021
381-290-031	386-151-004	386-151-013	386-154-001
381-290-033	386-151-005	386-151-014	386-154-002
381-290-034	386-151-006	386-151-015	386-154-003
381-290-035	386-151-007	386-151-016	386-160-010
386-140-004	386-151-008	386-151-017	386-160-011
386-140-014	386-151-009	386-151-018	
386-151-001	386-151-010	386-151-019	

Topography: Flat

Zoning: R-1 & R-3 (Residential)

General Plan: Medium Density Residential (Elsinore Area Plan)

Max Coverage: 50% (R-1 & R-3)

Max Height: 40' (R-1) & 35' (R-3)

Min Lot Size: 7,200 SF (Net)

Allowable Uses: Single Family Residential, Duplexes, Apartments, Senior Care, Hotel, Office



Impact Fees: \$38,873 per unit

Utilities: Utilities available to the property

Services:

Water/Sewer	Elsinore Valley Municipal Water Dist.
Electric	Southern California Edison
Gas	Southern California Gas Co.
Fire	Lake Elsinore Fire Dept.
Police	Lake Elsinore Polic Dept.

Price: \$1,899,000

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DOCUMENT LINKS

DOCUMENT LINKS

CONCEPTUAL SITE PLAN

ELISINORE AREA GENERAL PLAN

LAKELAND VILLAGE COMMUNITY PLAN DRAFT

LAKE ELSINORE SCHOOL FEE SCHEDULE

ORDINANCE 824 TUMF FEES

SEWER CAPACITY FEES

WATER CAPACITY FEES

RIVERSIDE COUNTY ZONING CODE

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DEVELOPMENT IMPACT FEES

Estimated City Fees Per Approximate 2,500 SF Single Family Residence

Item	Amount
Community Centers/Parks	\$65
Conservation and Land Bank	\$0
Fee Program Administration Fee	\$55
Fire Facilities	\$705
Flood Control	\$0
Library Books Fee	\$341
Public Facilities	\$1,207
Regional Multi Purpose Trails	\$316
Regional Parks	\$563
School Fees (\$3.48/SF)	\$8,700
Sewer Fees	\$8,961
Transportation - Roads, Bridges, Major Improvements	\$549
Transportation - Signals	\$420
Transportation Uniform Mitigation Fee	\$8,873
Water Capacity Fees 2018 (3/4" Meters)	\$9,284
TOTAL PER SFD	\$38,873

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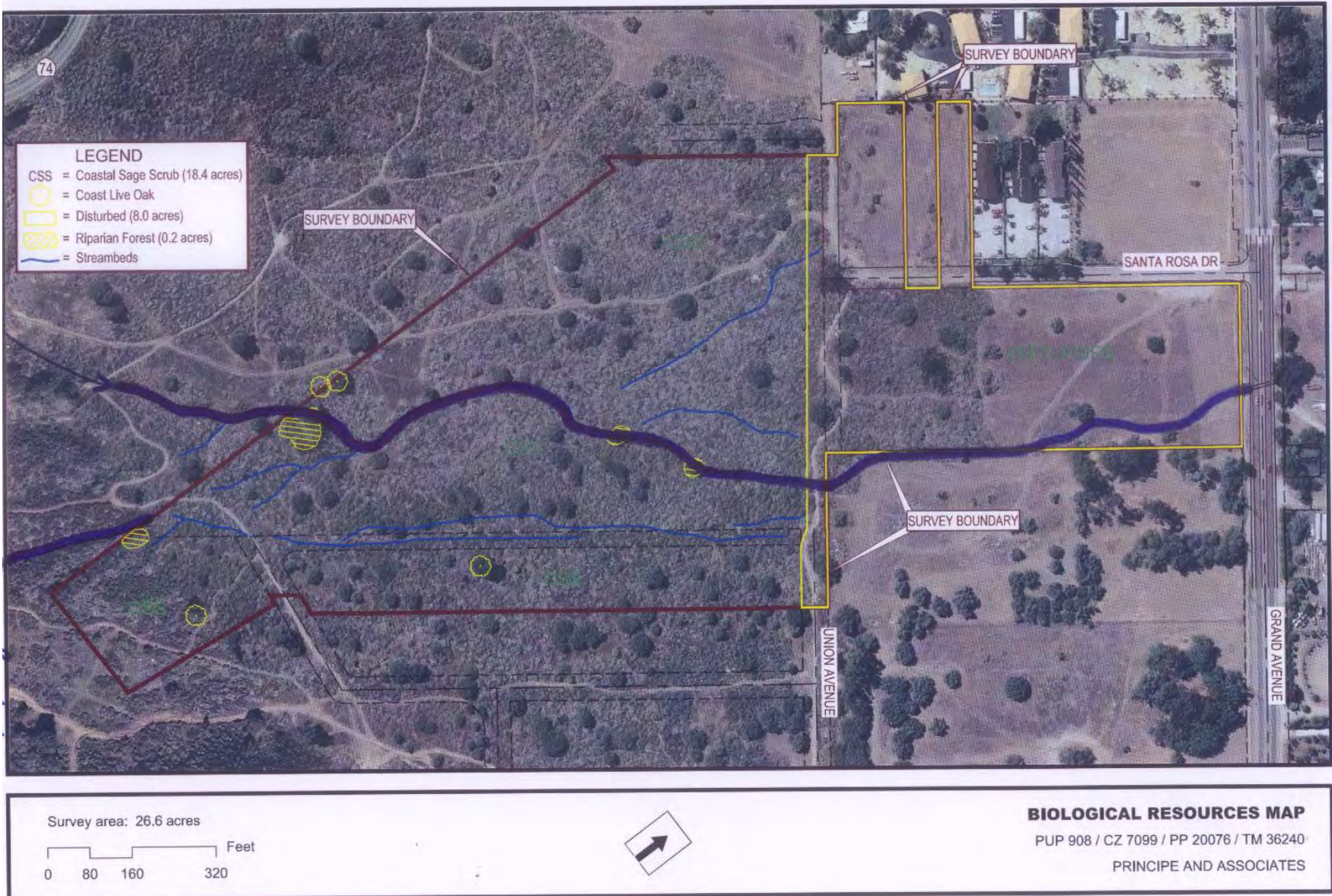
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BIOLOGICAL RESERVE MAP



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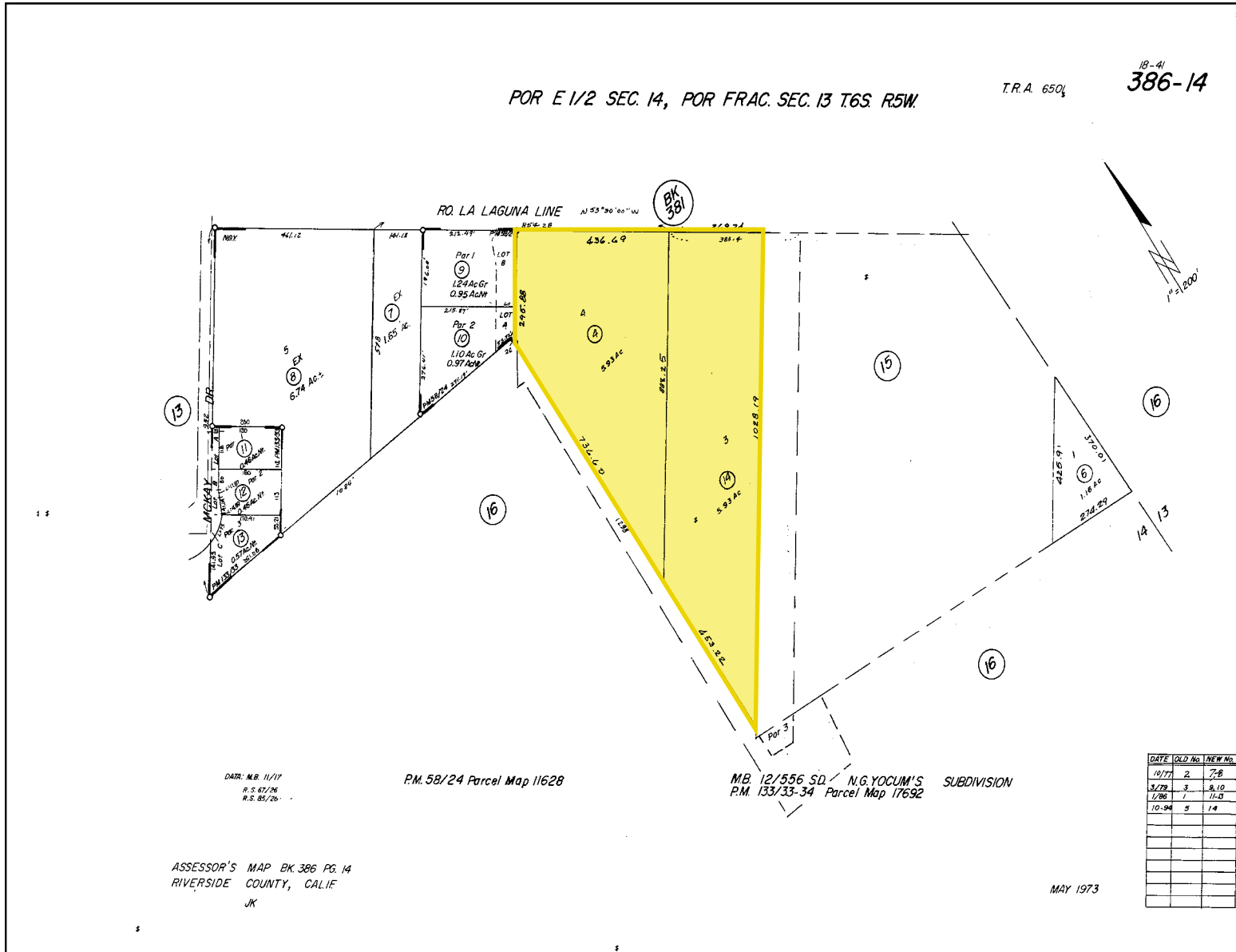
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PLAT MAP



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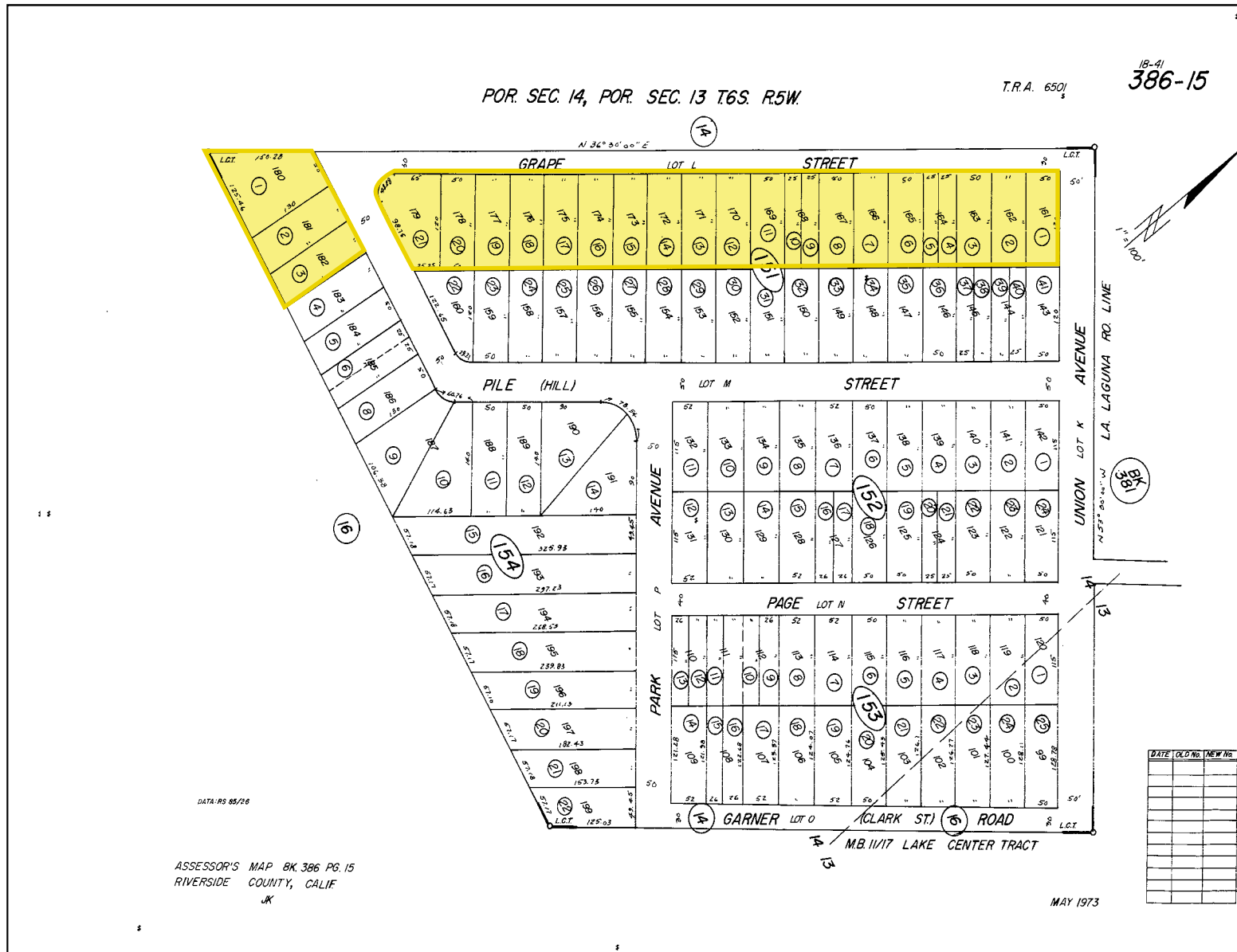
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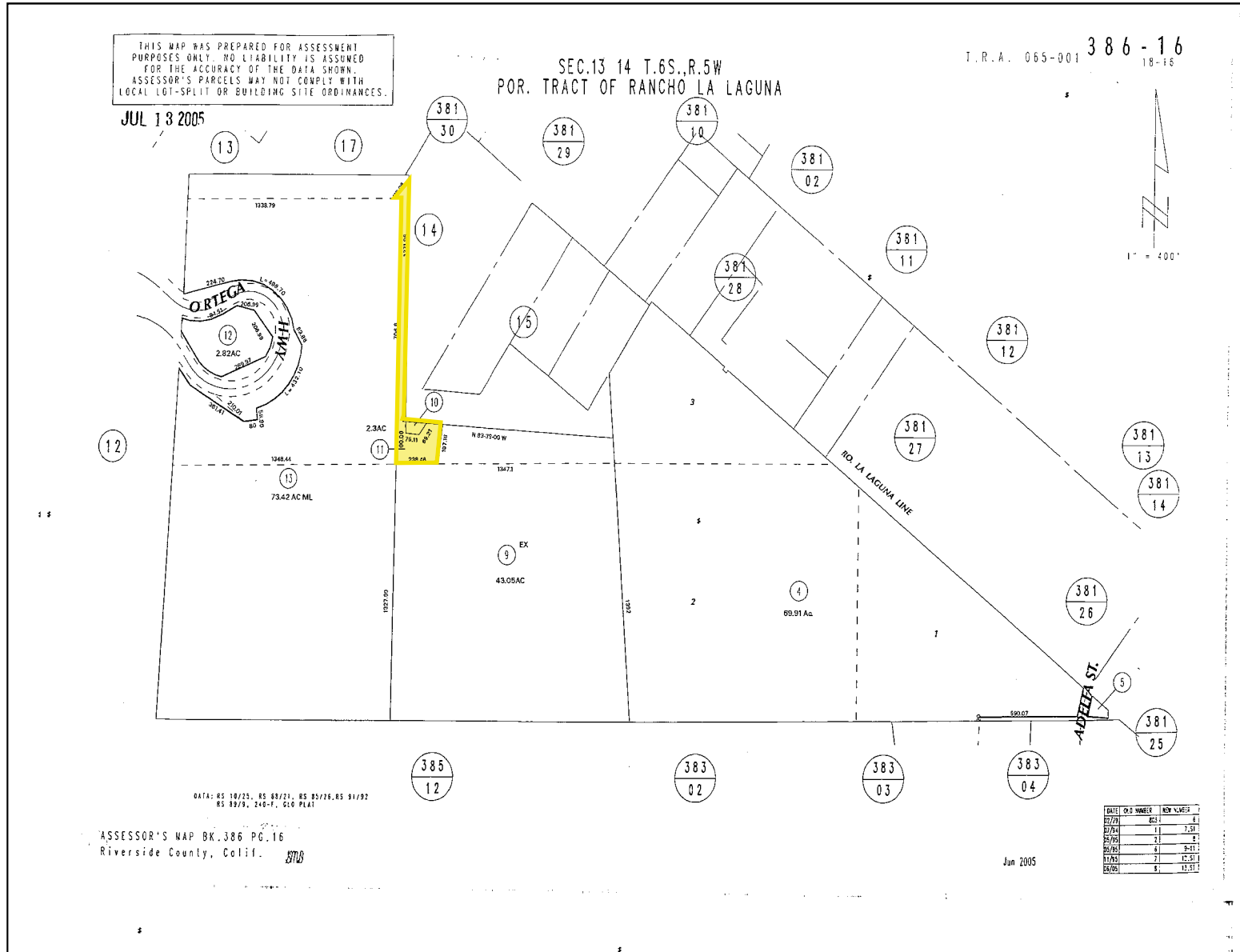
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SALES COMPARABLES

NEW HOME SALES

Project Name	Builder Name	City	Master Plan	Open Date	Product Type	Typical Lot Size	Unit Size Min	Unit Size Max	MinPrice	MaxPrice	Min \$/Sf	Max \$/Sf	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sales Rate (Last 3 Months)	Zip Code
Monarch Grove at Summerly	CalAtlantic Homes	Lake Elsinore	Summerly	3/28/2015	Detached	5500	2550	3176	\$ 411,195	\$ 437,990	\$ 137.91	\$ 161.25	123	67	56	2.6	4.3	92595
Sunrise Springs at Summerly	CalAtlantic Homes	Lake Elsinore	Summerly	1/1/2014	Detached	8732	1520	1520	\$ 322,840	\$ 322,840	\$ 212.39	\$ 212.39	171	169	2	4.1	0.3	92530
Trieste	Far West Industries	Lake Elsinore	-	5/14/2016	Detached	5016	2339	2714	\$ 365,000	\$ 376,650	\$ 138.78	\$ 156.05	75	60	15	5	6.3	92532
Skypointe at Alberhill Ranch	KB Home	Lake Elsinore	-	2/18/2017	Detached	7500	1860	2898	\$ 367,990	\$ 397,990	\$ 137.33	\$ 197.84	86	25	61	7.9	4.7	92530
Aura	Pardee Homes	Lake Elsinore	Canyon Hills	11/12/2016	Detached	5500	2151	2493	\$ 352,000	\$ 368,500	\$ 147.81	\$ 163.64	79	25	54	6.4	6.3	92532
Overlook	Pardee Homes	Lake Elsinore	Canyon Hills	8/20/2016	Detached	-	1798	2203	\$ 314,000	\$ 341,000	\$ 154.79	\$ 174.64	112	58	54	6.7	7	92532
Senterra	Pardee Homes	Lake Elsinore	Canyon Hills	4/23/2016	Detached	7500	2392	4010	\$ 407,500	\$ 474,500	\$ 118.33	\$ 170.36	74	48	26	4.3	2.7	92532
Starling	Pardee Homes	Lake Elsinore	Canyon Hills	4/22/2017	Detached	5000	2936	3255	\$ 405,000	\$ 419,000	\$ 128.73	\$ 137.94	100	5	95	4	-	92532
Vantage	Pardee Homes	Lake Elsinore	Canyon Hills	8/27/2016	Detached	4500	2539	2870	\$ 380,000	\$ 397,000	\$ 138.33	\$ 149.67	83	33	50	3.6	2	92532
Viewpoint	Pardee Homes	Lake Elsinore	Canyon Hills	8/27/2016	Detached	4000	1750	2115	\$ 302,000	\$ 325,000	\$ 153.66	\$ 172.57	75	63	12	7.3	6.7	92532
Bluewater at Summerly	SeaCountry Homes	Lake Elsinore	Summerly	8/13/2016	Detached	6200	1950	2350	\$ 340,990	\$ 364,990	\$ 155.31	\$ 174.87	53	26	27	3.3	3.3	92595
Claiborne at Summerly	Van Daele Homes	Lake Elsinore	-	7/30/2016	Detached	6000	2338	3424	\$ 381,893	\$ 405,400	\$ 118.40	\$ 163.34	64	35	29	3.5	6.3	92595
Augusta at Summerly	Woodside Homes	Lake Elsinore	-	9/16/2016	Detached	6000	2182	2742	\$ 364,090	\$ 394,390	\$ 143.83	\$ 166.86	59	15	44	2.8	3	92530



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