

11.15 Acre Estate Lot near Morgan Hill

Anza Road | Temecula, CA 92592



Excellent opportunity to build a custom home in a private location



Located near Pechanga Resort and Casino, Temecula Wine County, Old Town, Redhawk Golf Club and more



Within Temecula Unified School district- Highest Rated School District in the Inland Empire

ASKING PRICE: \$399,000

Galway Downs

TSC TRACTOR
SUPPLY CO

Recently Sold
\$2,250,000

79

MORGAN HILL

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LEE & ASSOCIATES
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contents

- 4 aerals
 - 6 location map
 - 7 property information
 - 8 plat map
 - 9 new home sale comparables
 - 10 cma summary
 - 11 education
 - 12 demographics
-





Old Town
Temecula

Ralphs	KOHL'S	BEST BUY	CHIPOTLE
HOME DEPOT	Walmart Save money. Live better.	DOLLAR TREE	Jack in the box
SPROUTS FARMERS MARKET	ROSS DRESS FOR LESS	ExtraSpace Storage	McDonald's
STATER BROS.	CVS		

Redhawk
Golf Club

79

Madigan
Park

TSC TRACTOR
SUPPLY CO

MORGAN HILL

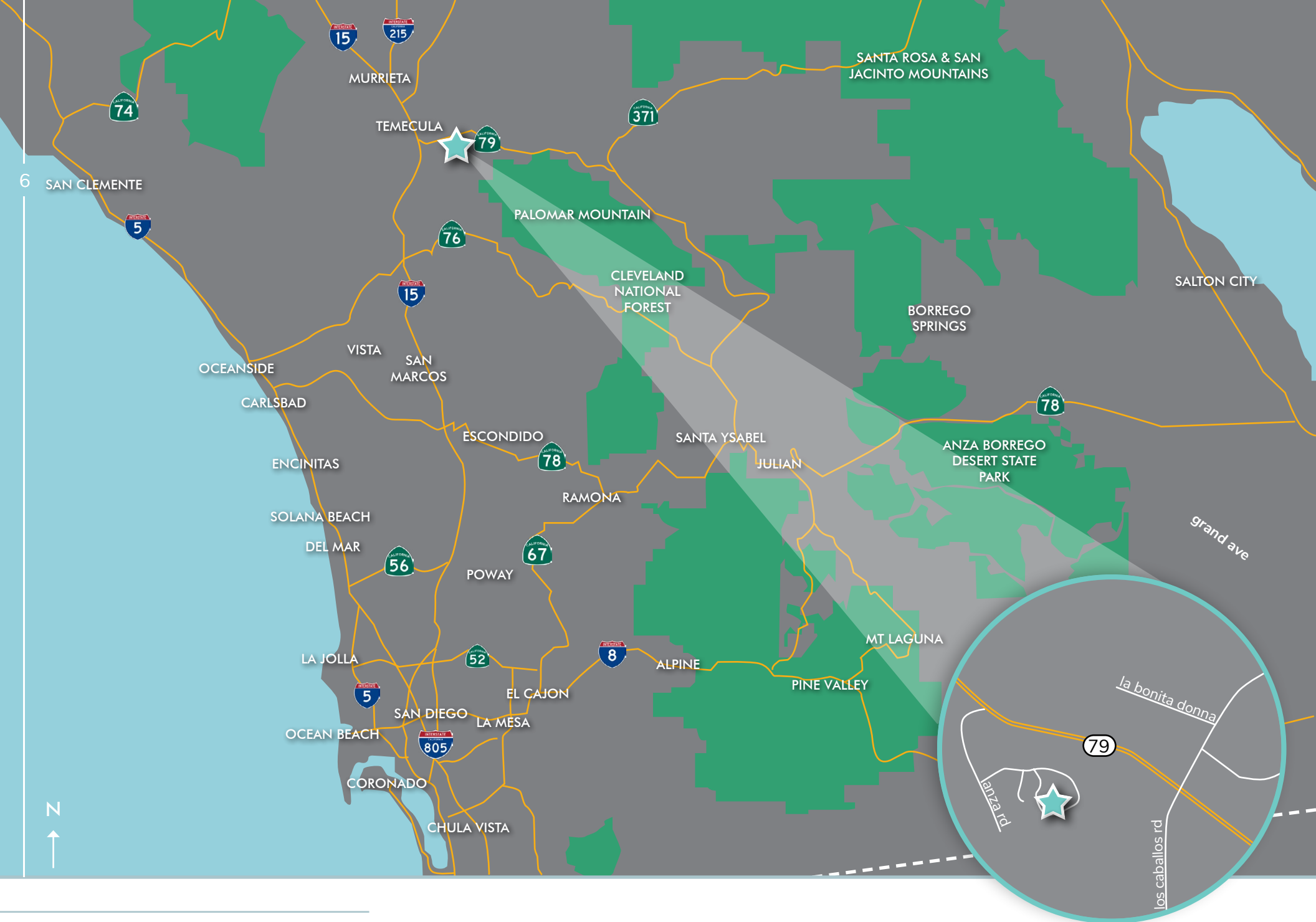
Recently Sold
\$2,250,000

anza rd

Breezeway
Farms







location map

property information

7

location:

The subject property is located along Anza Road in Temecula, CA. It is directly east of Morgan Hills, south of the 79 Freeway, and approximately 6.4 miles east of the I-15.

property overview:

This lot offers buyers the opportunity to build their dream home in an excellent location within one of the top school districts. Enjoy golfing, wine tasting, and trips to Old Town, or simply enjoy the city and mountain views from the private, 11.15 acre lot. Custom homes in the area vary in size from approximately 2,200 square feet to 5,800+ square feet.

jurisdiction:

Riverside County

APN:

927-600-010

acreage:

11.15

zoning:

Residential Agriculture (R-A-10)

general plan:

(Rural Residential) RR

minimum lot size:

10 acres

**Note: smaller lot sizes may be discussed with District Principal Planner, Russell Brady)*

maximum height:

40' for family residences, 50', 75', or 105' with approved variances for other structures

school district:

Temecula Valley Unified School District

services:

Water- Rancho California Water District
Sewer- Eastern Municipal Water District
Gas- Southern California Gas Company
Electric- Southern California Edison
Fire- Temecula Fire Station
Police- Temecula Police Department

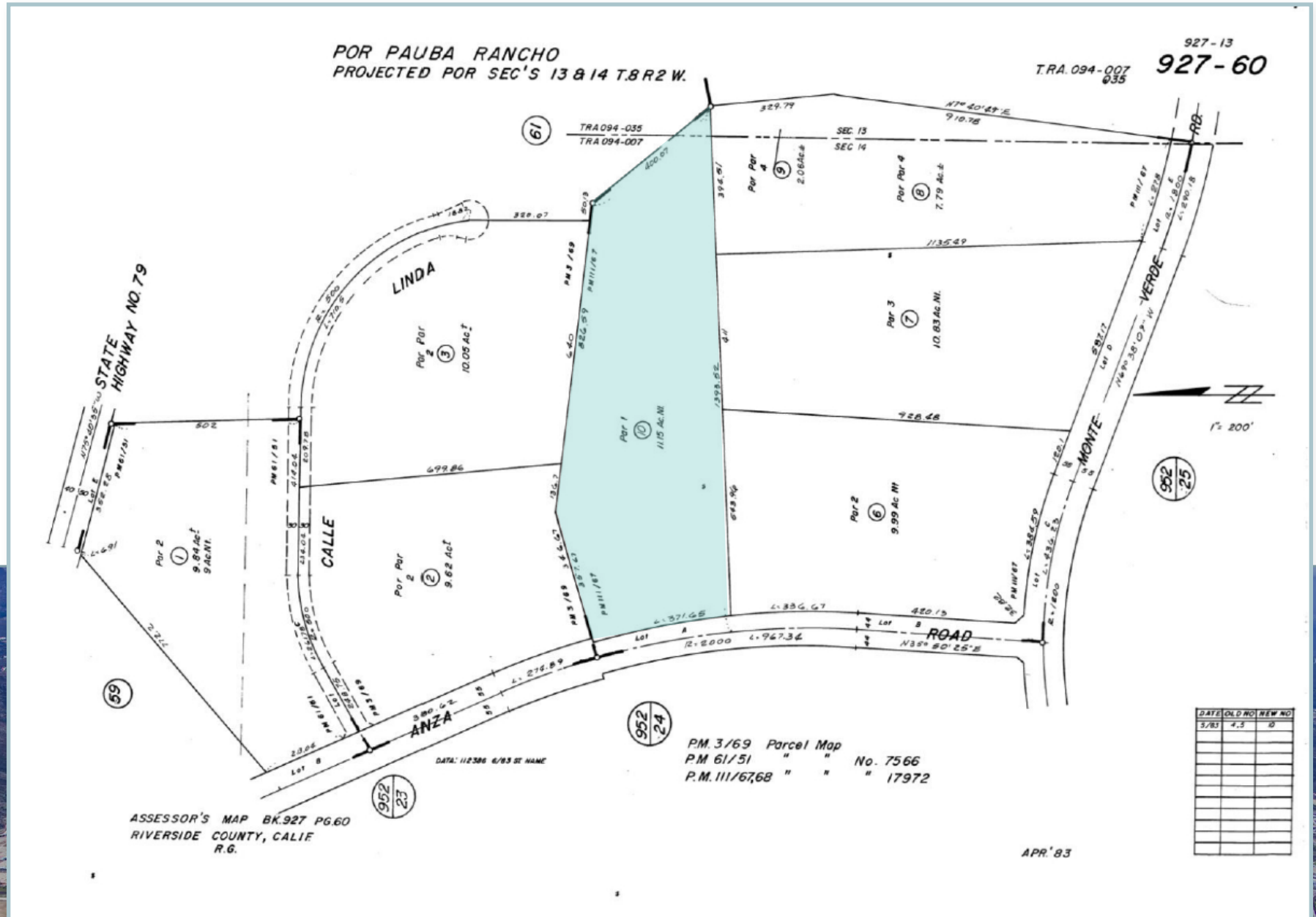
asking price:

\$399,000



plat map

8



new home sale comparables

9



	Groves (The)	Las Alturas	Acacia at Sommers Bend	Upton at Sommers Bend
project name:	Fleming Communities	Fleming Communities	Woodside Homes	Woodside Homes
builder name:	Temecula	Temecula	Temecula	Temecula
city:	-	-	Sommers Bend	Sommers Bend
master plan:	Detached	Detached	Detached	Detached
product type:	87,556	157,500	-	-
typical lot size:	4,096	4,381	3,058	2,241
min. unit size:	5,287	5,115	4,289	3,795
max. unit size:	\$1,239,995	\$1,400,000	\$859,000	\$747,500
min. price:	\$2,800,000	\$1,500,000	\$923,000	\$853,500
max. price:	37	5	74	115
total units planned:	\$302.73	\$293.26	\$215.20	\$224.90
min \$/SF:	\$529.60	\$319.56	\$280.90	\$333.56
max \$/SF:	92592	92590	92591	92591
zip code:				

cma summary

Num	MLS #	Status	Address	MLSAreaMjr	LotSzAcre	LotSzArea	LotSzUn	CloseDate	LotSzSqft	DOM	LP	LP/LotSzSqft	SP	SP/LotSzSqft
1	SW19283233	S	0 Calle Cuero lot 8	SRCAR - Southwest Riverside County	18.8500	821,106.00	Square Feet	7/17/2020	821,106.00	187	\$488,000	\$0.59	\$400,000	\$0.49
2	190018466	S	11 La Cruz 3	699 - Not Defined	10.1900		Square Feet	3/18/2021	443,876.00	663	\$149,000	\$0.34	\$130,000	\$0.29
3	SW21051034	S	0 Via Escalon	SRCAR - Southwest Riverside County	11.7700	512,701.00	Square Feet	5/2/2022	512,701.00	387	\$225,000	\$0.44	\$160,000	\$0.31
4	NDP2002535	S	0 Mirasol Way	SRCAR - Southwest Riverside County	5.2000	5.20	Acres	2/4/2021	226,512.00	35	\$179,000	\$0.79	\$175,000	\$0.77
5	SW20236755	S	0 Mirasol Way	SRCAR - Southwest Riverside County	5.2000	226,512.00	Square Feet	2/4/2021	226,512.00	53	\$179,000	\$0.79	\$175,000	\$0.77
6	SW21017803	S	0 Vista Bonita	SRCAR - Southwest Riverside County	10.6400	463,478.00	Square Feet	6/23/2021	463,478.00	117	\$249,900	\$0.54	\$240,000	\$0.52
7	SW20059826	S	7 Calle Jardin	SRCAR - Southwest Riverside County	9.2900	9.29	Acres	9/17/2020	404,672.40	147	\$279,000	\$0.69	\$250,000	\$0.62
8	200014228	S	0 Calle Jardin 1	699 - Not Defined	9.2900		Square Feet	9/18/2020	404,672.00	142	\$279,000	\$0.69	\$250,000	\$0.62
9	NDP2101369	S	7 Calle Jardin	SRCAR - Southwest Riverside County	9.2900	9.29	Acres	4/30/2021	404,672.40	16	\$295,000	\$0.73	\$290,000	\$0.72
10	SW21024900	S	7 Calle Jardin	SRCAR - Southwest Riverside County	9.2900	9.29	Acres	4/30/2021	404,672.40	19	\$295,000	\$0.73	\$290,000	\$0.72
11	SW20059832	S	8 Avenida Tierra	SRCAR - Southwest Riverside County	14.0100	610,276.00	Square Feet	7/10/2020	610,276.00	63	\$369,000	\$0.60	\$310,000	\$0.51
12	200014031	S	0 Avenida Tierra 2	699 - Not Defined	14.0100		Square Feet	7/10/2020	610,276.00	63	\$369,000	\$0.60	\$310,000	\$0.51
13	TR22034496	S	45600 Via Tornado	SRCAR - Southwest Riverside County	11.3000	11.30	Acres	4/7/2022	492,228.00	17	\$430,000	\$0.87	\$430,000	\$0.87
14	SW20249339	S	0 Green Meadow Road	SRCAR - Southwest Riverside County	18.8300	820,235.00	Square Feet	2/18/2021	820,235.00	40	\$120,000	\$0.15	\$105,000	\$0.13
15	CV20204496	S	0 Stage Rd	SRCAR - Southwest Riverside County	19.2600	19.26	Acres	6/7/2021	838,965.60	232	\$175,000	\$0.21	\$110,000	\$0.13
16	SW20200450	S	0 Black Mountain	SRCAR - Southwest Riverside County	19.4000	845,064.00	Square Feet	4/25/2022	845,064.00	578	\$150,000	\$0.18	\$130,000	\$0.15
17	OC21044402	S	0 Green Meadow Road	SRCAR - Southwest Riverside County	9.7300	423,839.00	Square Feet	6/21/2021	423,839.00	74	\$159,000	\$0.38	\$150,000	\$0.35
18	SW21136489	S	44050 DePortola	SRCAR - Southwest Riverside County	11.2300	489,179.00	Square Feet	9/15/2021	489,179.00	46	\$215,000	\$0.44	\$201,000	\$0.41
19	SW21169093	S	0 DePortola	699 - Not Defined	11.5900	11.59	Acres	9/15/2021	504,860.40	6	\$215,000	\$0.43	\$201,000	\$0.40
20	SW21066469	S	0 Stage	SRCAR - Southwest Riverside County	19.1500	19.15	Acres	3/1/2022	834,174.00	336	\$219,900	\$0.26	\$210,000	\$0.25
21	SW21080632	S	0 La Villa Circle	SRCAR - Southwest Riverside County	10.8800	10.88	Acres	5/20/2021	473,932.80	25	\$268,000	\$0.57	\$250,000	\$0.53
22	SW20245036	S	0 0 Hwy 79	SRCAR - Southwest Riverside County	8.7600	8.76	Acres	1/8/2021	381,585.60	26	\$347,500	\$0.91	\$330,000	\$0.86
23	PI21004505	S	35820 Belle Chaine	SRCAR - Southwest Riverside County	10.0000	10.00	Acres	3/24/2021	435,600.00	75	\$899,000	\$2.06	\$750,000	\$1.72
Avg					12.05	260625.70			524916.94	145	\$284,970	\$0.61	\$254,217	\$0.55
Min					5.20	5.20			226512.00	6	\$120,000	\$0.15	\$105,000	\$0.13
Max					19.40	845064.00			845064.00	663	\$899,000	\$2.06	\$750,000	\$1.72
Med					10.88	19.21			473932.80	63	\$249,900	\$0.59	\$240,000	\$0.51

temecula valley unified school district

The Temecula Valley Unified School District is located in Riverside County. The District covers 213 square miles (north to French Valley, south to the San Diego County line, east to Vail Lake, and, west to the Temecula city limit. The District began operations as a unified school district in 1989. Currently, there are seventeen elementary schools, six middle schools, three comprehensive high schools, one continuation high school, one independent study high school, one virtual school, two charter schools, and one adult school in the District for a total of thirty-two schools. The District also conducts a childcare program called BASES at various elementary school sites. The District received voter approval of the \$165 million dollar Measure Y Bond in November 2012. The funds will be provided by the issuance of bonds planned to occur four times over approximately 10 years. A master facility plan and bond projects list has been established to prioritize projects for completion during the lifetime of the bond.



Source: <https://www.tvusd.k12.ca.us/>

Tony Tobin

1
45200 Morgan Hill Dr
Temecula, CA 92592

905 API

Vail Ranch Middle School

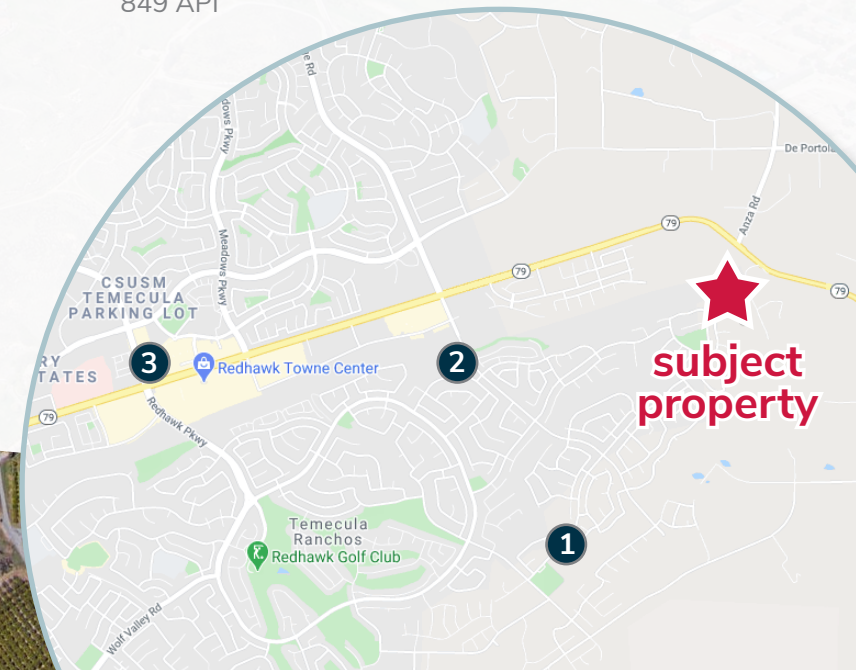
2
33340 Camino Piedra Rojo
Temecula, CA 92592

891 API

Great Oak High School

3
32555 Deer Hollow Way
Temecula, CA 92592

849 API



2021 demographics

3 mile



population
1,185



estimated households
361



average household income
\$183,569



median household income
\$124,968



total employees
302

5 miles



population
38,443



estimated households
11,385



average household income
\$155,743



median household income
\$121,078



total employees
6,398

7 miles



population
87,807



estimated households
27,217



average household income
\$137,095



median household income
\$112,125



total employees
14,952



for more information, please contact:

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