

0 Menifee Rd Murrieta Develop 1-10units/Acre

MURRIETA, CA



OFFERING MEMORANDUM

KW COMMERCIAL
7817 Ivanhoe Avenue
La Jolla, CA 92037

PRESENTED BY:

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MURRIETA, CA

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0 MENIFEE RD MURRIETA DEVELOP 1-10 UNITS/ACRE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Executive Summary



| | |
|-----------------|----------------|
| SALE PRICE: | \$545,000 |
| PRICE PER ACRE: | \$109,000 |
| LOT SIZE: | 5.0 Acres |
| APN #: | 392310015 |
| ZONING: | Commercial ORP |
| CROSS STREETS: | Lee Lane |

PROPERTY OVERVIEW

SFR Development Zoning Single Family Residential Development 1-10 Units/Acre. We have a total of approximately 50 acres assembled FOR SALE. This is a 5 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

- Residential Development 1-10 dwelling units per acre.
- Close to Loma Linda University Hospital
- Close to planned Kaiser Hospital
- Bring Developers

Property Description



PROPERTY OVERVIEW

SFR Development Zoning Single Family Residential Development 1-10 Units/Acre. We have a total of approximately 50 acres assembled FOR SALE. This is a 5 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

215 Fwy off at Clinton Keith Rd go East to Whitewood North to Lee Lane East to Greenberg Pl.

Property Details

| | |
|--------------------|---|
| PROPERTY NAME: | 0 Meniffee Rd Murrieta Develop 1-10units/acre |
| STREET ADDRESS: | Meniffee Rd |
| CITY, STATE, ZIP: | Murrieta, CA 92563 |
| APN: | 392310015 |
| BUILDING CLASS: | |
| ZONING: | Commercial ORP |
| YEAR BUILT: | |
| NUMBER OF STORIES: | |
| FOUNDATION: | |
| WALLS: | |



Complete Highlights

PROPERTY HIGHLIGHTS

- Residential Development 1-10 dwelling units per acre.
- Close to Loma Linda University Hospital
- Close to planned Kaiser Hospital
- Bring Developers



Additional Photos



0 MENIFEE RD MURRIETA DEVELOP 1-10UNITS/ACRE

LOCATION INFORMATION

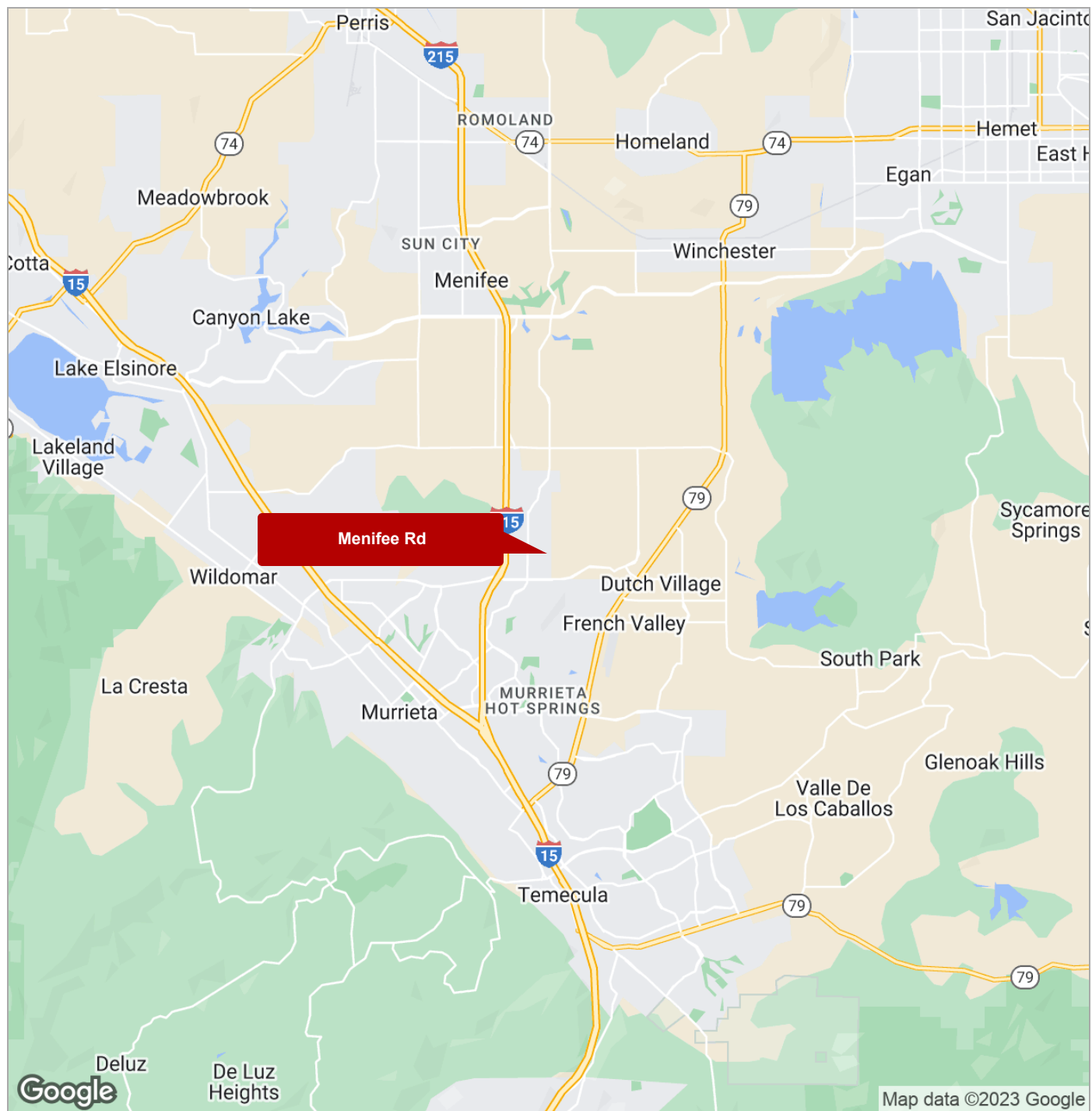
2

REGIONAL MAP

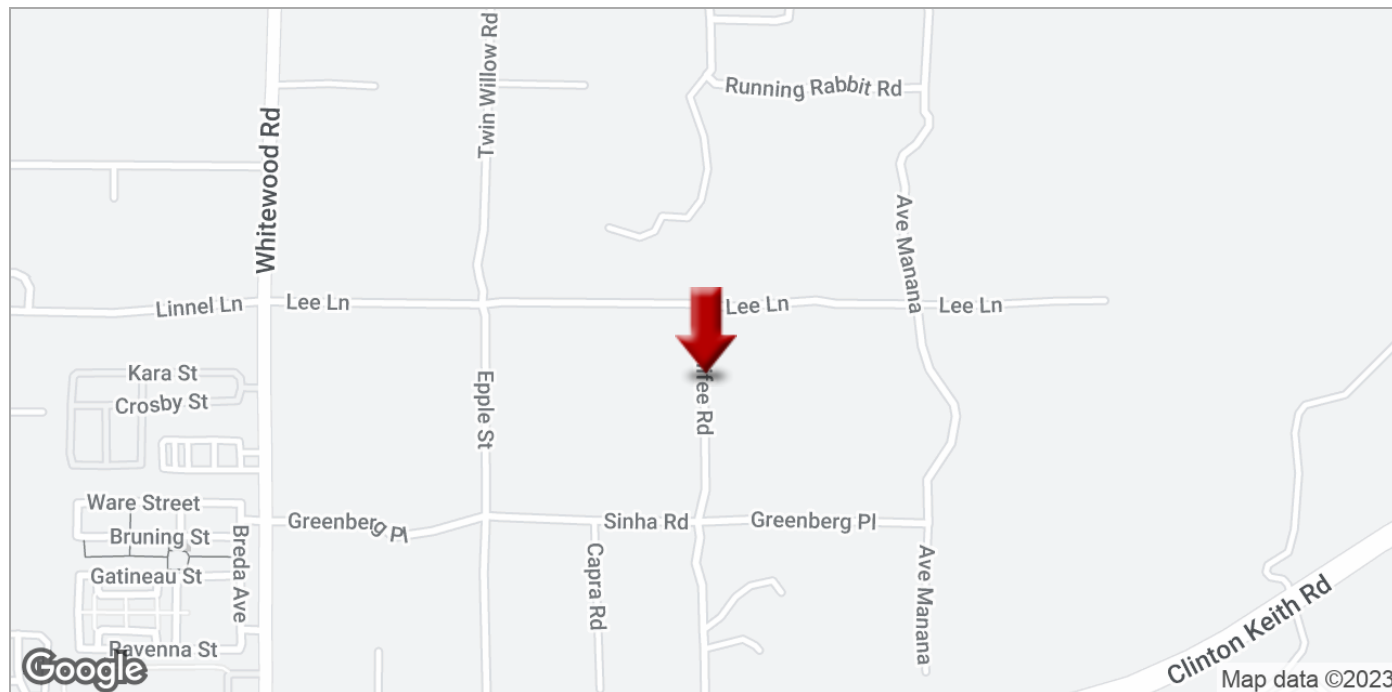
LOCATION MAPS

AERIAL MAP

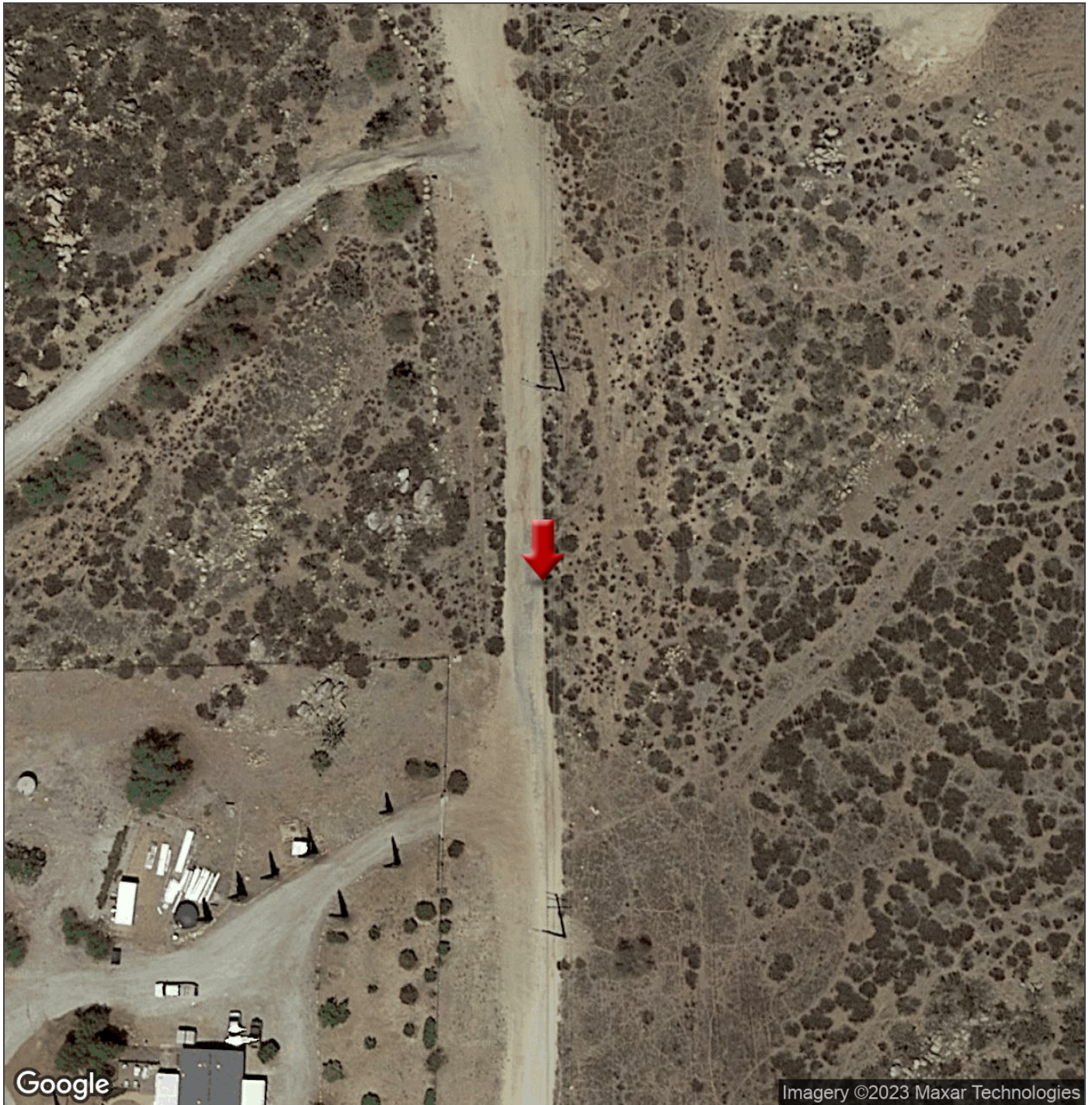
Regional Map



Location Maps



Aerial Map



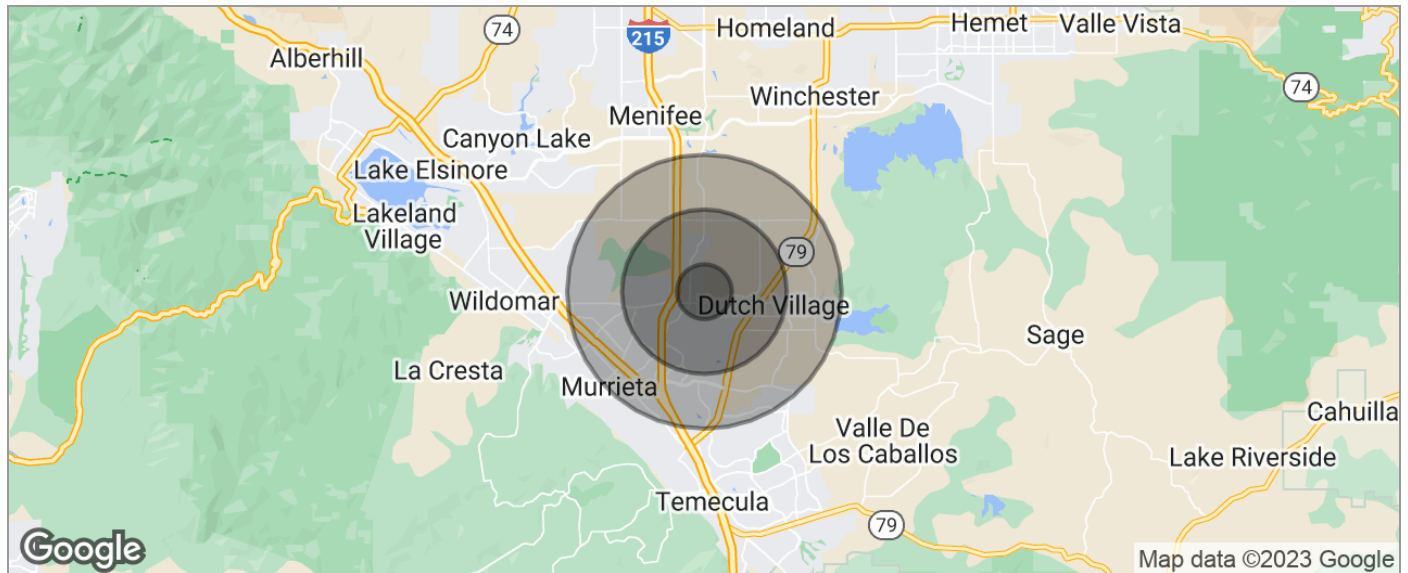
0 MENIFEE RD MURRIETA DEVELOP 1-10UNITS/ACRE

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 4,970 | 58,702 | 155,912 |
| MEDIAN AGE | 28.4 | 32.1 | 32.6 |
| MEDIAN AGE (MALE) | 28.1 | 32.0 | 31.4 |
| MEDIAN AGE (FEMALE) | 28.9 | 32.1 | 33.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,317 | 17,367 | 47,673 |
| # OF PERSONS PER HH | 3.8 | 3.4 | 3.3 |
| AVERAGE HH INCOME | \$102,295 | \$92,684 | \$89,029 |
| AVERAGE HOUSE VALUE | \$414,509 | \$394,373 | \$393,589 |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| % WHITE | 62.2% | 66.1% | 65.6% |
| % BLACK | 9.4% | 6.4% | 6.0% |
| % ASIAN | 15.3% | 12.3% | 11.1% |
| % HAWAIIAN | 0.7% | 0.4% | 0.3% |
| % INDIAN | 0.9% | 0.5% | 0.7% |
| % OTHER | 6.6% | 9.0% | 9.8% |
| ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
| % HISPANIC | 25.3% | 26.3% | 27.2% |

* Demographic data derived from 2020 ACS - US Census