

28920 Lee Ln 5 Acres Proposed Single Family Residential Development 1.1-10/Dwelling Units/Acre.

MURRIETA, CA

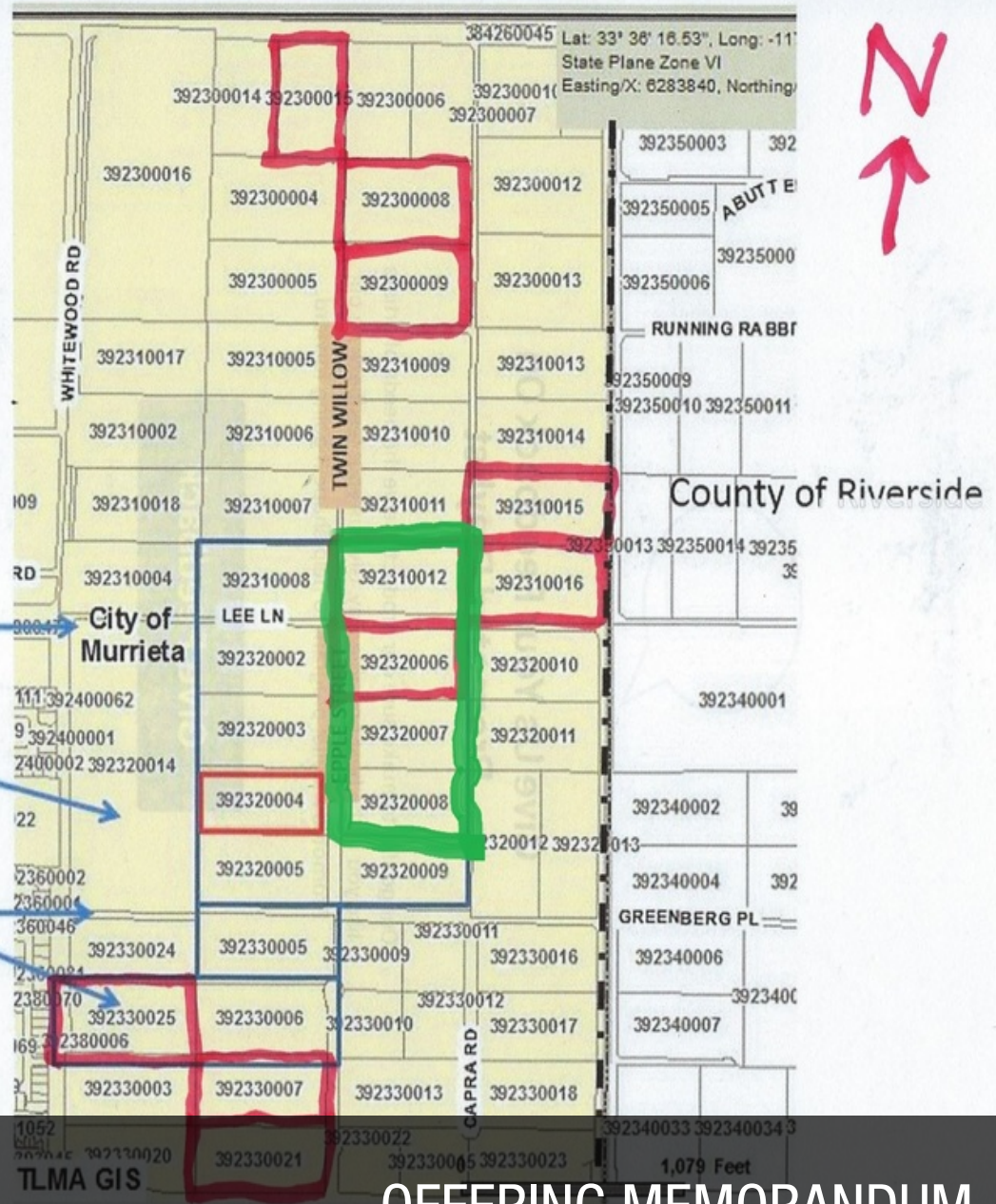
Total area: all or part of 65 acres

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



OFFERING MEMORANDUM

KW COMMERCIAL
7817 Ivanhoe Avenue
La Jolla, CA 92037

PRESENTED BY:

LOU LOLLIO
Commercial Managing Director
O 760.659.0305
C 310.293.9860
loulollo@kw.com
CalDRE #00829436

Confidentiality & Disclaimer

MURRIETA, CA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by La Jolla in compliance with all applicable fair housing and equal opportunity laws.

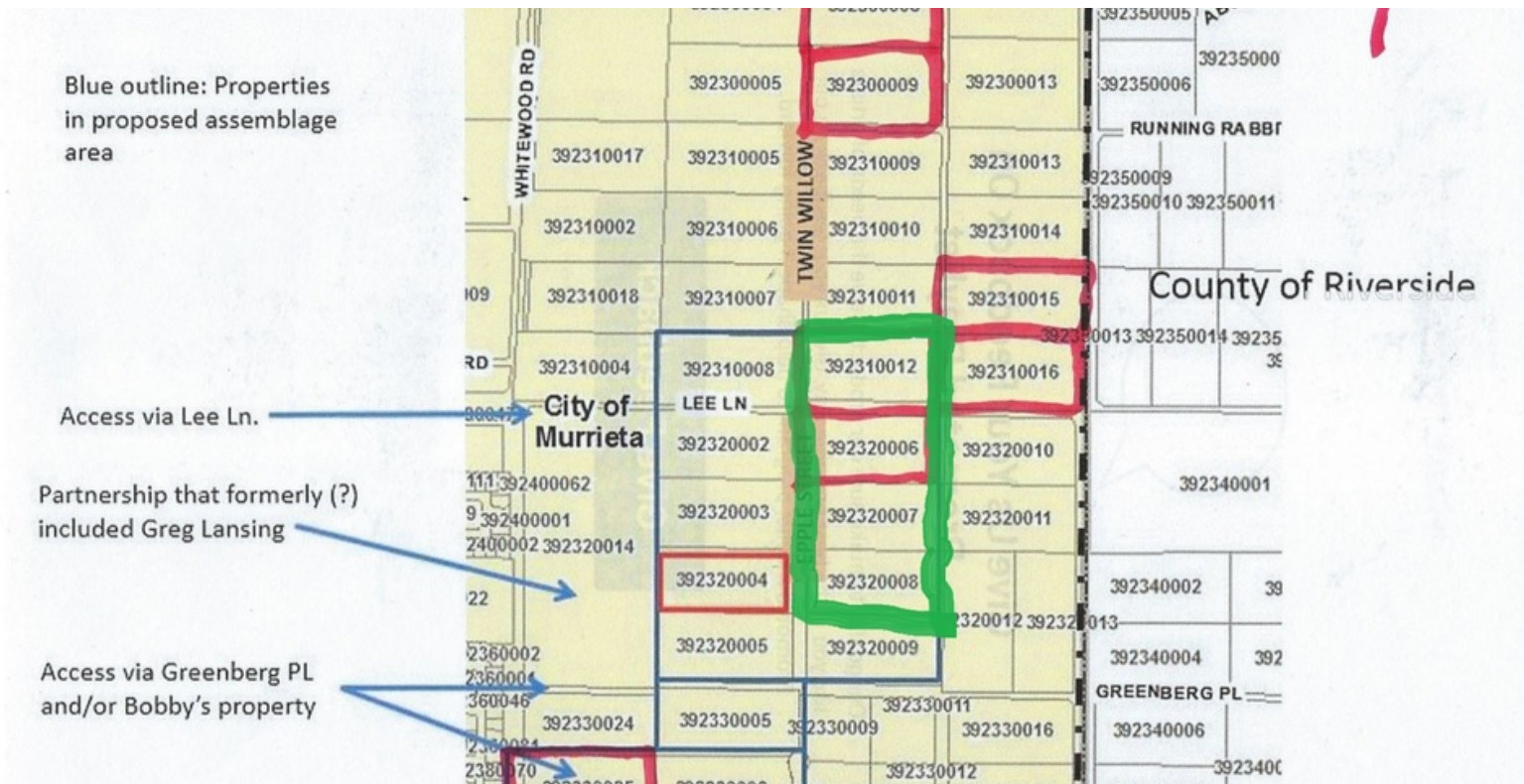
PRESENTED BY:

LOU LOLLIO
Commercial Managing Director
O 760.659.0305
C 310.293.9860
loulollo@kw.com
CalDRE #00829436

KW COMMERCIAL
7817 Ivanhoe Avenue
La Jolla, CA 92037

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.

Executive Summary



SALE PRICE: \$2,000,000

PRICE PER ACRE: \$400,000

LOT SIZE: 5.0 Acres

APN #: 392310012

ZONING: Proposed Single Family Residential Development 1.1-10/Acre

PROPERTY OVERVIEW

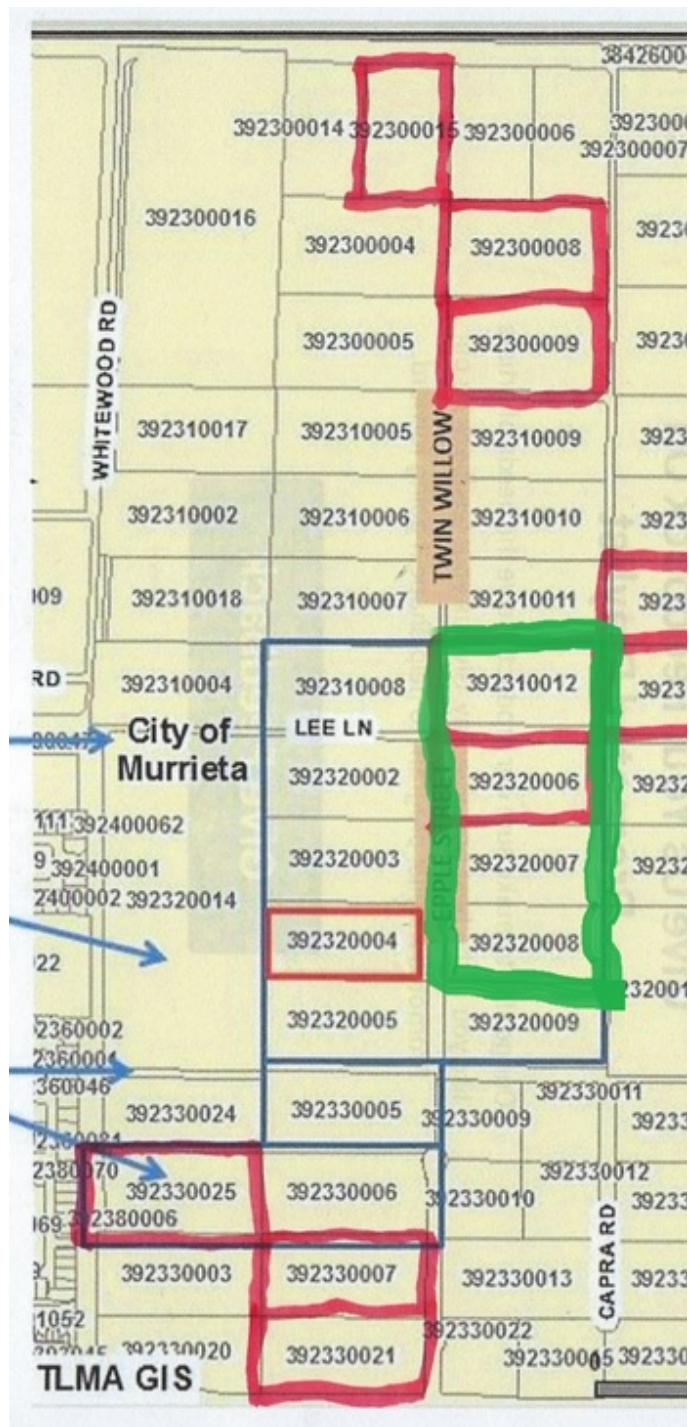
5 Acres Proposed Single Family Residential Development 1-10 dwelling units/acre. 5 Acre parcel and we have another 50 Acres listed and available FOR SALE. 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.

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 Details

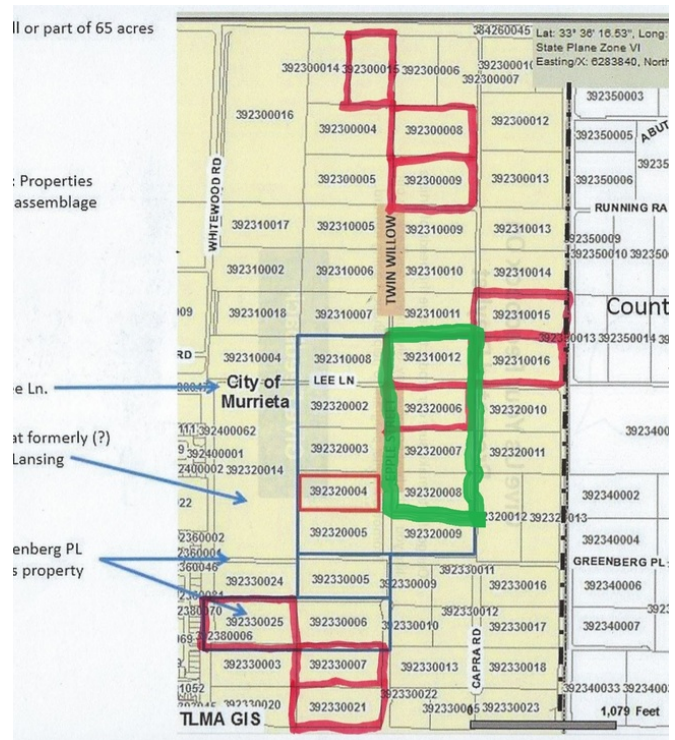
PROPERTY NAME:	28920 Lee Ln 5 Acres Proposed Single Family Residential Development 1.1-10/dwelling units/acre.
STREET ADDRESS:	28920 Lee Ln
CITY, STATE, ZIP:	Murrieta, CA 92563
APN:	392310012
BUILDING CLASS:	
ZONING:	Proposed Single Family Residential Development 1.1-10/acre
YEAR BUILT:	
NUMBER OF STORIES:	
FOUNDATION:	
WALLS:	



Complete Highlights

PROPERTY HIGHLIGHTS

- 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



Additional Photos



28920 LEE LN 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/DWELLING UNITS/ACRE.

LOCATION INFORMATION

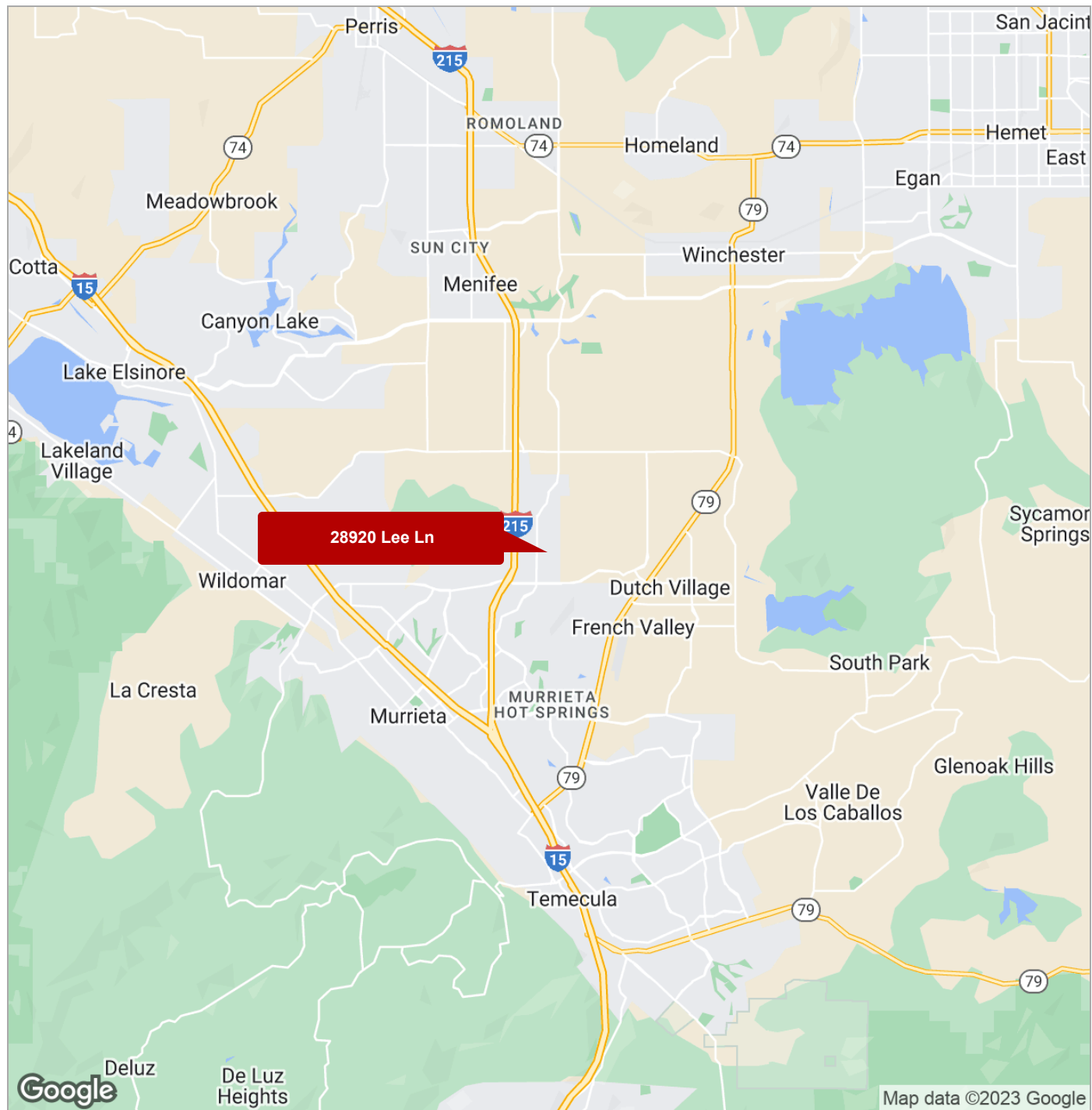
1

REGIONAL MAP

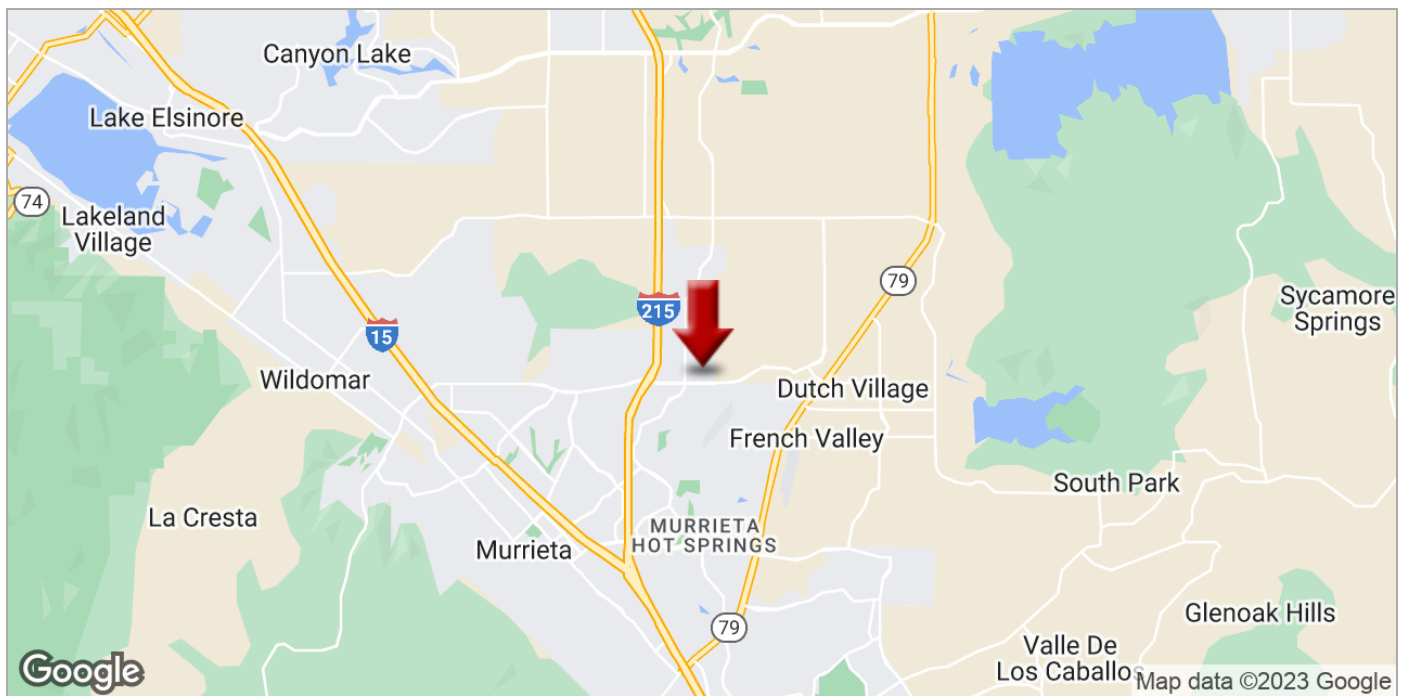
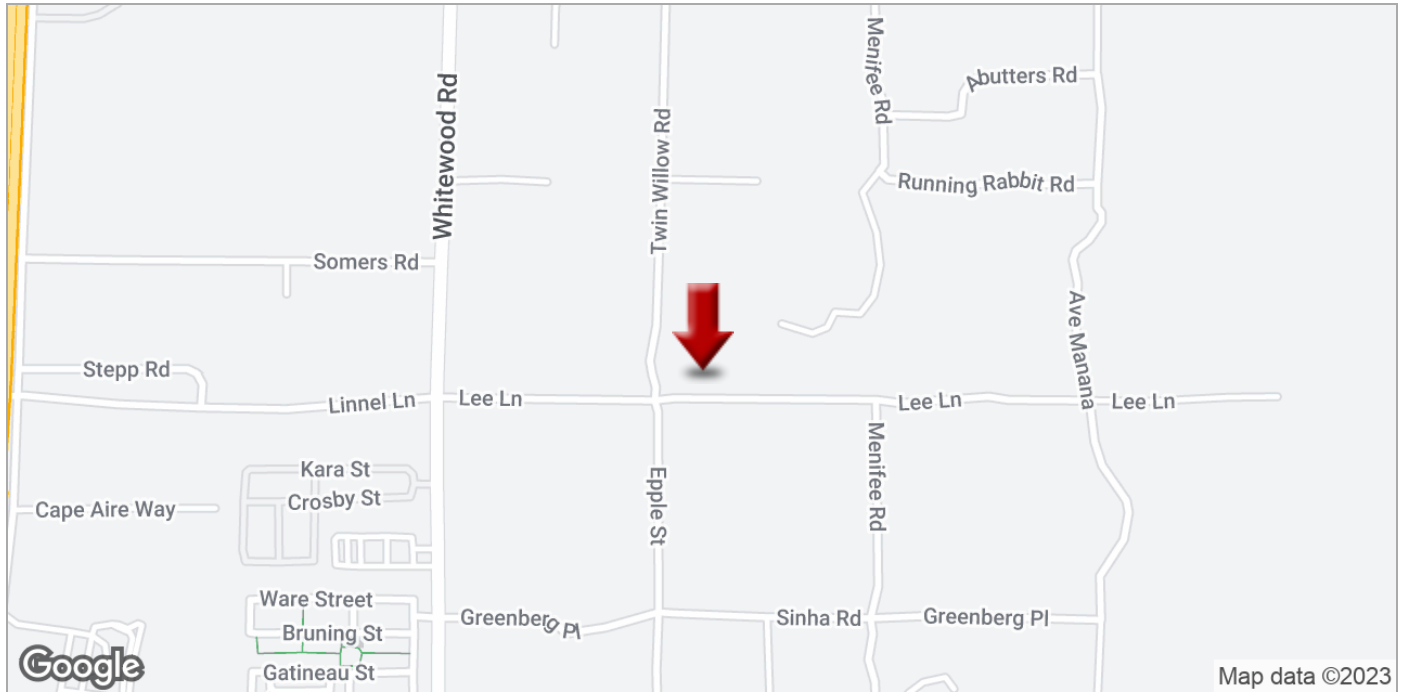
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



28920 LEE LN 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/DWELLING UNITS/ACRE.

SALE COMPARABLES

2

SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps

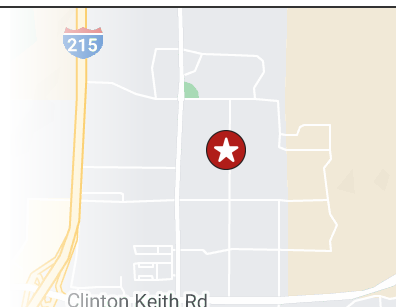


SUBJECT PROPERTY

28920 Lee Ln | Murrieta, CA 92563

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

Price / AC: \$400,000

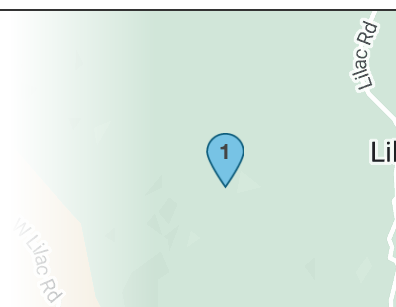


1	Property	Comparable 1	Comparable 2	Com
	Circle R Dr	Deer Springs Rd	Mountain Meadow Rd	Deer
	92003	San Marcos	Escondido	San J
	Patrick Ln	San Marcos	Escondido Ln	San J
	127-522-07-00	180-040-03-00	180-101-22-00	180-101-22-00
	Agricultural Land	Agricultural Land	Agricultural Land	Agri
	12/1/2012	12/1/2012	01/30/2013	12/1
	05/17/2012	12/1/2012	06/05/2013	12/1
	80/00-000	81/00-000	81/00-000	80/0
	63.81	16.58	21.79	4.12
	2,776,884	722,225	966,172	179
	A	A	A	A

COMPS

Patrick Way | Valley Center, CA 92082

Sale Price: \$3,000,000

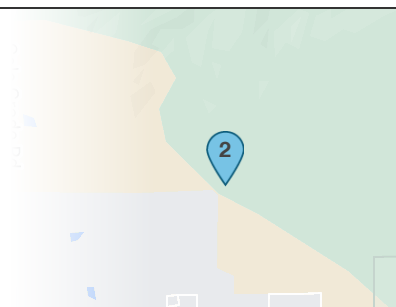


PAUMA HEIGHTS ROAD

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

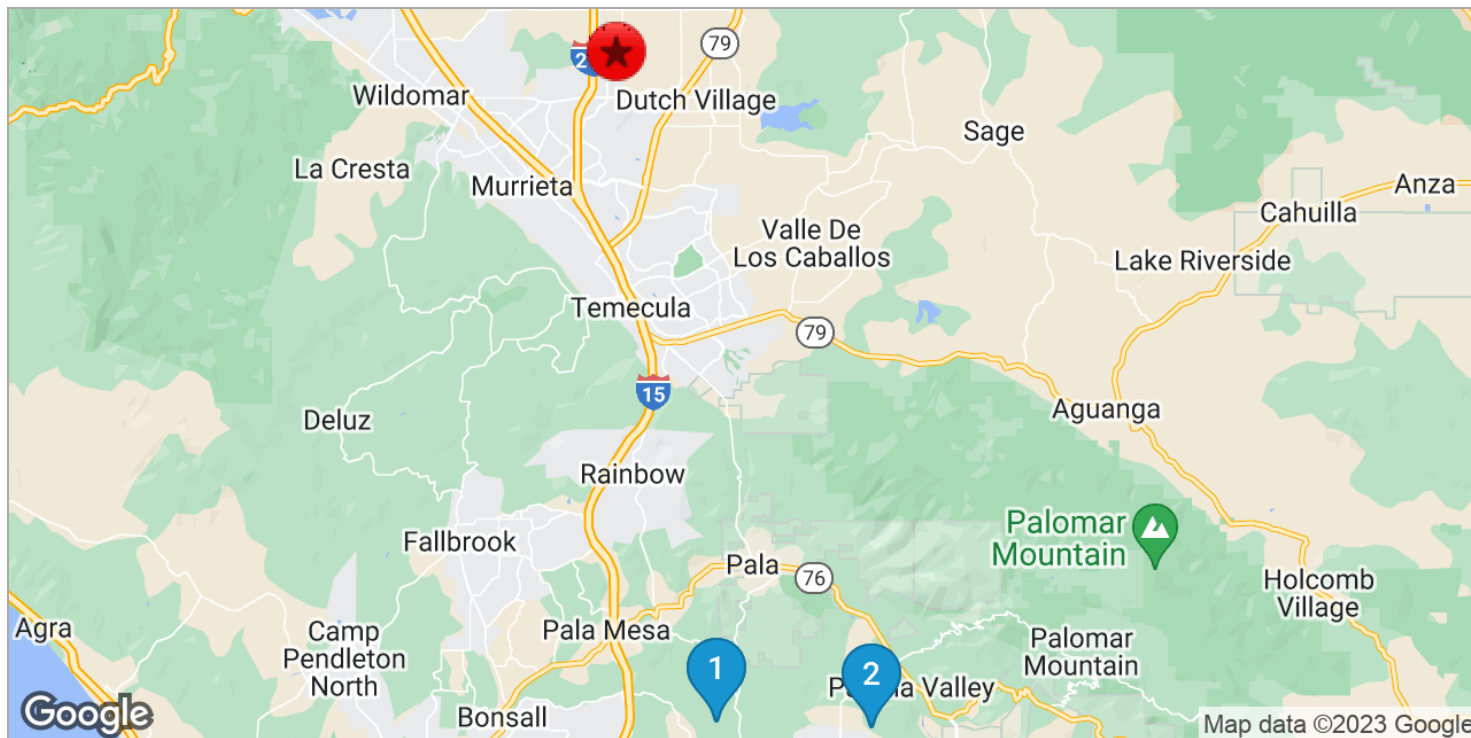
Sale Comps Summary

SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 28920 Lee Ln 5 Acres Proposed Single Family Residential Development 1.1-10/dwelling units/acre. 28920 Lee Ln 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

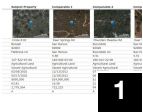
SALE COMPS	PRICE	LOT SIZE	PRICE/AC
TOTALS/AVERAGES	\$2,250,000	38 AC	\$59,210

Sale Comps Map



SUBJECT PROPERTY

28920 Lee Ln | Murrieta, CA 92563



COMPS

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

1



PAUM HEIGHTS ROAD

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

2

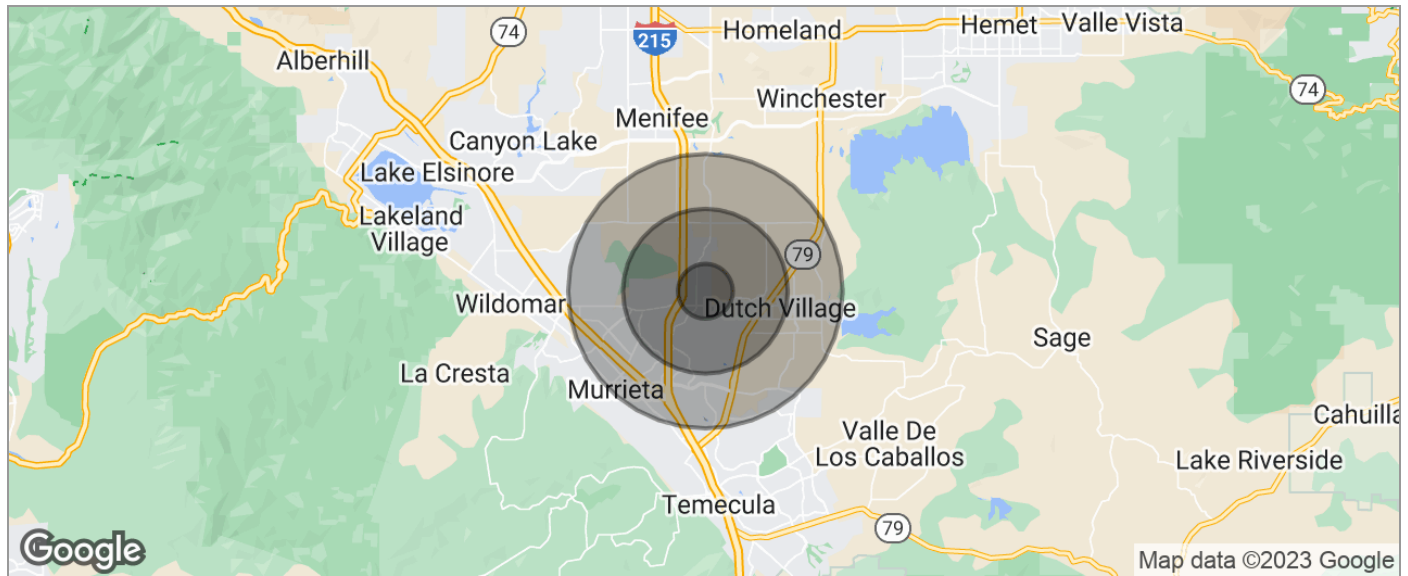
28920 LEE LN 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/DWELLING UNITS/ACRE.

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,649	53,946	153,340
MEDIAN AGE	27.7	31.4	32.5
MEDIAN AGE (MALE)	27.8	31.5	31.5
MEDIAN AGE (FEMALE)	27.9	31.4	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,222	15,686	46,806
# OF PERSONS PER HH	3.8	3.4	3.3
AVERAGE HH INCOME	\$102,267	\$94,220	\$88,966
AVERAGE HOUSE VALUE	\$415,519	\$394,840	\$391,918
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.2%	65.3%	65.7%
% BLACK	10.3%	6.7%	6.1%
% ASIAN	14.7%	12.9%	11.1%
% HAWAIIAN	0.7%	0.4%	0.3%
% INDIAN	1.2%	0.5%	0.7%
% OTHER	6.3%	8.7%	9.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	25.3%	26.2%	27.3%

* Demographic data derived from 2020 ACS - US Census