



FOR SALE

11.79 Acres Menifee, CA

TBD Hampshire Drive, Menifee, CA 92587



eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

Kris McGee

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PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION



FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	\$299,000
Available SF:	
Lot Size:	11.79 Acres
Price / Acre:	\$25,360
Zoning:	W-2
Market:	Inland Empire
Submarket:	SW Riverside

PROPERTY OVERVIEW

Introducing a prime opportunity for residential investment: this property, located in the sought-after Inland Empire area, boasts W-2 zoning, offering a range of development possibilities. Spanning a spacious parcel of land, the property provides a blank canvas for realizing residential visions. Its strategic location within the Inland Empire presents a promising investment prospect, with access to a growing market for residential properties. Don't miss the chance to capitalize on this exceptional zoning and location to bring your residential development plans to life. Unlock the potential of this property and seize the opportunity for a lucrative investment in the thriving Inland Empire market.

PROPERTY HIGHLIGHTS

- - Zoned W-2 for versatile development opportunities
- - Spacious parcel of land offering ample room for residential projects
- - Prime location within the thriving Inland Empire market
- - Ideal for capitalizing on the growing demand for residential properties
- - Strategic positioning for maximizing investment potential

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FOR SALE | Property Description



PROPERTY DESCRIPTION

Introducing a prime opportunity for residential investment: this property, located in the sought-after Inland Empire area, boasts W-2 zoning, offering a range of development possibilities. Spanning a spacious parcel of land, the property provides a blank canvas for realizing residential visions. Its strategic location within the Inland Empire presents a promising investment prospect, with access to a growing market for residential properties. Don't miss the chance to capitalize on this exceptional zoning and location to bring your residential development plans to life. Unlock the potential of this property and seize the opportunity for a lucrative investment in the thriving Inland Empire market.

LOCATION DESCRIPTION

Discover the potential of investing in the Inland Empire with 11.79 Acres in Menifee, CA. This prime location offers residential investors a promising opportunity in a rapidly growing area. Situated near the Menifee Countryside Marketplace and Menifee Lakes Country Club, the property provides convenient access to shopping, dining, and outdoor recreational activities. With the finishing development of Menifee Town Center, the area is poised for further growth and increased demand for residential properties. Embrace the chance to be part of this dynamic market and capitalize on the potential for future returns on investment.

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FOR SALE | Complete Highlights



PROPERTY HIGHLIGHTS

- - Zoned W-2 for versatile development opportunities
- - Spacious parcel of land offering ample room for residential projects
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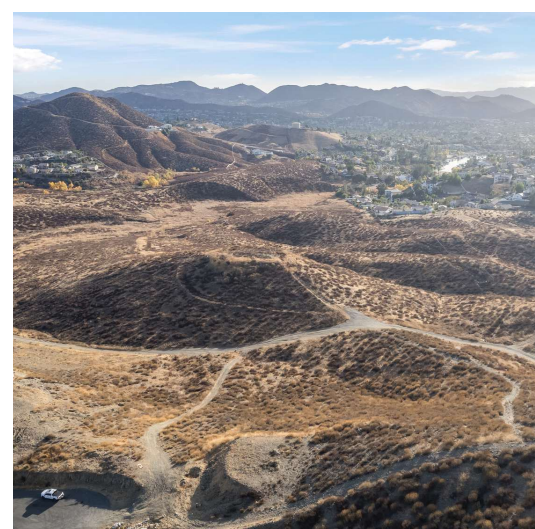
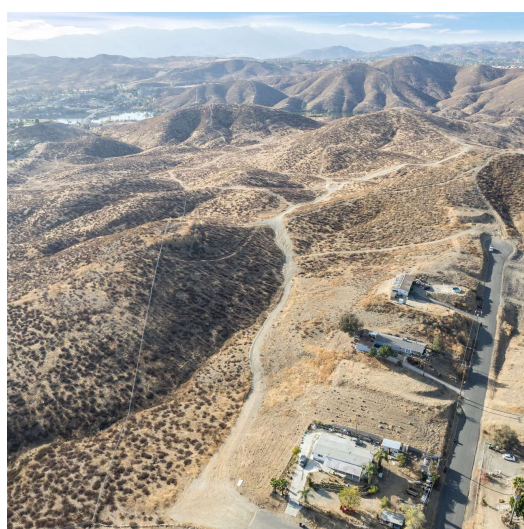
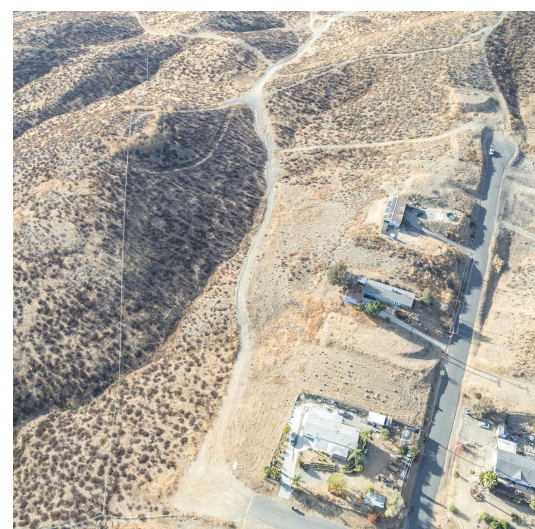
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FOR SALE | Additional Photos



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LOCATION INFORMATION



FOR SALE | Regional Map



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FOR SALE | Location Map



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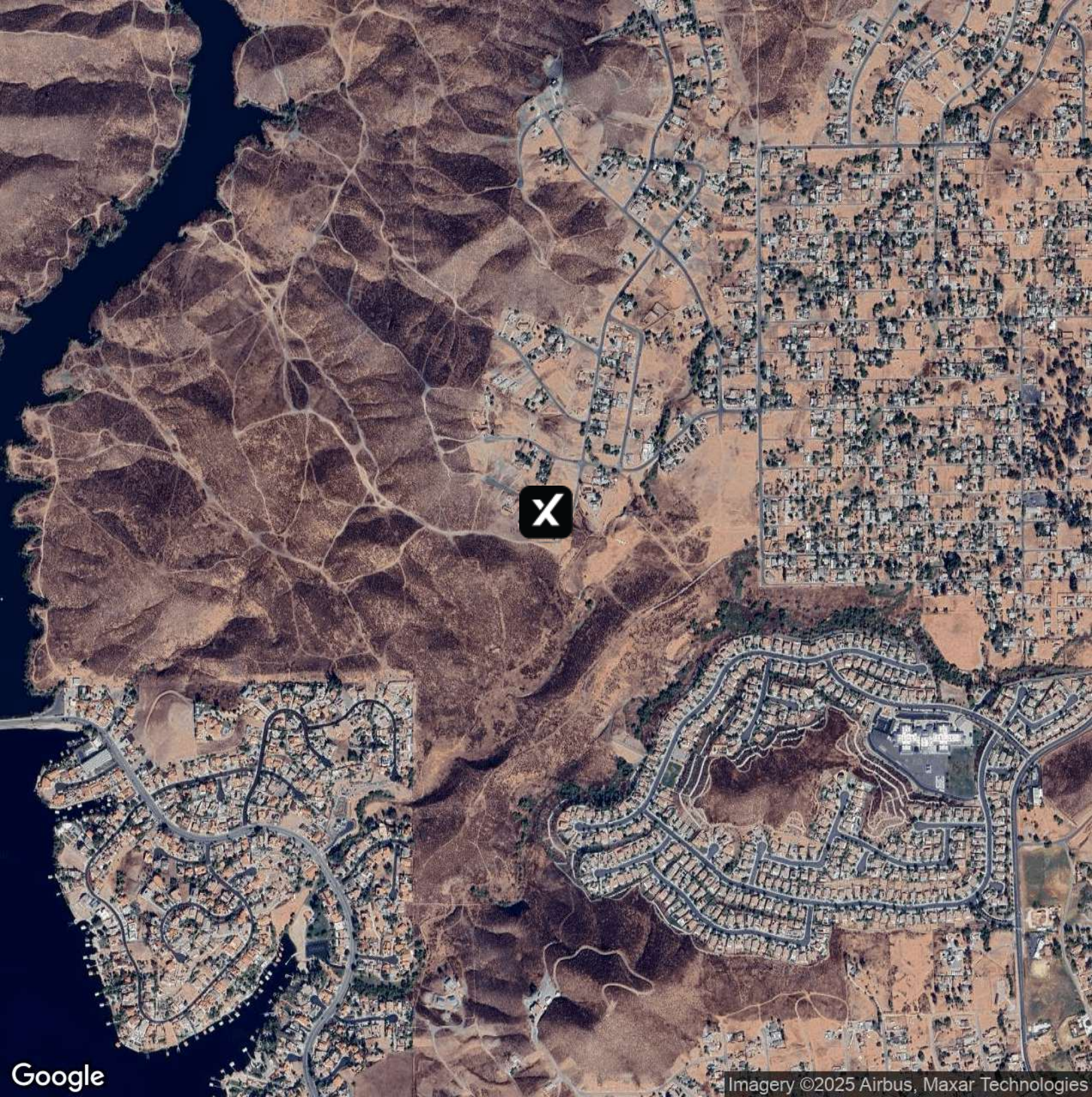
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FOR SALE | **Aerial Map**



Google

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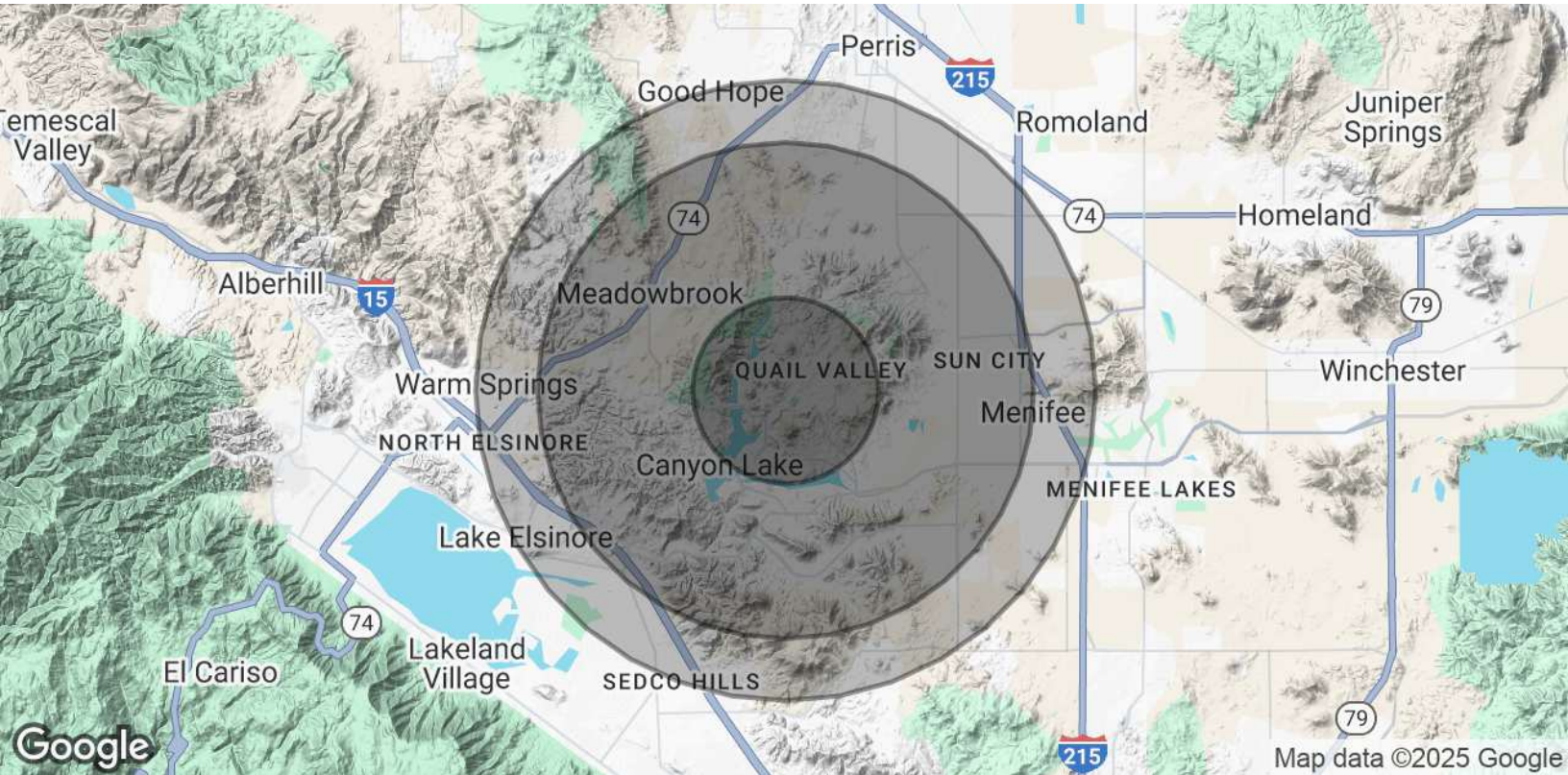
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DEMOGRAPHICS



FOR SALE | Demographics Map & Report



POPULATION	1.5 MILES	4 MILES	5 MILES
Total Population	13,399	96,732	132,848
Average Age	38	40	40
Average Age (Male)	38	40	39
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1.5 MILES	4 MILES	5 MILES
Total Households	4,347	31,786	43,456
# of Persons per HH	3.1	3	3.1
Average HH Income	\$122,986	\$116,892	\$113,791
Average House Value	\$610,993	\$557,531	\$543,272

Demographics data derived from AlphaMap

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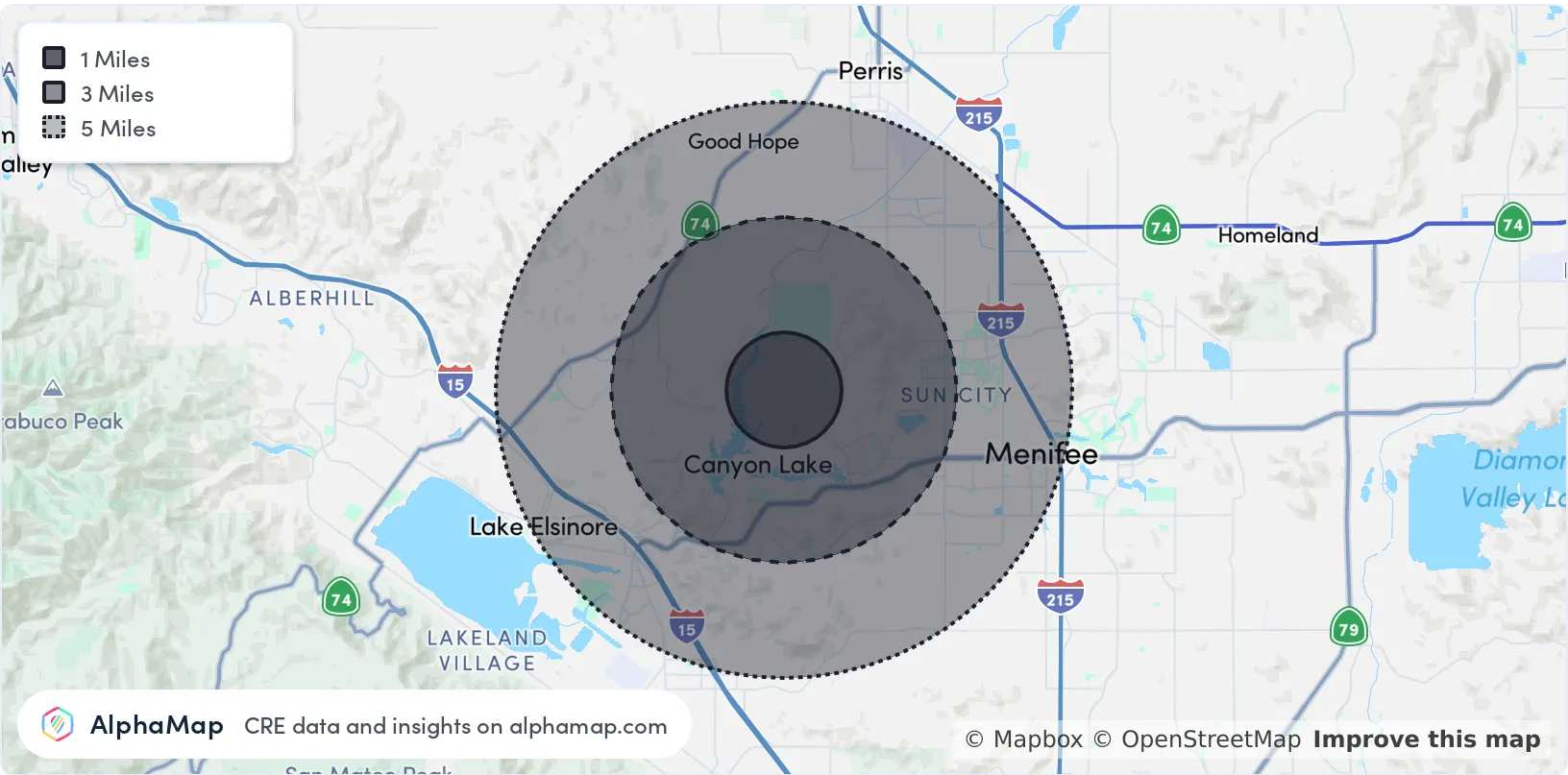
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FOR SALE | Area Analytics



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,363	55,186	132,848
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	37	40	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,923	17,287	43,456
Persons per HH	3.3	3.2	3.1
Average HH Income	\$105,249	\$128,001	\$113,791
Average House Value	\$524,365	\$600,395	\$543,272
Per Capita Income	\$31,893	\$40,000	\$36,706

Map and demographics data derived from AlphaMap

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ADVISOR BIOS



FOR SALE | Advisor Bio 1



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Sr. Advisor

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