

28740 Greenberg Pl Murrieta 5 Acres Proposed Single Family Residential Development 1.1-10/Acre

MURRIETA, CA



OFFERING MEMORANDUM

**KW COMMERCIAL**  
7817 Ivanhoe Avenue  
La Jolla, CA 92037

PRESENTED BY:

**LOU LOLLIO**  
Commercial Managing Director  
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## MURRIETA, CA

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28740 GREENBERG PL MURRIETA 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/ACRE

# PROPERTY INFORMATION

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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 #:** 392-320-005

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

## PROPERTY OVERVIEW

5 Acres Proposed Single Family Residential Development 1.1-10/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

- Close to Loma Linda University Hospital
- Close to planned Kaiser Hospital

## Property Description



## PROPERTY OVERVIEW

5 Acres Proposed Single Family Residential Development  
1.1-10/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 off at Clinton Keith Rd go East to Whitewood North  
to Lee Lane East to Menifee

# Property Details

<b>PROPERTY NAME:</b>	28740 Greenberg Pl Murrieta 5 Acres Proposed Single Family Residential Development 1.1-10/acre
<b>STREET ADDRESS:</b>	28740 Greenberg Pl
<b>CITY, STATE, ZIP:</b>	Murrieta, CA 92563
<b>APN:</b>	392-320-005
<b>BUILDING CLASS:</b>	
<b>ZONING:</b>	Proposed Single Family Residential Development 1.1-10/acre
<b>YEAR BUILT:</b>	
<b>NUMBER OF STORIES:</b>	
<b>FOUNDATION:</b>	
<b>WALLS:</b>	





# Complete Highlights

## PROPERTY HIGHLIGHTS

- Close to Loma Linda University Hospital
- Close to planned Kaiser Hospital



## Additional Photos





28740 GREENBERG PL MURRIETA 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/ACRE

# LOCATION INFORMATION

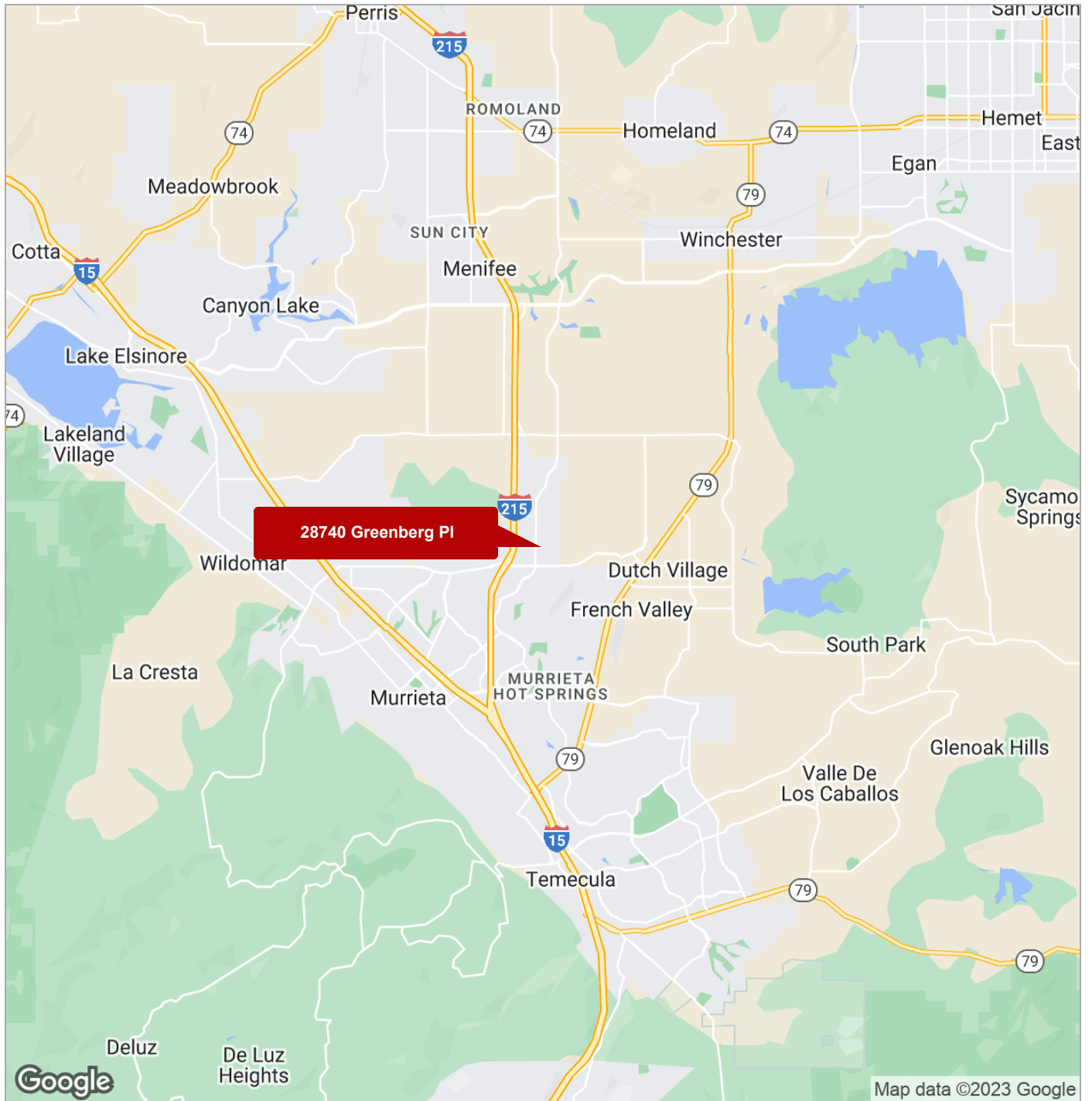
# 2

REGIONAL MAP

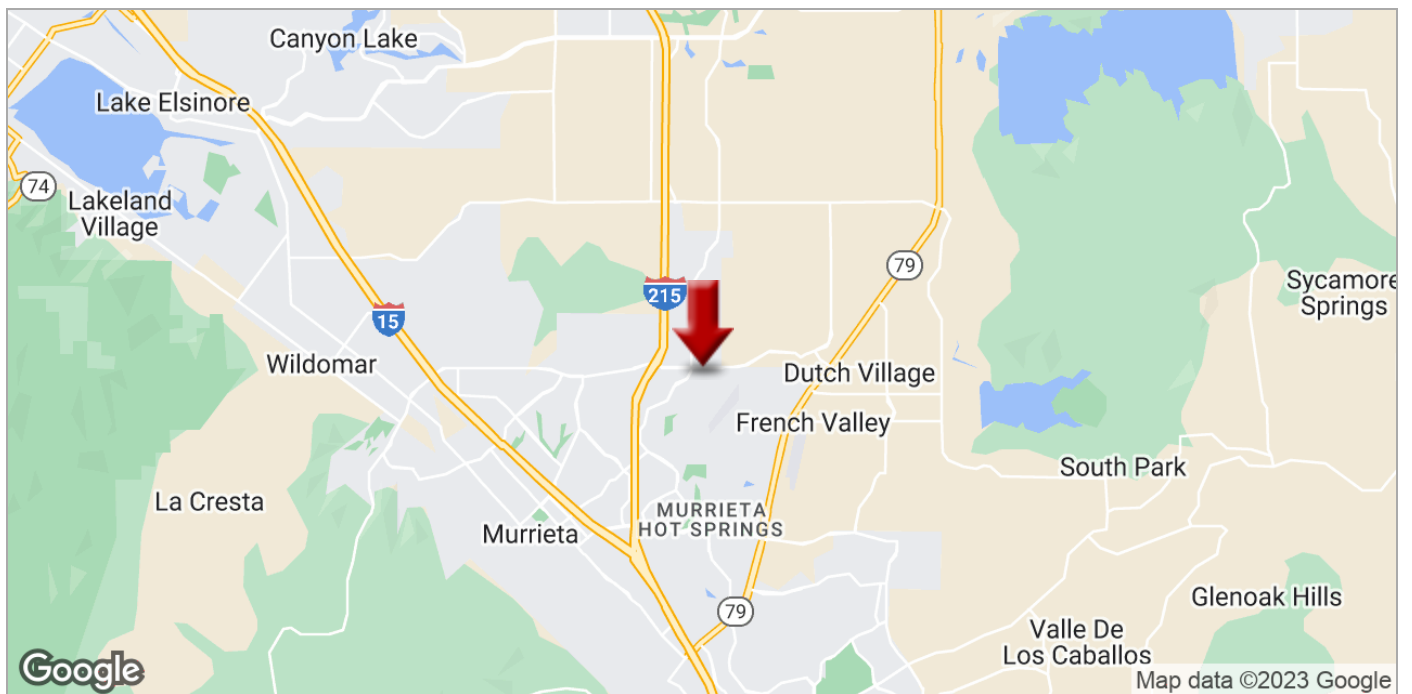
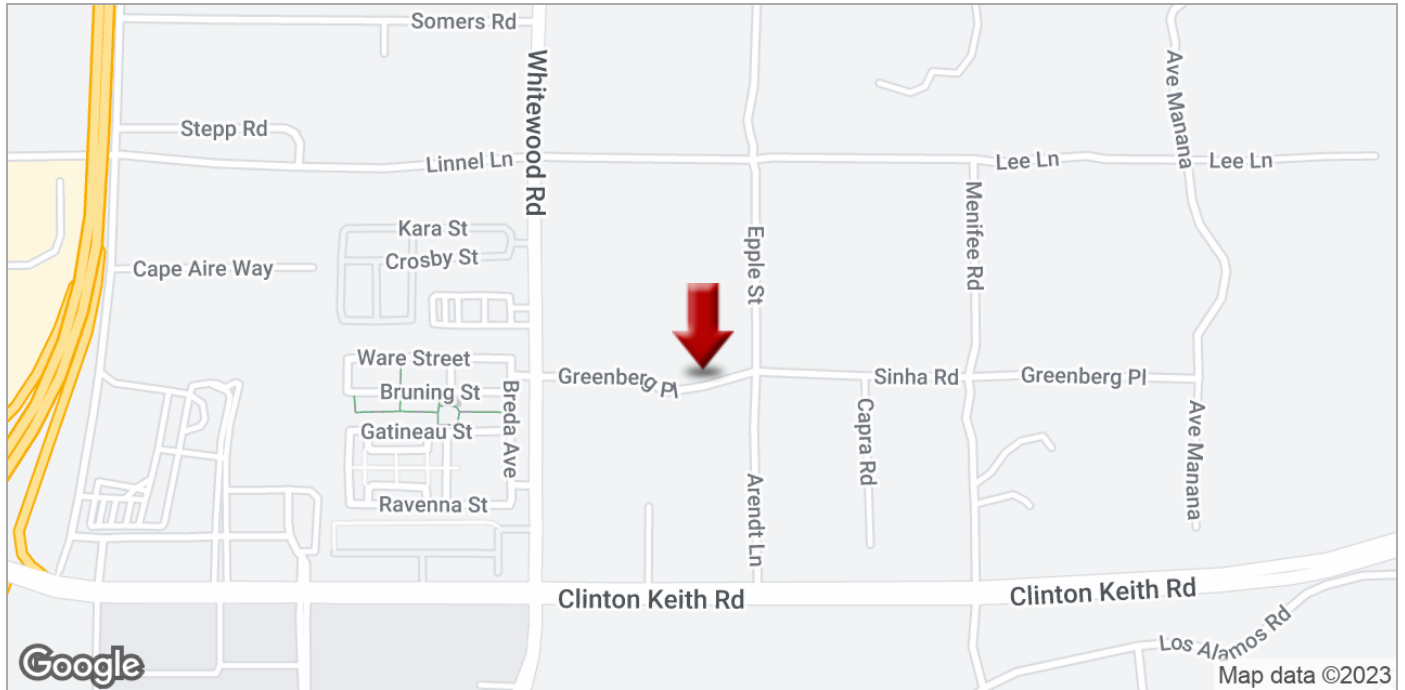
LOCATION MAPS

AERIAL MAP

# Regional Map



# Location Maps





## Aerial Map





28740 GREENBERG PL MURRIETA 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/ACRE

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# SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

# Sale Comps



## SUBJECT PROPERTY

28740 Greenberg Pl | Murrieta, CA 92563

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

Price / AC: \$400,000

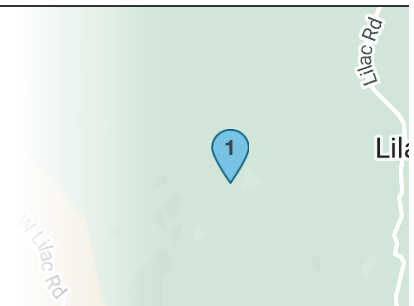


1	Property	Comparable 1	Comparable 2	Comparable 3	Com
	Circle R Dr	Deer Springs Rd	Mountain Meadow Rd	Deer	
	Bonnet	San Marcos	Escondido	San J	
	92003	92009	92008	92008	
	Paterson Ln	San Marcos	Escondido Ln	San J	
	4.48	4.48	4.31	4.31	
	127-522-07-00	180-040-03-00	180-101-22-00	180-101-22-00	
	Agricultural Land	Agricultural Land	Agricultural Land	Agri	
	Valley Agricultural	Valley Agricultural	Valley Agricultural	Valley	
	05/09/2002	12/13/2013	07/30/2013	12/13	
	05/17/2002	12/13/2013	06/05/2013	12/13	
	80101195	814,000,000	81,000,000	8014	
	63.81	16.58	21.79	4.12	
	2,776,384	722,225	946,172	1790	
	A	A	A	A	

## COMPS

Patrick Way | Valley Center, CA 92082

Sale Price: \$3,000,000

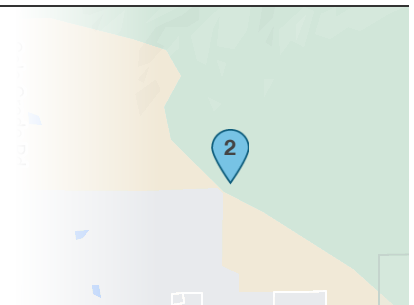


## PAUMA HEIGHTS ROAD

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

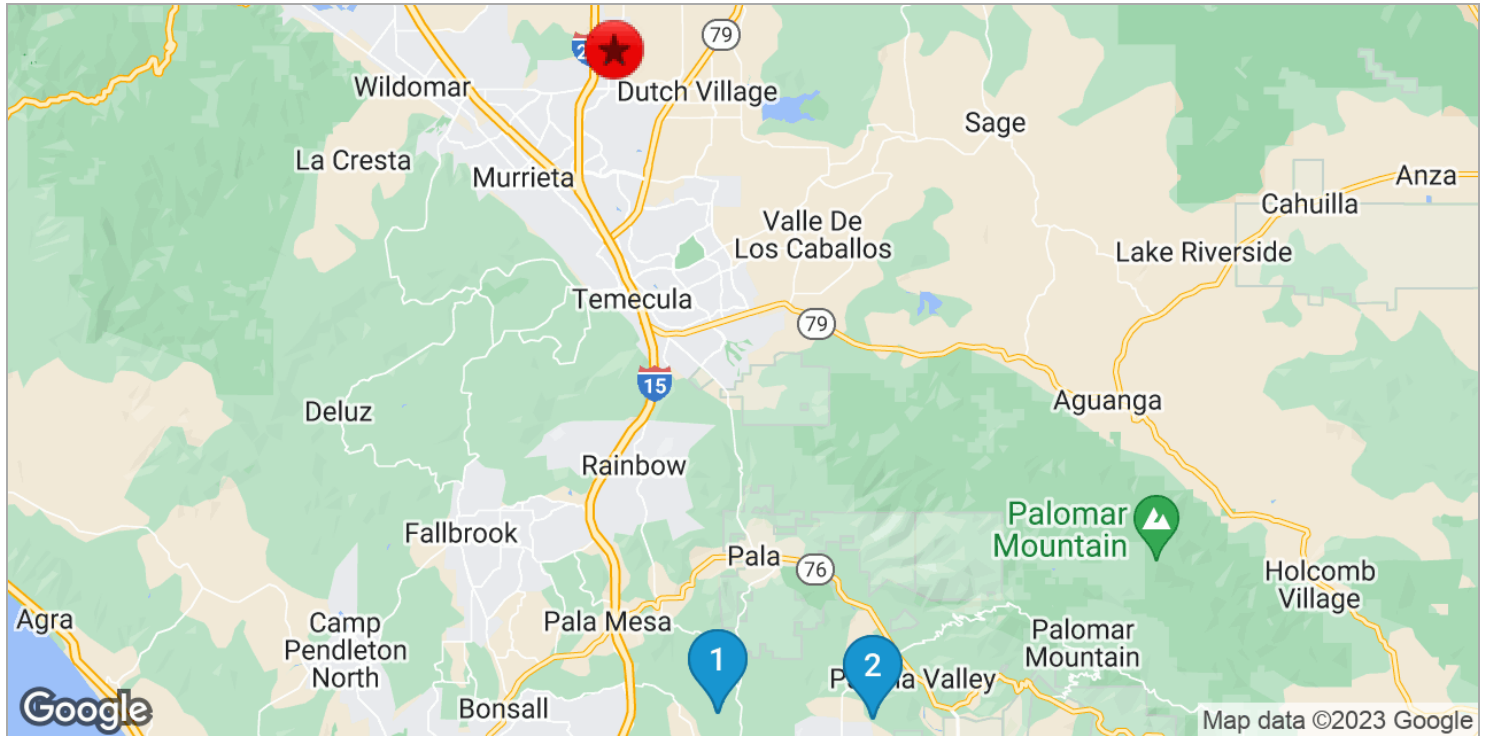
# Sale Comps Summary

SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 <b>28740 Greenberg Pl Murrieta 5 Acres Proposed Single Family Residential Development 1.1-10/acre</b> 28740 Greenberg Pl 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

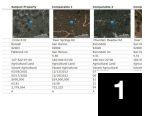
SALE COMPS	PRICE	LOT SIZE	PRICE/AC
<b>TOTALS/AVERAGES</b>	<b>\$2,250,000</b>	<b>38 AC</b>	<b>\$59,210</b>

# Sale Comps Map



## SUBJECT PROPERTY

28740 Greenberg PI | 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



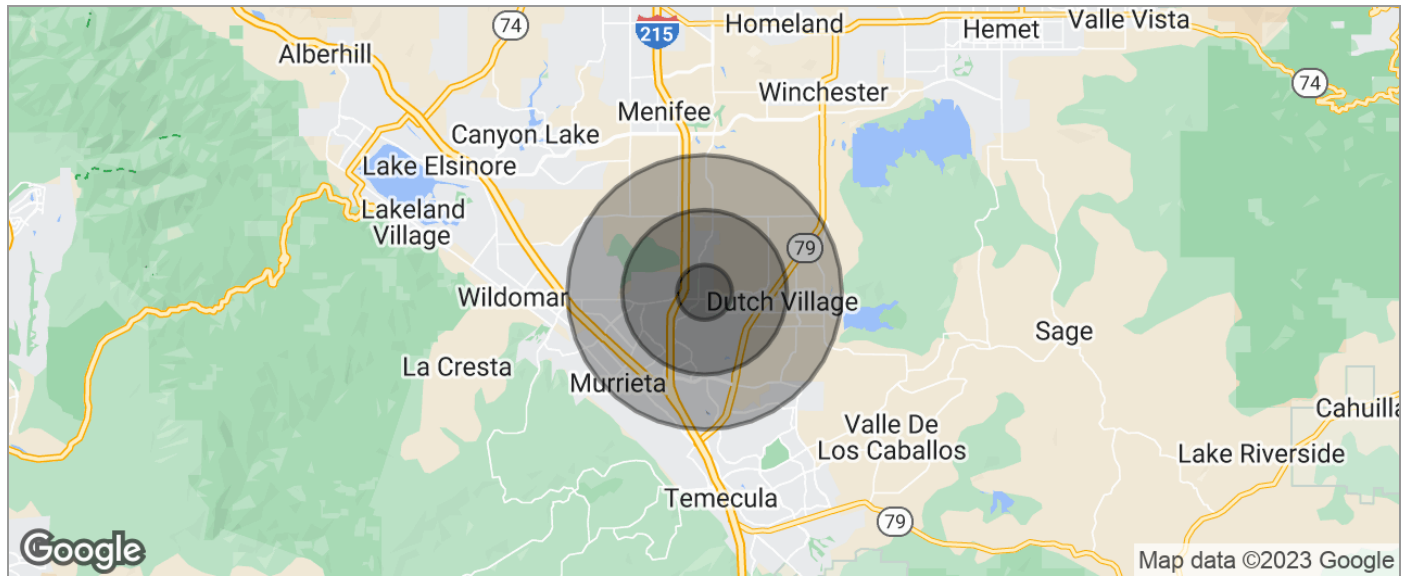
28740 GREENBERG PL MURRIETA 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/ACRE

DEMOGRAPHICS

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DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,707	52,035	152,342
MEDIAN AGE	27.8	31.1	32.5
MEDIAN AGE (MALE)	27.8	31.1	31.6
MEDIAN AGE (FEMALE)	28.0	31.3	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,238	15,060	46,445
# OF PERSONS PER HH	3.8	3.5	3.3
AVERAGE HH INCOME	\$102,036	\$94,690	\$89,296
AVERAGE HOUSE VALUE	\$414,589	\$396,164	\$392,760
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.3%	65.2%	65.6%
% BLACK	10.2%	6.6%	6.2%
% ASIAN	14.8%	13.2%	11.2%
% HAWAIIAN	0.7%	0.4%	0.3%
% INDIAN	1.1%	0.6%	0.7%
% OTHER	6.4%	8.5%	9.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	25.3%	26.1%	27.1%

\* Demographic data derived from 2020 ACS - US Census