

DEVELOPMENT PROJECT FOR SALE

35824 WHITEWOOD 4.39 ACRE PARCEL MULTI FAMILY DEVELOPMENT CITY APPROVED

35824 Whitewood , Murrieta, CA 92563



LOU LOLLIO



kw KELLER WILLIAMS
REALTY

BROKER/Commercial Managing Director NMLS 357426 CALBRE 00829436

OFFERING SUMMARY

SALE PRICE:	\$1,650,000
AVAILABLE SF:	
LOT SIZE:	4.39 Acres
ZONING:	City Council Approved Multi Family Residential 10-30 dwelling units per Acre
MARKET:	Murrieta
PRICE / SF:	\$8.63

PROPERTY OVERVIEW

City Council Approved Multi Family Development site 6/16/20. 4.39 Acre MFR Multi Family Residential 10-30 dwelling units per Acre, possible Sr Living, available FOR SALE. 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.

PROPERTY HIGHLIGHTS

- 1. City Council Approved MFR Proposed Multi Family Residential 10-30 dwelling units per Acre.
- 2. Close to Loma Linda University Hospital
- 3. Costco approved 1/4 mile from this property
- 4. Kaiser Hospital 1 mile North
- 5. Paved road with direct access to Hospital
- 6. 1/4 mile from 215 Fwy off ramp.

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7817 Ivanhoe Avenue
La Jolla, CA 92037

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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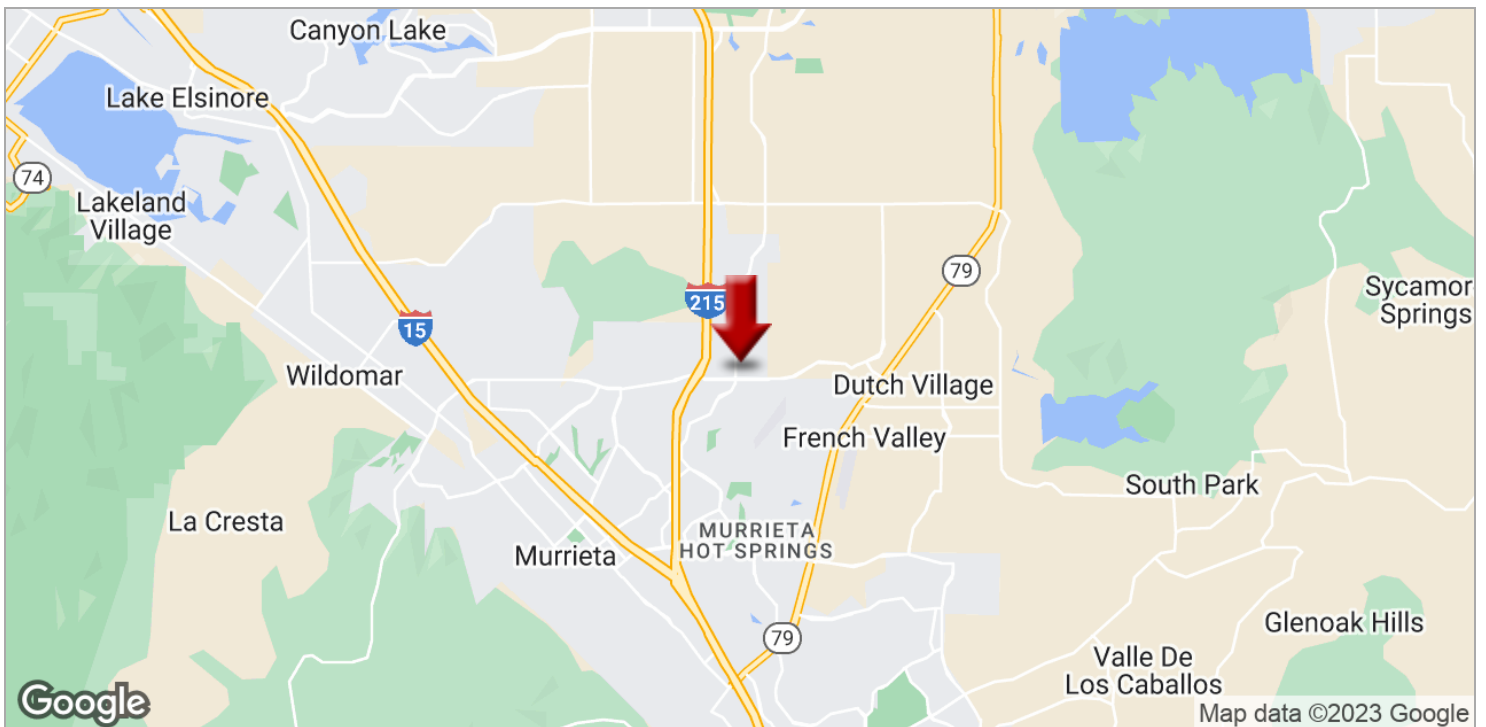
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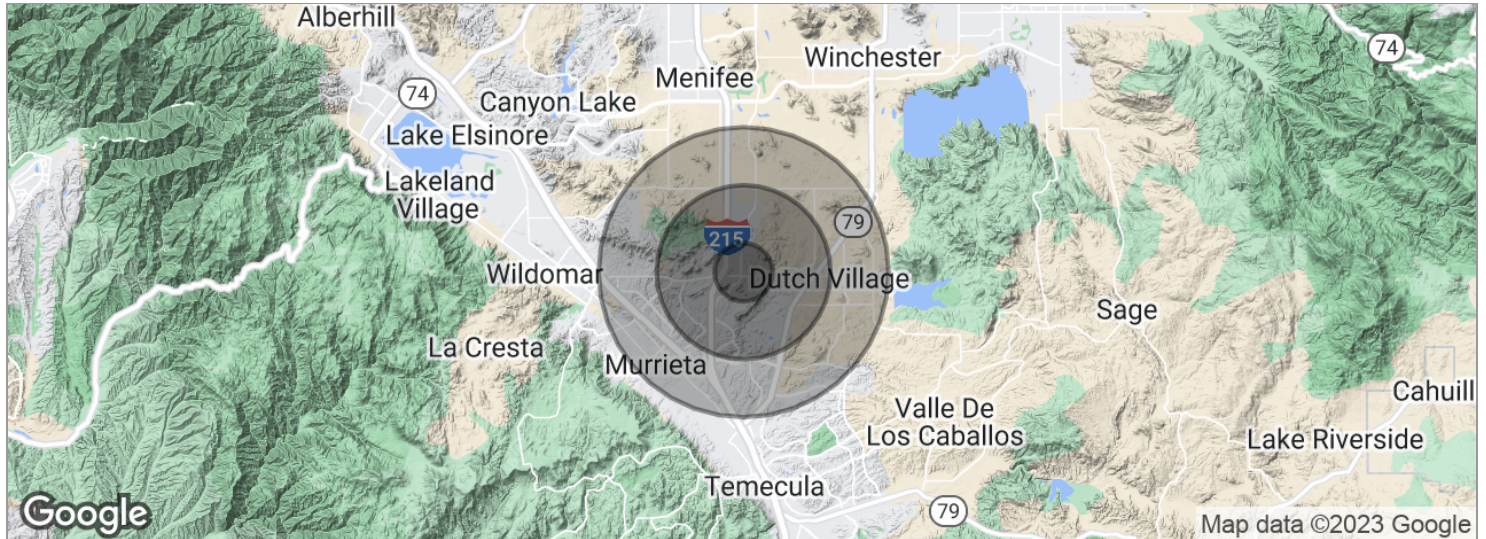
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,153	61,261	156,553
Median age	28.9	32.7	32.6
Median age (male)	28.4	32.4	31.3
Median age (Female)	29.5	32.8	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,376	18,379	47,935
# of persons per HH	3.7	3.3	3.3
Average HH income	\$102,451	\$91,619	\$88,972
Average house value	\$414,340	\$394,896	\$394,170

* Demographic data derived from 2020 ACS - US Census

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