

35640 Eppe 5 Acres Proposed Single Family Residential Development 1.1-10/Dwelling Units/Acre.

MURRIETA, CA

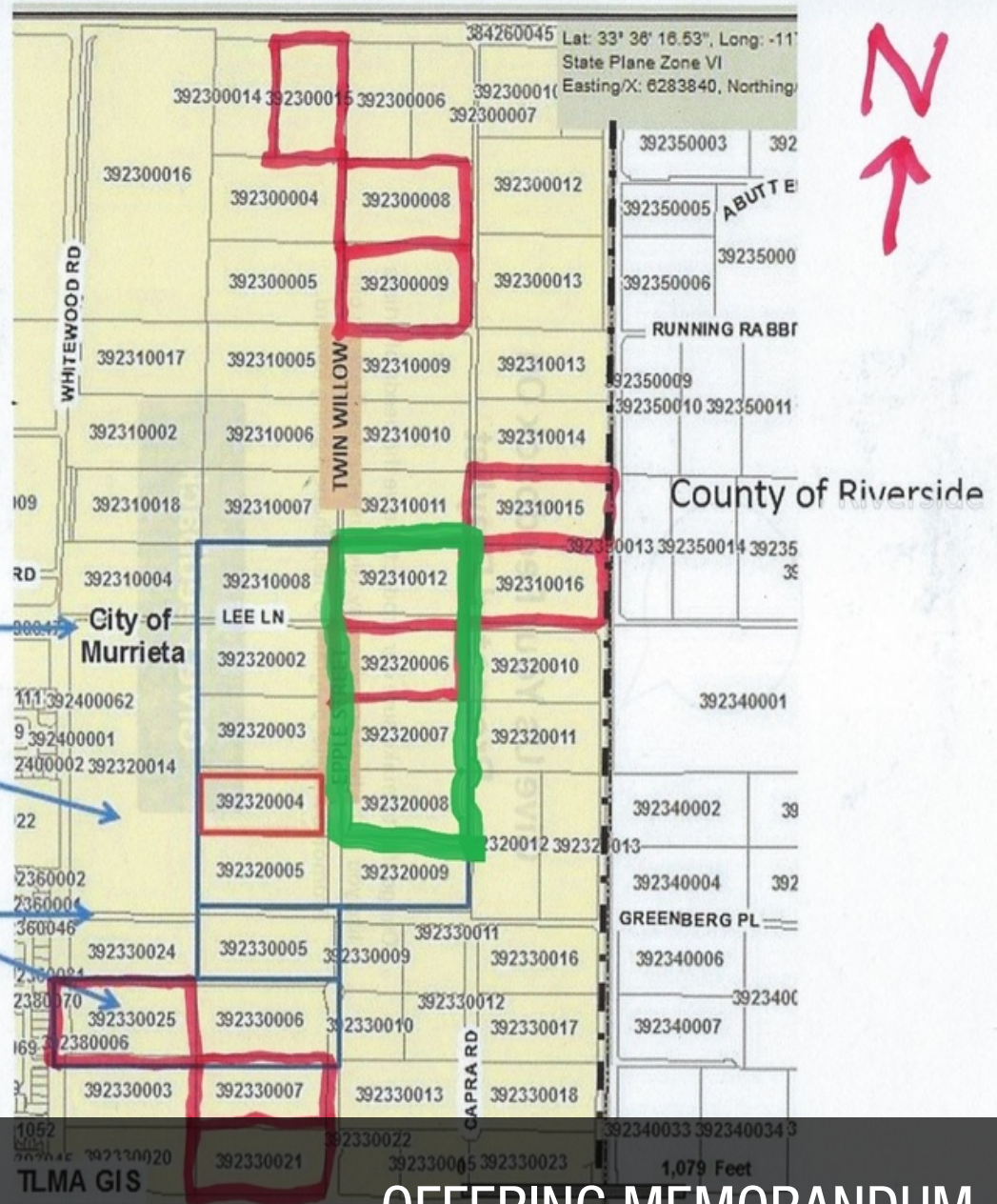
Total area: all or part of 65 acres

Blue outline: Properties
in proposed assemblage
area

Access via Lee Ln.

Partnership that formerly (?)
included Greg Lansing

Access via Greenberg PL
and/or Bobby's property



KW COMMERCIAL
7817 Ivanhoe Avenue
La Jolla, CA 92037

PRESENTED BY:

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MURRIETA, CA

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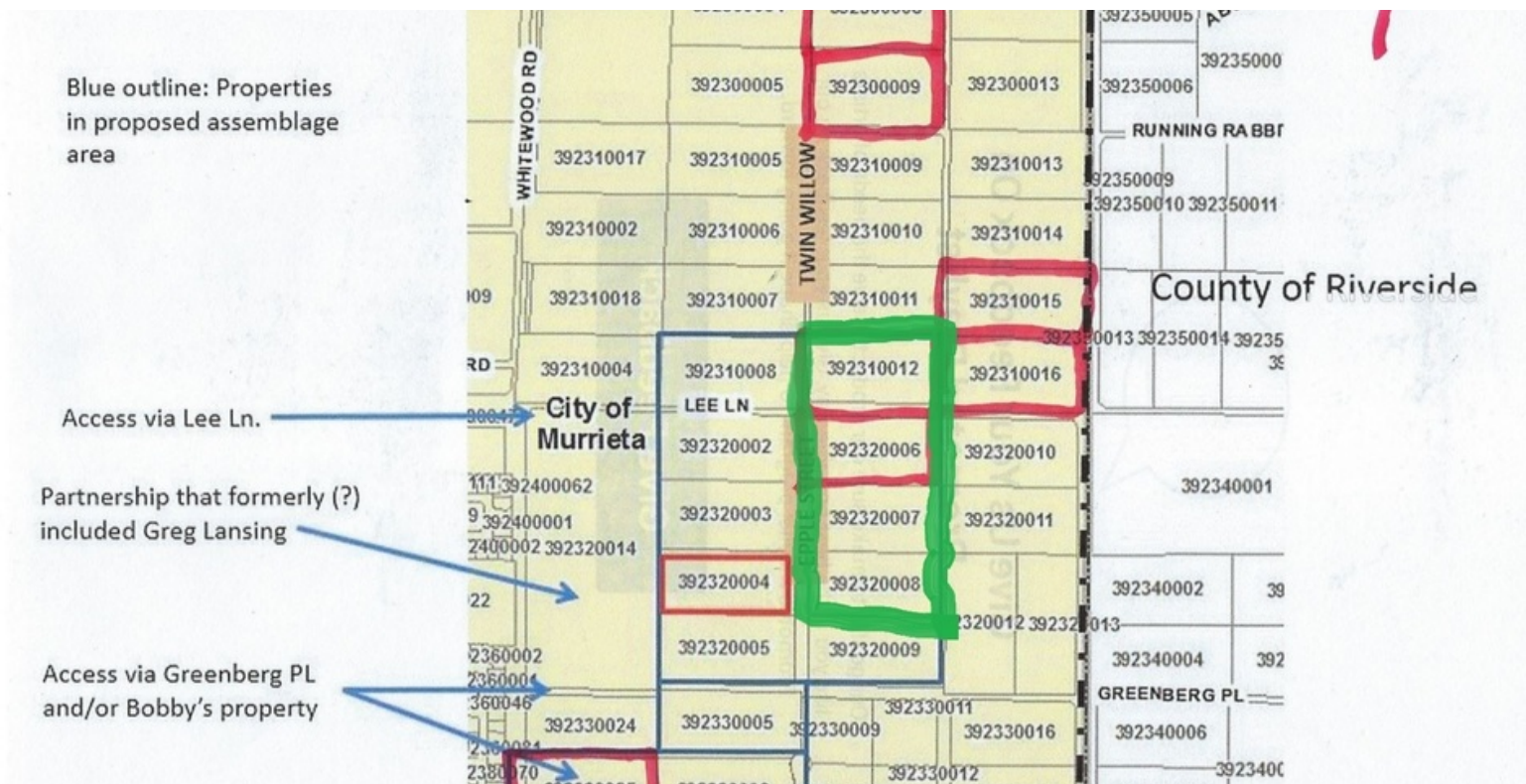
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Executive Summary



SALE PRICE:	\$2,000,000
PRICE PER ACRE:	\$400,000
LOT SIZE:	5.0 Acres
APN #:	392-320-008
ZONING:	Proposed Single Family Residential Development 1.1-10/Acre

PROPERTY OVERVIEW

5 Acres Proposed Single Family Residential Development 1-10 dwelling units/acre. 5 Acre parcel and we have another 50 Acres listed and available FOR SALE. 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.

PROPERTY FEATURES

- 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.
- Close to Loma Linda University Hospital
- Close to planned Kaiser Hospital

Property Description



PROPERTY OVERVIEW

5 Acres Proposed Single Family Residential Development 1-10 dwelling units/acre. 5 Acre parcel and we have another 50 Acres listed and available FOR SALE. 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.

LOCATION OVERVIEW

215 Fwy exit Clinton Keith Rd. East to Whitewood. North to Lee Lane. Turn right to property on North side of street.

Property Details

PROPERTY NAME:	35640 Eppl 5 Acres Proposed Single Family Residential Development 1.1-10/dwelling units/acre.
STREET ADDRESS:	35640 Eppl
CITY, STATE, ZIP:	Murrieta, CA 92563
APN:	392-320-008
BUILDING CLASS:	
ZONING:	Proposed Single Family Residential Development 1.1-10/acre
YEAR BUILT:	
NUMBER OF STORIES:	
FOUNDATION:	
WALLS:	



Additional Photos



35640 EPPLE 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/DWELLING UNITS/ACRE.

LOCATION INFORMATION

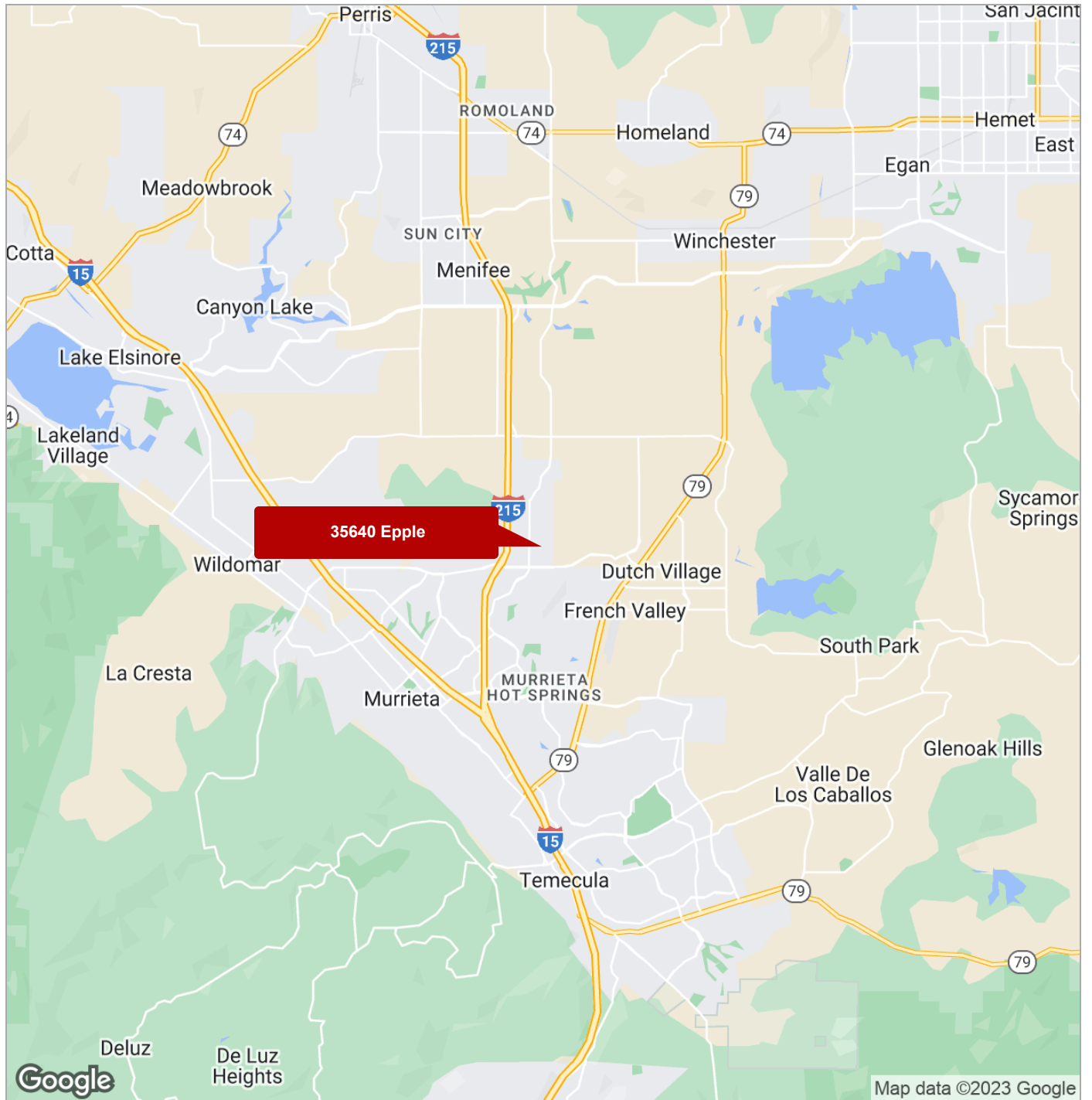
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REGIONAL MAP

LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



35640 EPPLE 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/DWELLING UNITS/ACRE.

SALE COMPARABLES

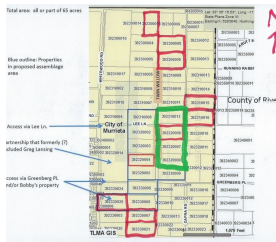
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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps



SUBJECT PROPERTY

35640 Epple | Murrieta, CA 92563

Sale Price: \$2,000,000 Price PSF: \$9.18

Price / AC: \$400,000

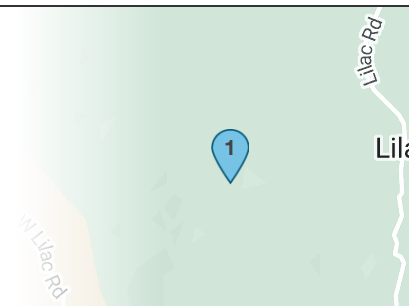


1	Property	Comparable 1	Comparable 2	Com
	Circle R Dr	Door Springs Rd	Mountain Meadow Rd	Don
	92003	San Marcos	Escondido	San J
	Patrick Ln	San Marcos	Escondido Ln	San J
	4.48	4.31	4.31	
	127-522-07-00	180-040-03-00	180-101-22-00	1021
	Agricultural Land	Agricultural Land	Agricultural Land	Agri
	05/10/2002	12/16/2012	07/30/2013	12/1
	05/17/2002	12/16/2012	06/05/2013	12/1
	80101000	81,000,000	81,000,000	8010
	63.81	16.58	21.79	4.12
	2,776,384	722,225	966,172	1790
	A	A	A	A

COMPS

Patrick Way | Valley Center, CA 92082

Sale Price: \$3,000,000

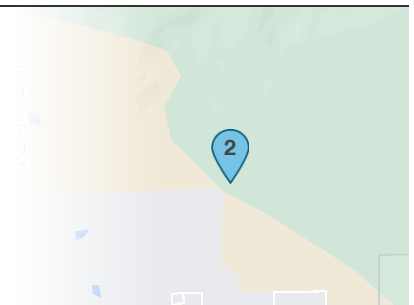


PAUMA HEIGHTS ROAD

PAUMA HEIGHTS ROAD | VALLEY CENTER, CA 92082


Sale Price: \$1,500,000 Price PSF: \$0.91

Price / AC: \$39,473



38 ACRES FOR APPROX. 18 HOMES

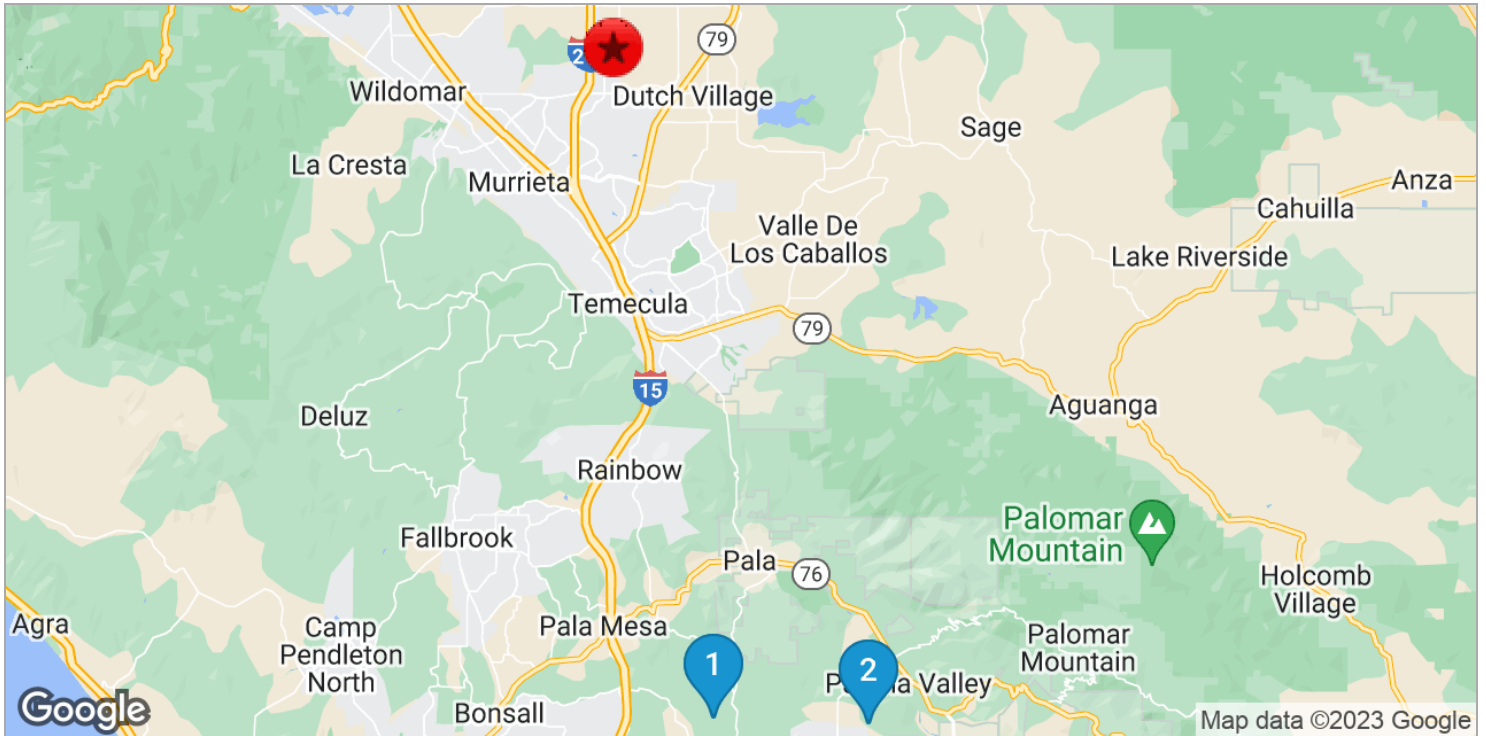
Sale Comps Summary

SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 35640 Epple 5 Acres Proposed Single Family Residential Development 1.1-10/dwelling units/acre. 35640 Epple Murrieta, CA 92563	\$2,000,000	5 AC	\$400,000

SALE COMPS	PRICE	LOT SIZE	PRICE/AC
Comps 1 Patrick Way Valley Center, CA 92082	\$3,000,000	-	-
PAUM HEIGHTS ROAD 2 PAUMA HEIGHTS ROAD VALLEY CENTER, CA 92082	\$1,500,000	-	\$39,473

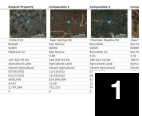
SALE COMPS	PRICE	LOT SIZE	PRICE/AC
TOTALS/AVERAGES	\$2,250,000	38 AC	\$59,210

Sale Comps Map



SUBJECT PROPERTY

35640 Eppl | Murrieta, CA 92563



COMPS

Patrick Way
Valley Center, CA 92082
Valley Center, CA 92082



PAUM HEIGHTS ROAD

PAUMA HEIGHTS ROAD
VALLEY CENTER, CA 92082
VALLEY CENTER, CA 92082

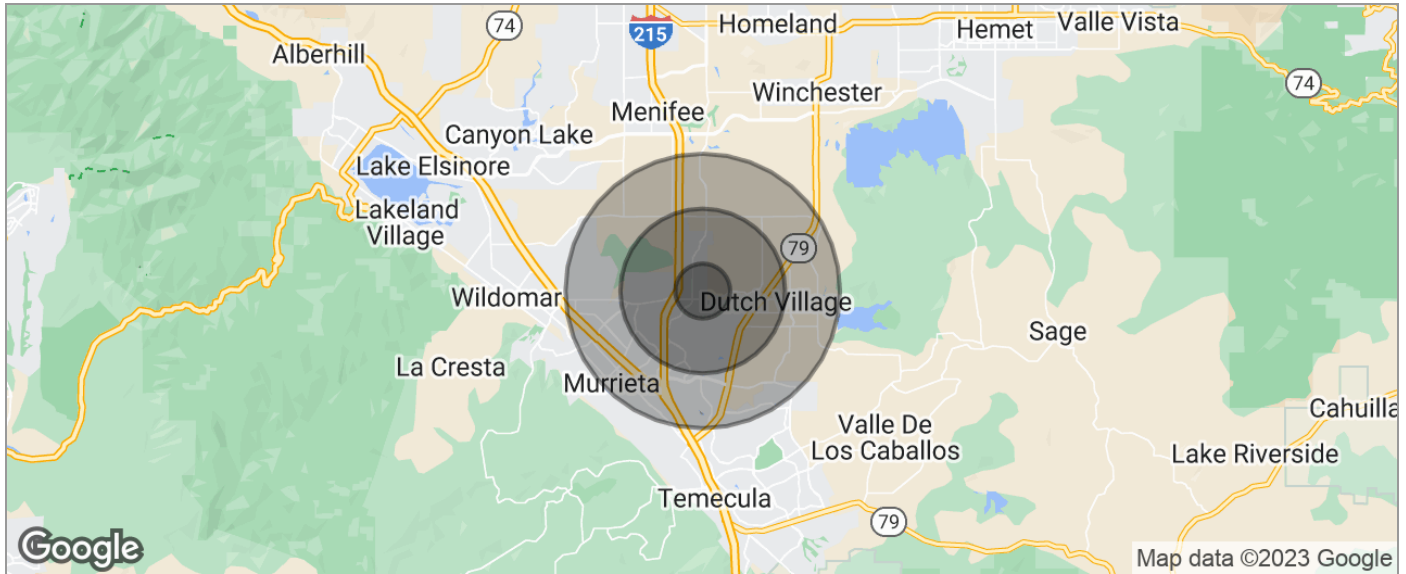
35640 EPPLE 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/DWELLING UNITS/ACRE.

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,826	56,268	154,661
MEDIAN AGE	28.0	31.6	32.6
MEDIAN AGE (MALE)	27.9	31.7	31.4
MEDIAN AGE (FEMALE)	28.3	31.6	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,272	16,474	47,221
# OF PERSONS PER HH	3.8	3.4	3.3
AVERAGE HH INCOME	\$101,965	\$93,535	\$89,093
AVERAGE HOUSE VALUE	\$414,626	\$394,216	\$392,903
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.6%	65.6%	65.6%
% BLACK	9.9%	6.5%	6.1%
% ASIAN	15.1%	12.6%	11.1%
% HAWAIIAN	0.7%	0.4%	0.3%
% INDIAN	1.0%	0.5%	0.7%
% OTHER	6.5%	8.9%	9.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	25.3%	26.3%	27.2%

* Demographic data derived from 2020 ACS - US Census