

35520 Eppe 5 Acres Proposed Single Family Residential Development 1-10 Dwelling Units/Acre. 35520 Eppe St Murrieta, CA

MURRIETA, CA

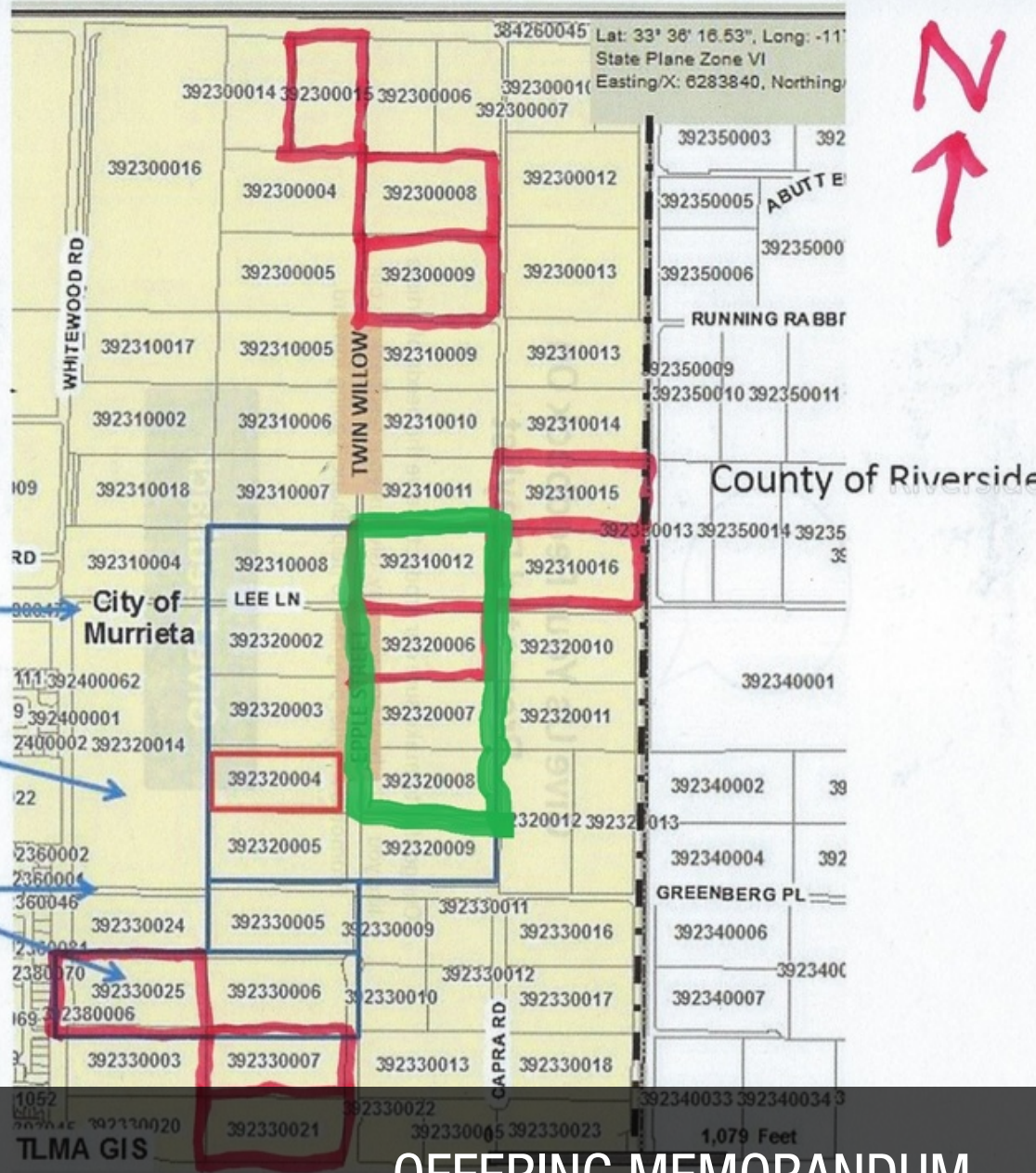
Total area: all or part of 65 acres

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  
loulollio@kw.com  
CalDRE #00829436

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## MURRIETA, CA

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35520 EPPL 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1-10 DWELLING UNITS/ACRE. 35520 EPPL ST MURRIETA, CA

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

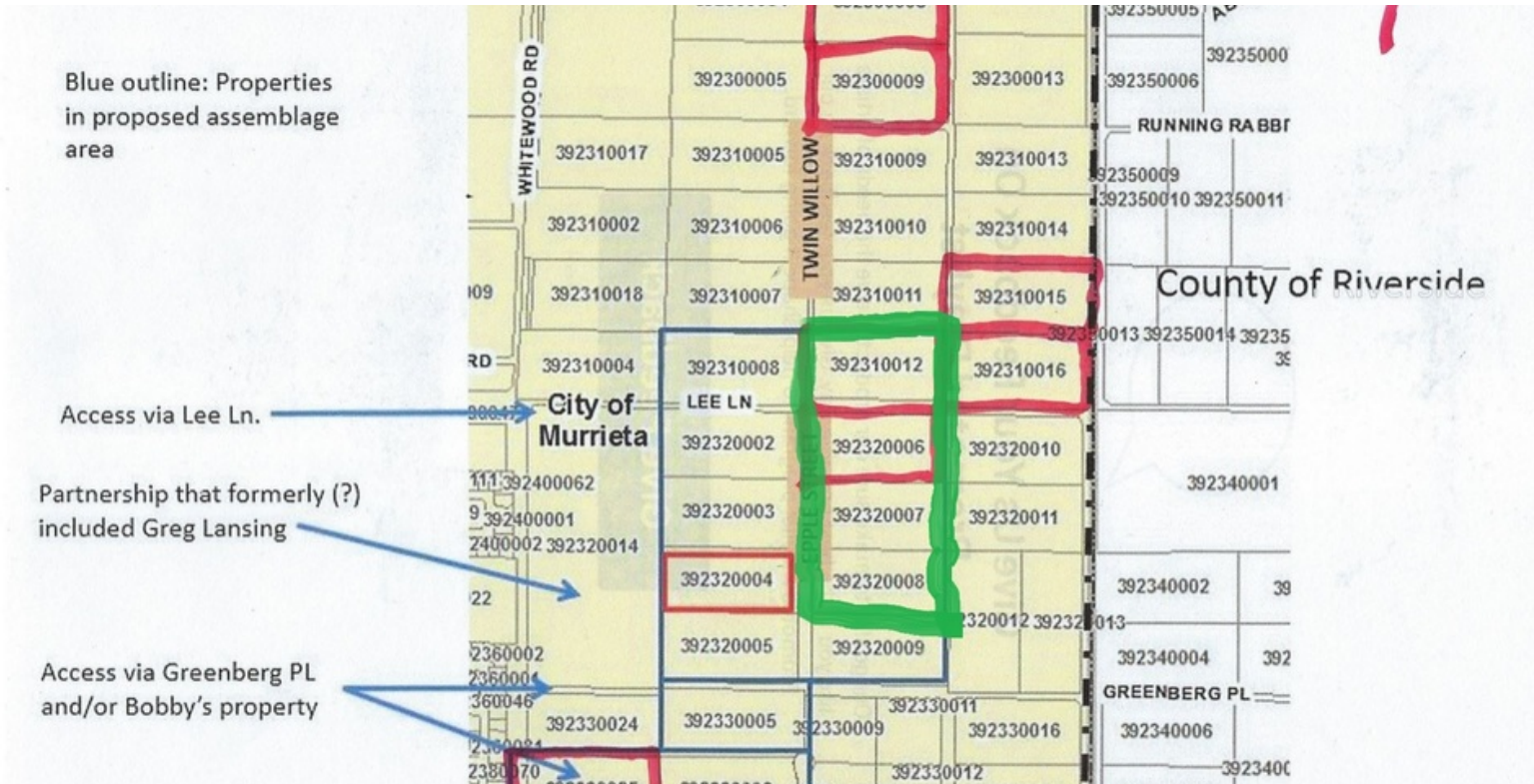
PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS



# Executive Summary



SALE PRICE:	\$2,000,000
PRICE PER ACRE:	\$400,000
LOT SIZE:	5.0 Acres
APN #:	392-320-006
ZONING:	Proposed Single Family Development 1-10 Dwelling Units/Acre
CROSS STREETS:	Eppl And Lee Lane

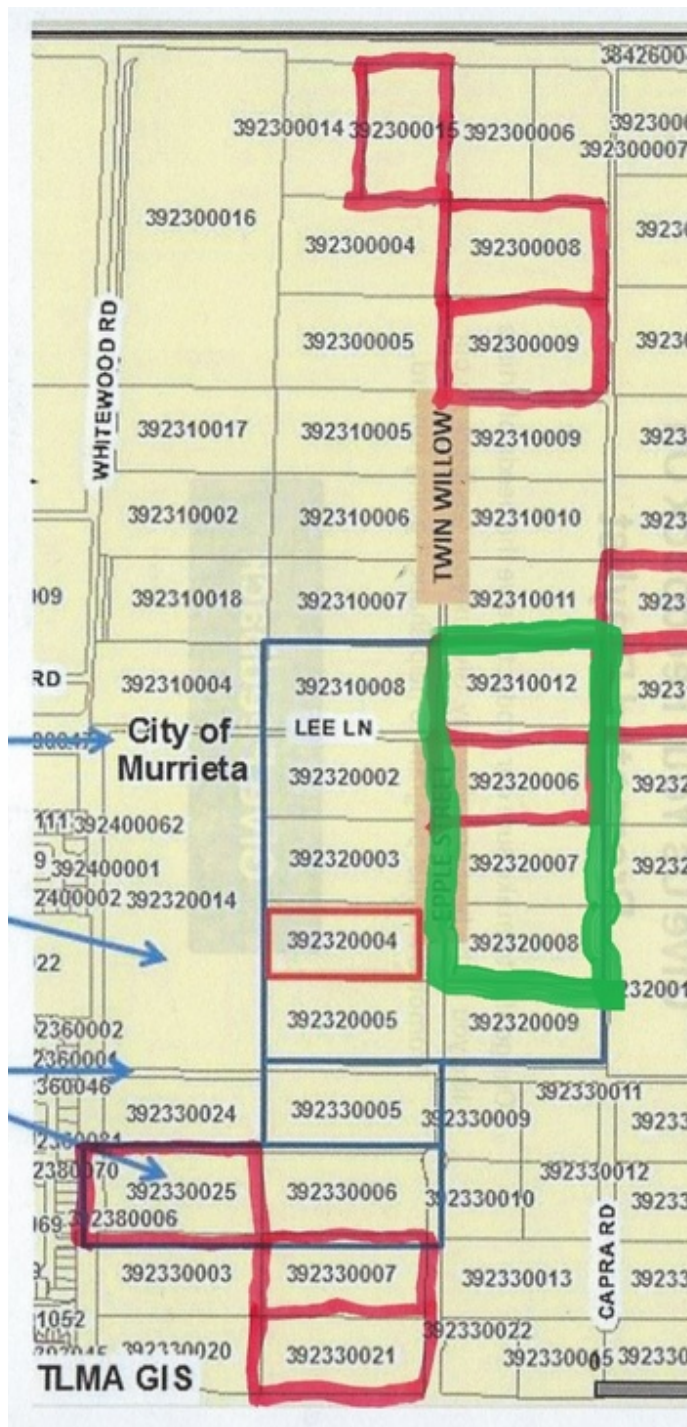
## PROPERTY OVERVIEW

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. This is a 4.54 acre parcel and I have the listing on another 50 acres all together or separate. Close to the new Kaiser and Loma Linda Hospitals.

## PROPERTY FEATURES

- Proposed Single Family Development 1-10 dwelling units/acre

# 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. This is a 4.54 acre parcel and I have the listing on another 50 acres all together or separate. Close to the new Kaiser and Loma Linda Hospitals.

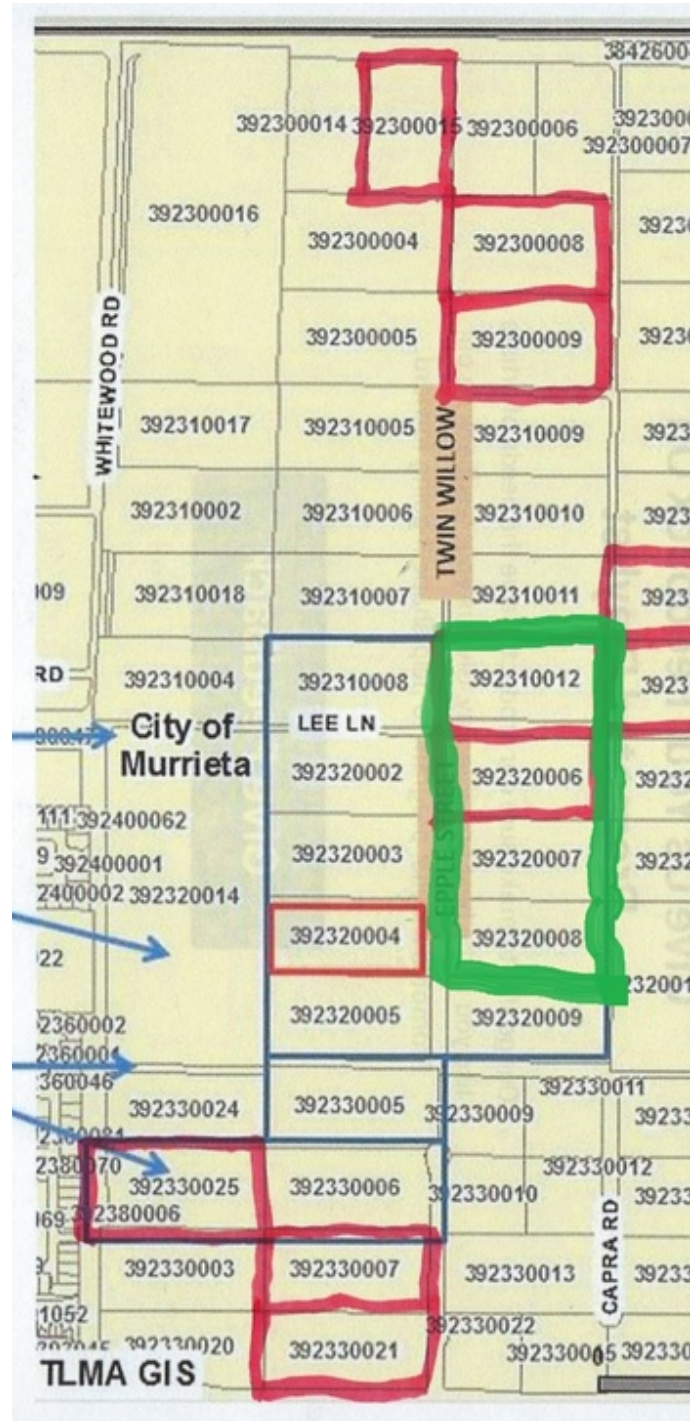
## LOCATION OVERVIEW

Eppl and Lee Lane off of Whitewood East of 215 Fwy on-ramp.



## Property Details

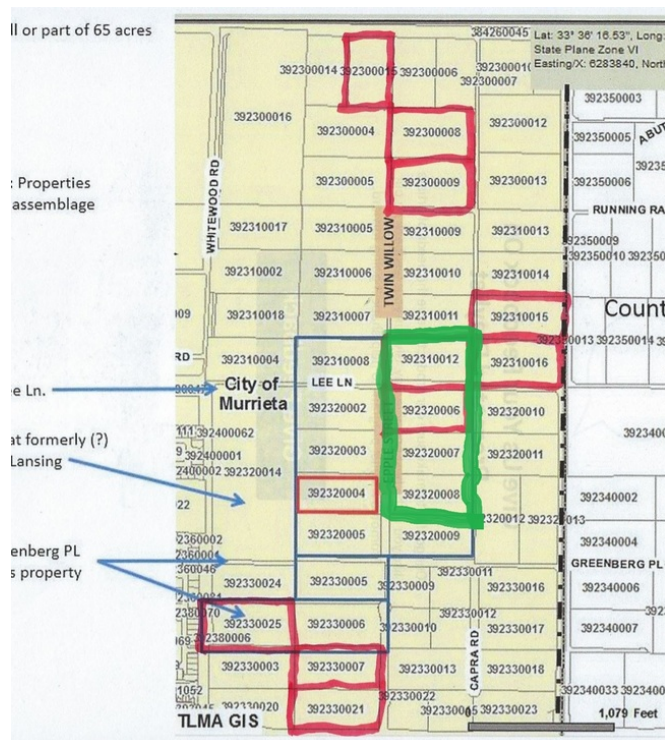
PROPERTY NAME:	35520 Eppele 5 Acres Proposed Single Family Residential Development 1-10 dwelling units/acre. 35520 Eppele St Murrieta, CA
STREET ADDRESS:	35520 Eppele St
CITY, STATE, ZIP:	Murrieta, CA 92563
APN:	392-320-006
BUILDING CLASS:	
ZONING:	Proposed Single Family Development 1-10 dwelling units/acre



# Complete Highlights

## PROPERTY HIGHLIGHTS

- Proposed Single Family Development 1-10 dwelling units/acre





## Additional Photos





35520 EPPLE 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1-10 DWELLING UNITS/ACRE. 35520 EPPLE ST MURRIETA, CA

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# LOCATION INFORMATION

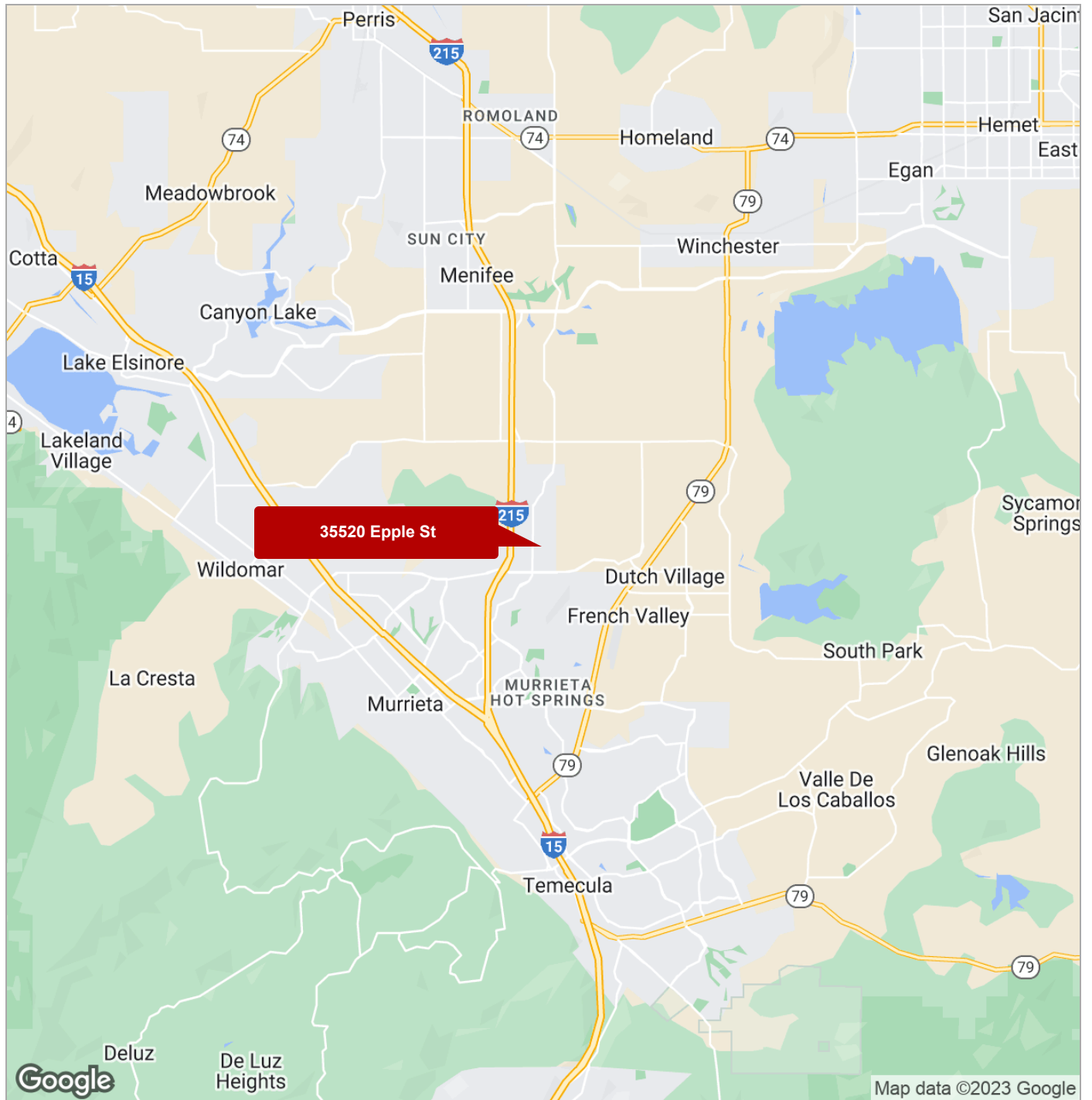
# 2

REGIONAL MAP

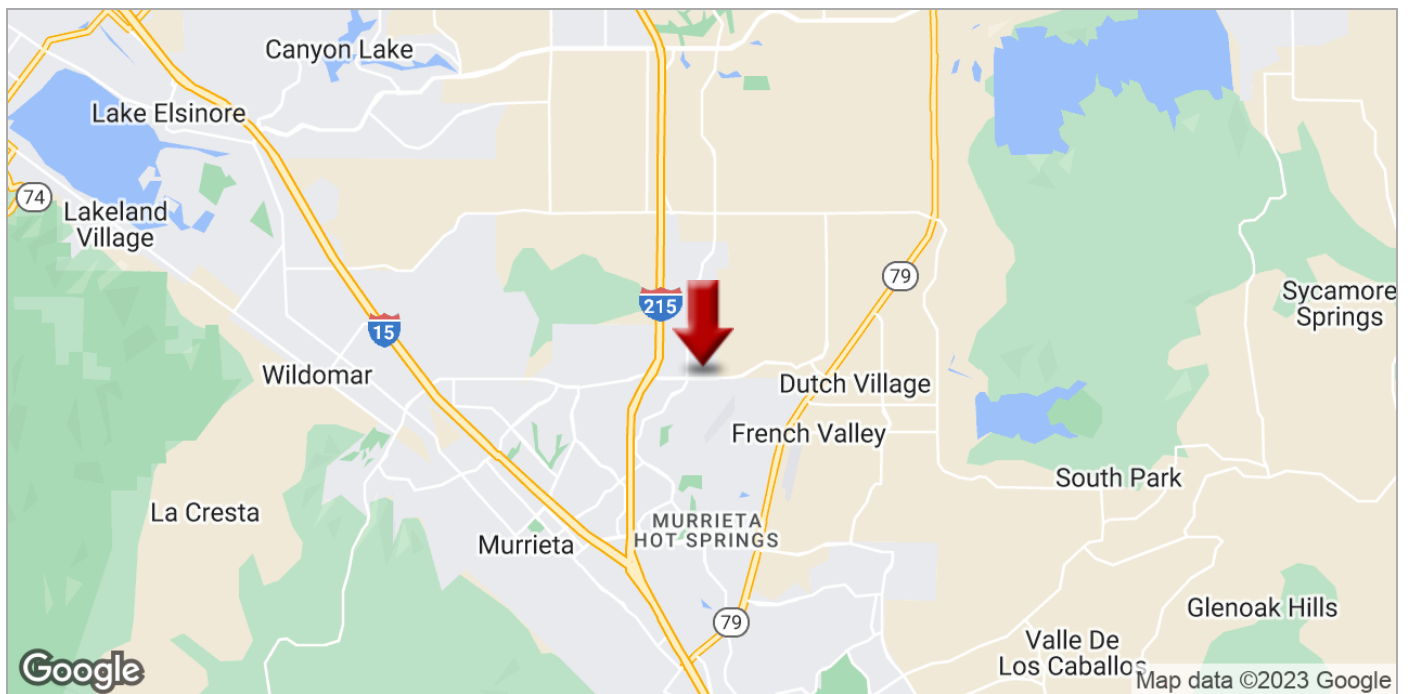
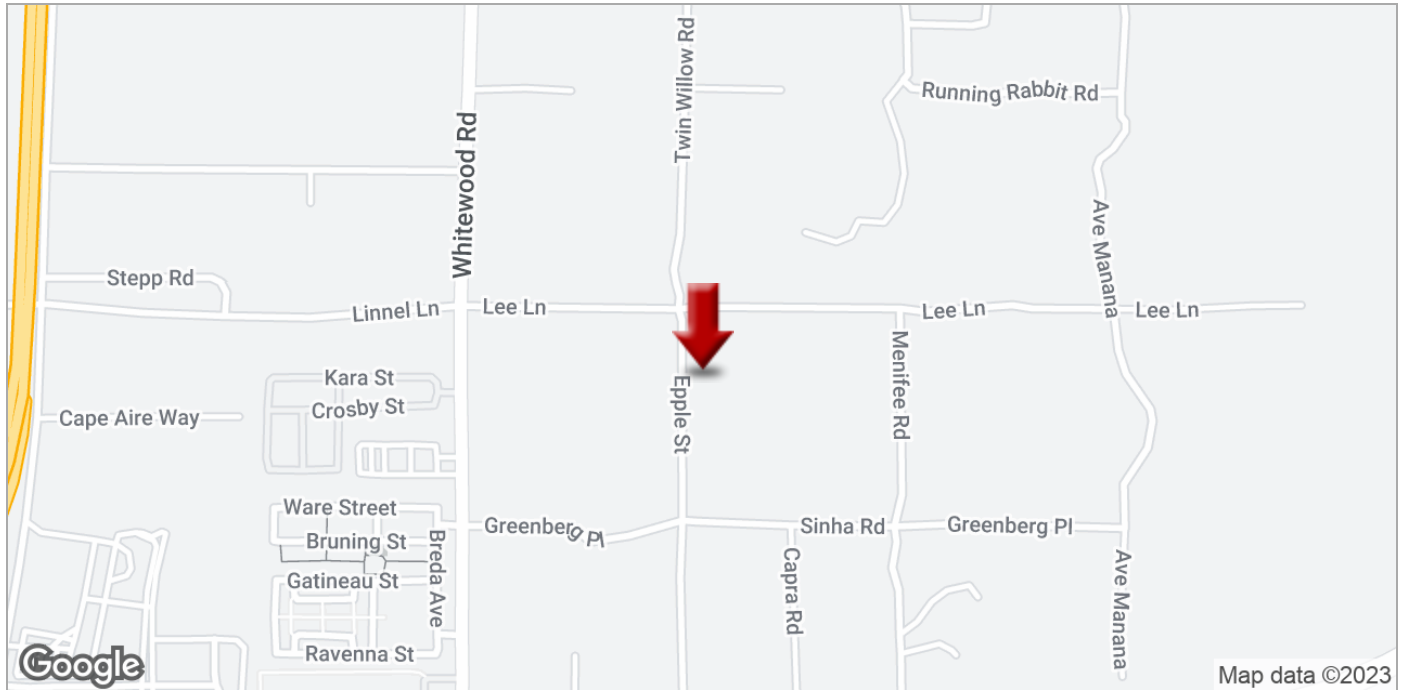
LOCATION MAPS

AERIAL MAP

## Regional Map



## Location Maps





## Aerial Map



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# FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

[illegible]



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# SALE COMPARABLES

# 4

SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

# Sale Comps

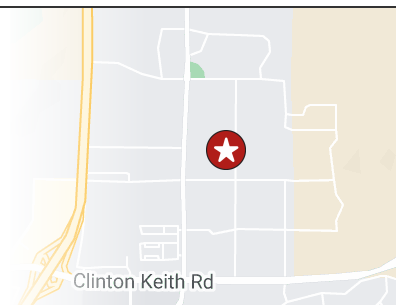


## SUBJECT PROPERTY

35520 Eppl St | Murrieta, CA 92563

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

Price / AC: \$400,000

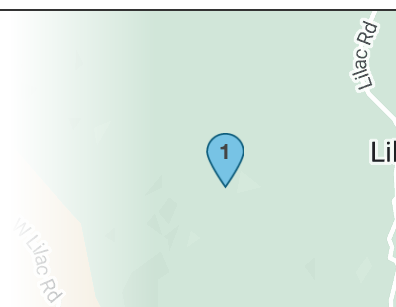


1	Property	Comparable 1	Comparable 2	Com
	Circle R Dr	Door Springs Rd	Mountain Meadow Rd	Don
	Bonnet	San Marcos	Escondido	San J
	92003	92009	92006	92006
	Paterson Ln	San Marcos	Escondido Ln	San J
	4.48	4.51	4.51	4.51
	127-522-07-00	180-040-03-00	180-101-22-00	180-101-22-00
	Agricultural Land	Agricultural Land	Agricultural Land	Agri
	05/10/2002	12/10/2012	07/30/2013	12/1
	05/17/2002	12/10/2012	06/05/2013	12/1
	80101-000	814-001-000	814-001-000	8014
	63.81	16.58	21.79	4.12
	2,776,384	722,225	966,172	179
	A	A	A	A

## COMPS

Patrick Way | Valley Center, CA 92082

Sale Price: \$3,000,000

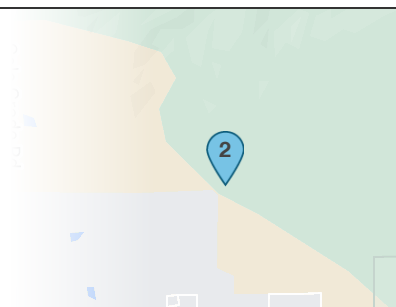


## PAUM HEIGHTS ROAD

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

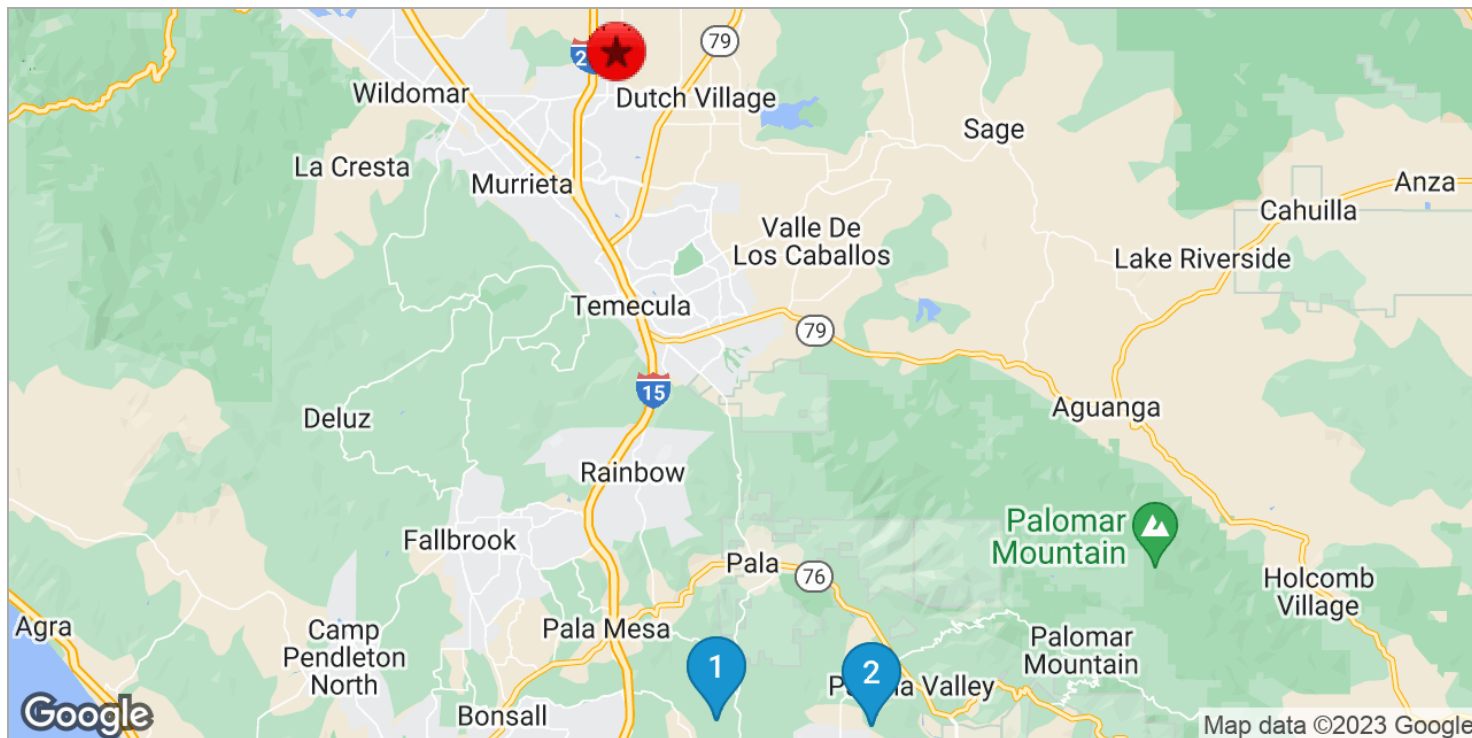
SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 <b>35520 Eppl 5 Acres Proposed Single Family Residential Development 1-10 dwelling units/acre. 35520 Eppl St Murrieta, CA</b> 35520 Eppl St Murrieta, CA 92563	\$2,000,000	5 AC	\$400,000

SALE COMPS	PRICE	LOT SIZE	PRICE/AC
<b>Comps</b> <b>1</b> Patrick Way Valley Center, CA 92082	\$3,000,000	-	-
<b>PAUM HEIGHTS ROAD</b> <b>2</b> 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

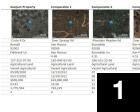


## Sale Comps Map



### SUBJECT PROPERTY

35520 Eppl St | 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

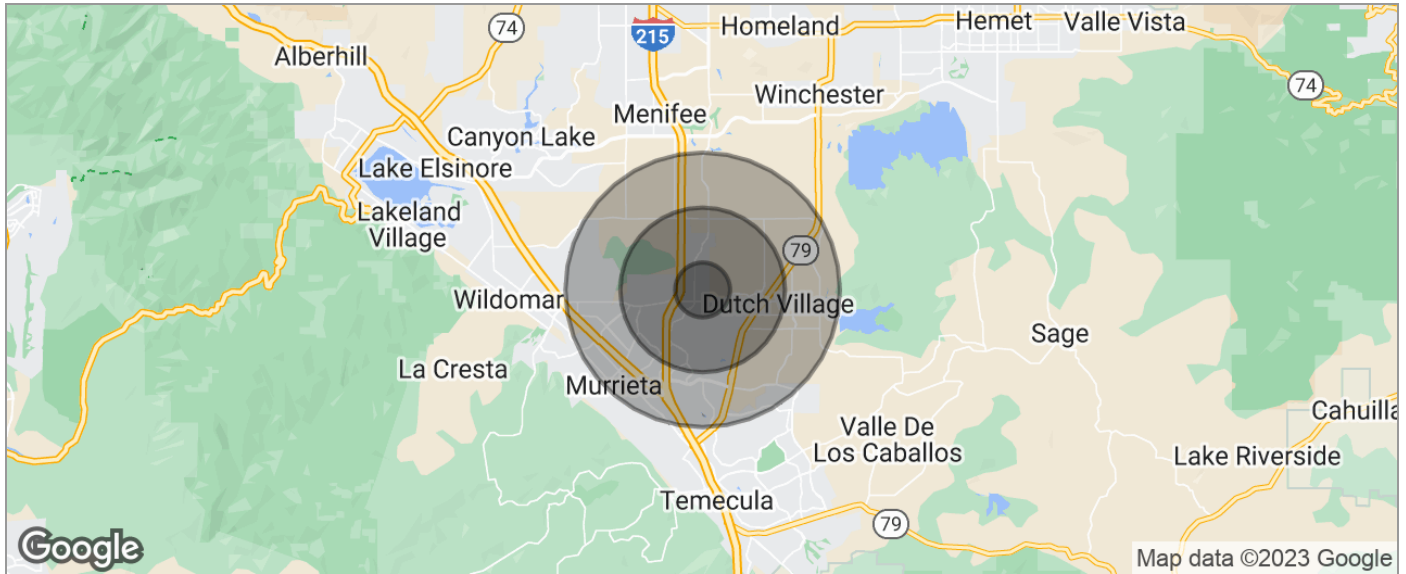
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# DEMOGRAPHICS

5

DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,742	55,086	153,414
MEDIAN AGE	27.9	31.5	32.5
MEDIAN AGE (MALE)	27.8	31.5	31.5
MEDIAN AGE (FEMALE)	28.1	31.5	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,247	16,063	46,825
# OF PERSONS PER HH	3.8	3.4	3.3
AVERAGE HH INCOME	\$102,130	\$93,853	\$89,086
AVERAGE HOUSE VALUE	\$414,892	\$394,495	\$392,343
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.4%	65.4%	65.7%
% BLACK	10.1%	6.6%	6.1%
% ASIAN	14.9%	12.8%	11.2%
% HAWAIIAN	0.7%	0.4%	0.3%
% INDIAN	1.1%	0.5%	0.7%
% OTHER	6.4%	8.8%	9.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	25.3%	26.3%	27.2%

\* Demographic data derived from 2020 ACS - US Census