

# ±25 AC - Development / Investment Opportunity

BRIANS WAY



Keller Rd

Brians Way



Whitwood Rd

Approved Murrieta Hills Project - Pulte Homes



Antelope Rd



# Murrieta, California



LAND TEAM

# Executive Summary

## PROPERTY OVERVIEW

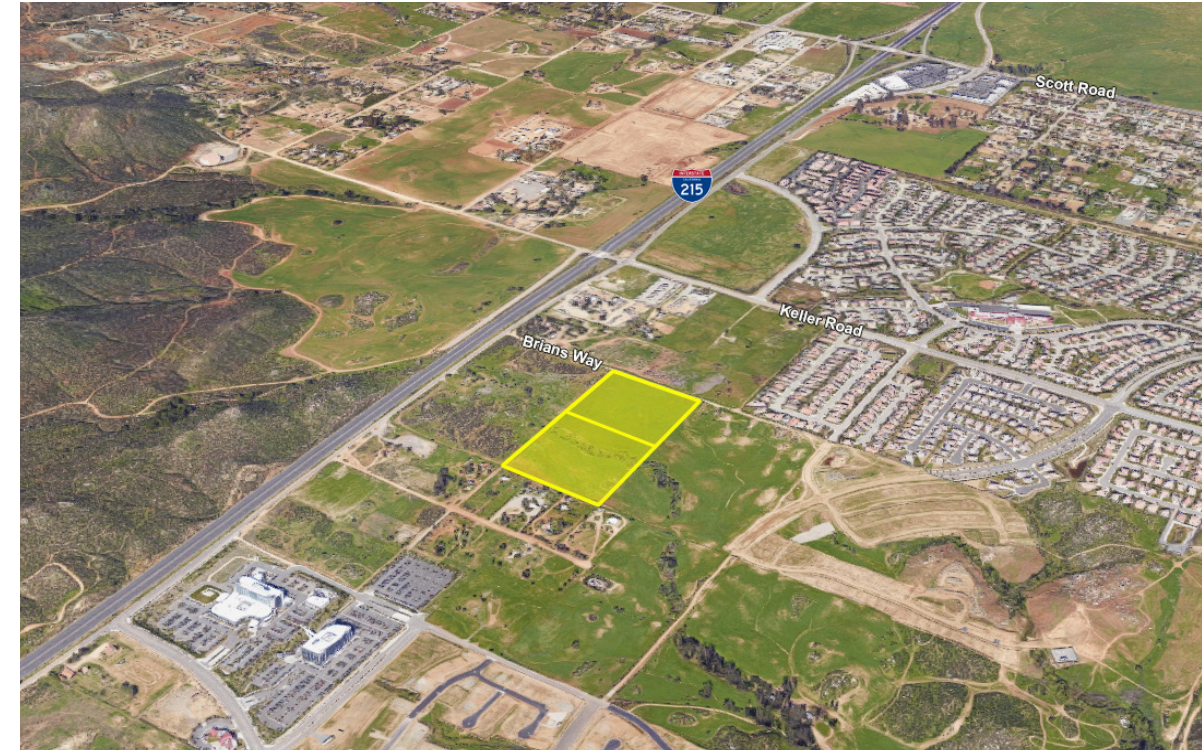
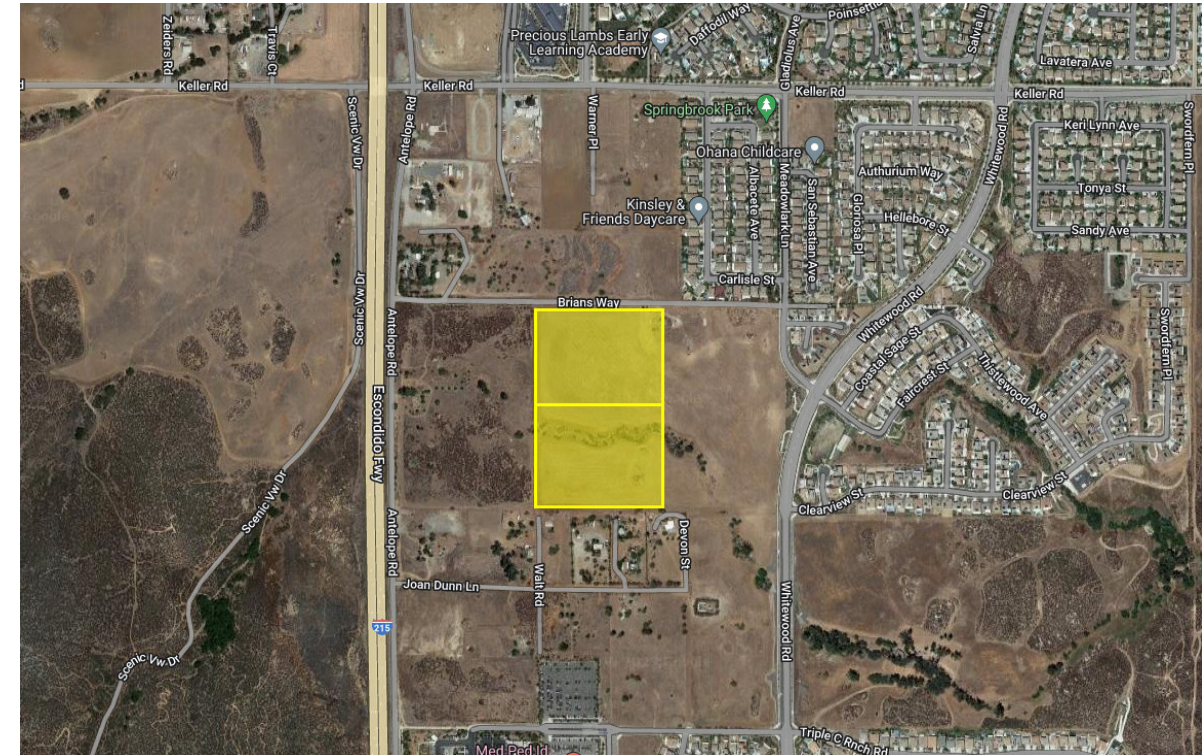
The subject property consists of two adjoining parcels, each measuring 12.5 acres, totaling +/-25 acres of undeveloped land. The site forms a rectangular shape with a length and width of approximately 1,300 feet by 840 feet and has little to no sloping or topography. The property is located in northeast Murrieta, just to the east of the I-215 freeway where the city has plans to add a future freeway on-and-off ramp at Keller Road. It sits between Loma Linda University Medical Center, who have expansion plans to the south of the property, and Kaiser Permanente Hospital which are both located along Antelope Road. There are newly constructed residential communities directly to the east of the property, with more in the planning phase on both sides of the I-215 freeway. Per the Eastern Municipal Water District, there are water and sewer lines that run through Antelope Road (west) as well as Whitewood Rd (east).

## PROPERTY FACTS

- LOCATION: Murrieta - Riverside County, CA
- TOTAL SITE AREA: ±25 Acres
- APN: 384-230-002, 004
- PRICING: Call for Details
- ZONING: Office Research Park

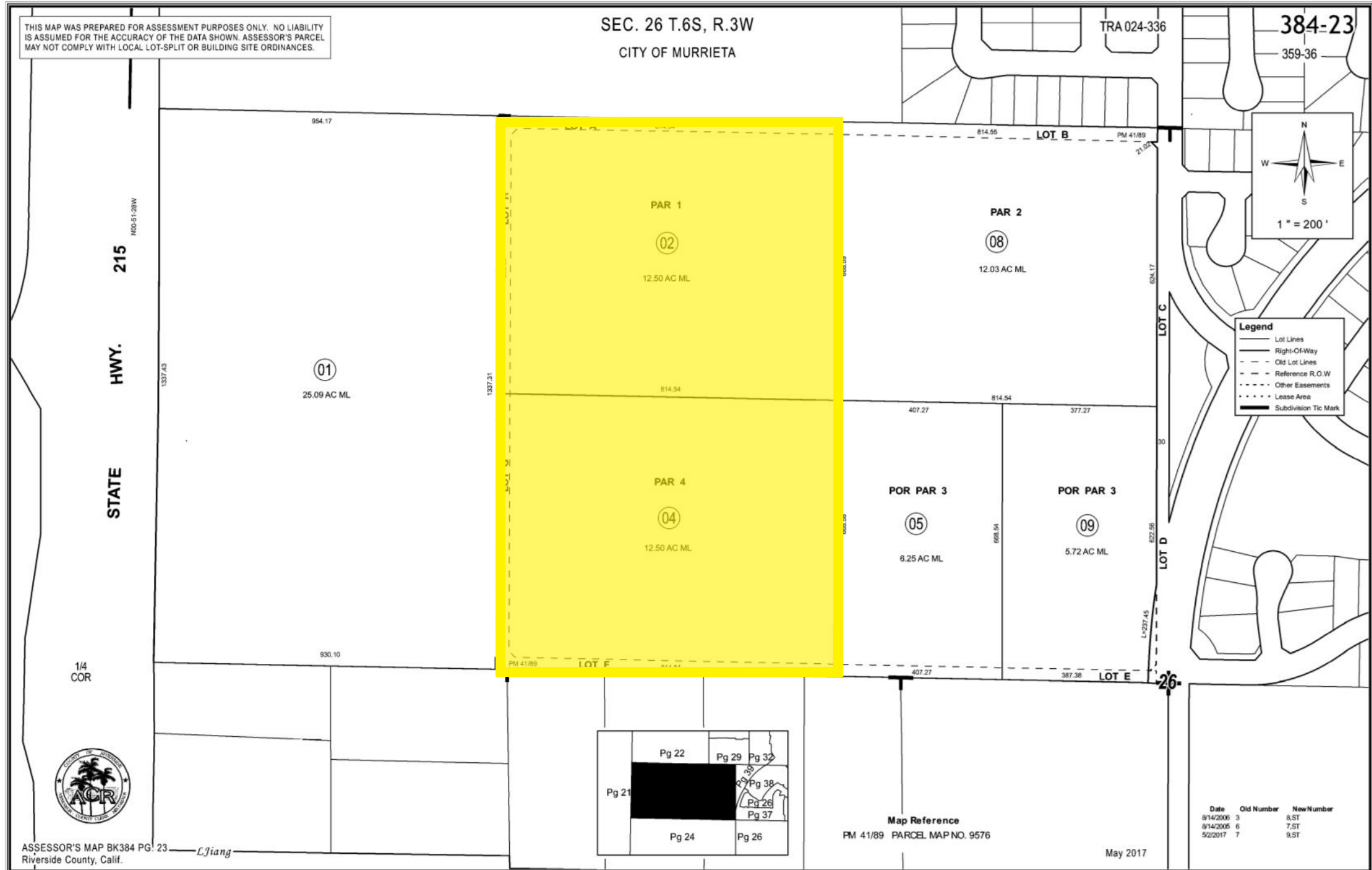
## ZONING

The property is zoned Office and Research Park (ORP) which is consistent with the land use designation in the general plan. ORP zoning districts are applied to areas primarily appropriate for office, medical, business campuses, and research/development facilities. Commercial uses such as alternative fuel/charging stations, hotels, banks/financial services, health and fitness centers, and various medical/pharmaceutical manufacturing operations are also permitted in ORP districts.



# Assessor's Map

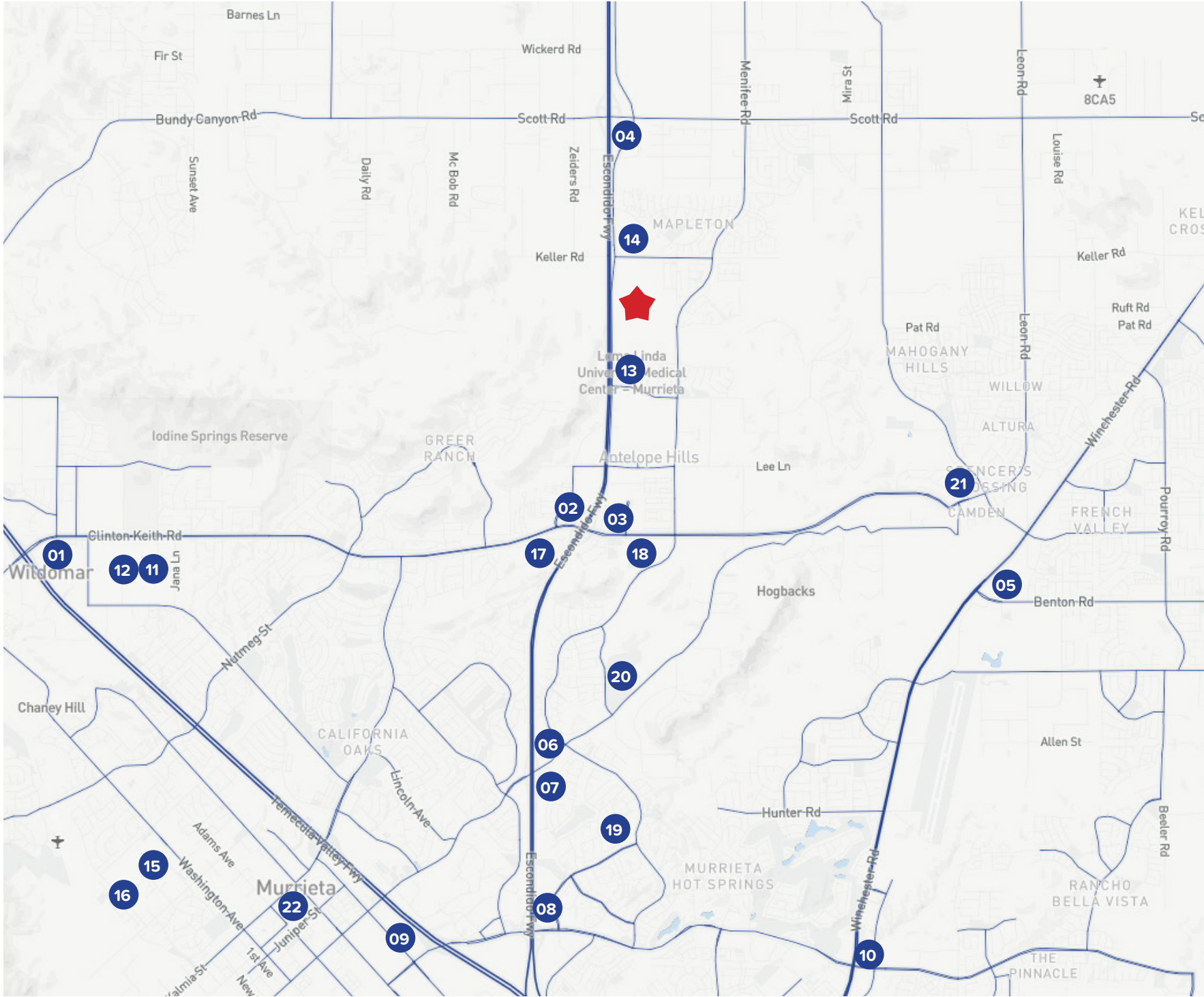
## PROPERTY OVERVIEW



# Aerial Map



# Surrounding Retail & Public Works



### SHOPPING CENTERS

- 01 Albertsons Shopping Center
- 02 Orchard Shopping Center
- 03 Costco
- 04 Heritage Market Place
- 05 French Valley Village Center
- 06 Gateway Plaza
- 07 Murrieta Gateway Center
- 08 Murrieta Town Center
- 09 Murrieta Springs Plaza
- 10 The Plaza at Silver Hawk

### MEDICAL FACILITIES

- 11 Inland Valley Medical Center
- 12 Kaiser Permanente
- 13 Loma Linda
- 14 Kaiser Permanente

### EDUCATION

- 15 Murrieta Valley High School
- 16 Thompson Middle School
- 17 Antelope Hills Elementary School
- 18 Vista Murrieta High School
- 19 Alta Murrieta Elementary School

### ENTERTAINMENT

- 20 Los Alamos Hills Sports Park
- 21 Spencer Crossing Sports Park

### GOVERNMENT FACILITIES

- 22 Murrieta City Hall & Parks Dept.

# Murrieta, CA

Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 103,466 at the 2010 census. Murrieta experienced a 133.7% population increase between 2000 and 2010, according to the most recent census, making Murrieta one of the fastest-growing cities in the state. This population boom in 2010 surpassed the population of the historically larger and more commercial city of Temecula to the south for the first time since the incorporation of either city.

Temecula and Murrieta together form the southwestern anchor of the Inland Empire region. Largely residential in character, Murrieta is typically characterized as a commuter town, with many of its residents commuting to jobs in San Diego County, Orange County, Los Angeles County, Temecula, and Camp Pendleton.

The city of Murrieta is situated just 100 miles outside of Los Angeles and is well loved by residents for its gorgeous surrounding vineyards and idyllic scenery. Not just known for its grapes, the area around the city is said to be some of the most picturesque in the region, and for anyone who likes to get outdoors then this is not to be missed.



Murrieta City Hall



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## 2025 Summary

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Population	112,539
Households	36,145
Median Age	38
Median Household Income	\$112,962
Average Household Income	\$132,869

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**FOR MORE INFORMATION CONTACT:**

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