



WESTFIELD RANCH

TEMECULA, CALIFORNIA

Approximately ±235 Acre – Residential / Mixed Use Development Opportunity

FOR MORE INFORMATION CONTACT:

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

MICHAEL PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504



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PROPERTY STATS:

Property Size	±235.5 Acres
Number of Parcels	Seven
Topography	Mostly Flat and Rolling around the North Perimeter
On-site improvements	Residential Home on Site and Barn
Utilities	Sewer (Under Construction) Electricity, Water and Gas
Street frontage	2,011 feet on Anza Road and 1,811 feet on De Portola Road
Proposed use	Development, Mixed Use, Winery, Vineyard, Hotel



WESTFIELD RANCH

Coldwell Banker Commercial SC has been exclusively selected to represent the sale of **WESTFIELD RANCH**, a ±235.5 acres Residential Development opportunity located in Temecula Valley wine country.

The property is mostly flat and developable with the opportunity for clustering homes along Anza and De Portola and leaving the hillside area for larger estate lots or open space. The current Improvements include several structures including a main house, guest house, private lake, private stables, and a private horse track.

Currently zoned Rural Residential, which allows for vineyard and equestrian use and Ownership has been working on several different Mixed Use Development projects.

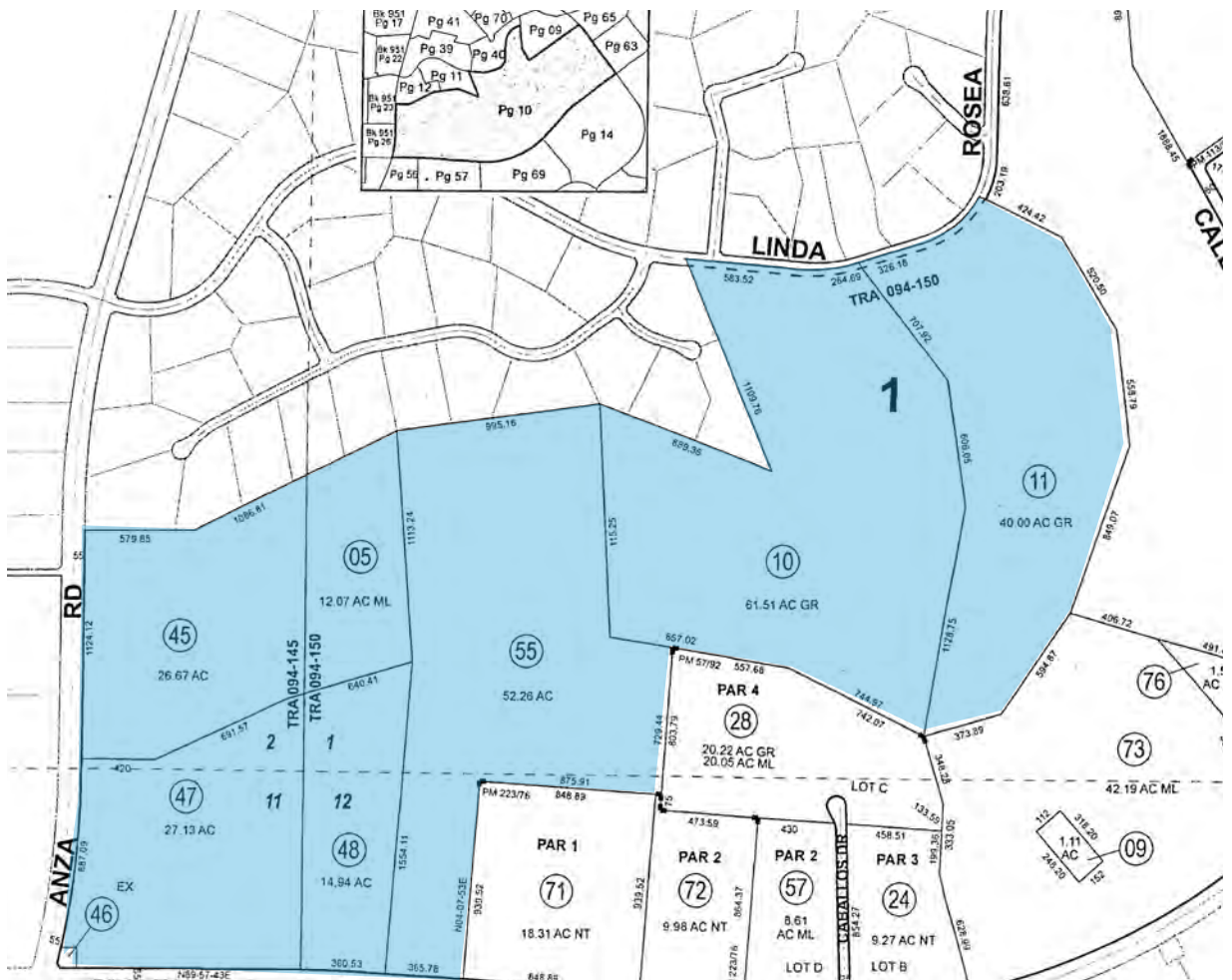
The property has the potential to be rezoned to allow for a more dense residential and mixed use project that could include wineries, horse stables and would be one of Temecula Valleys premiere properties.



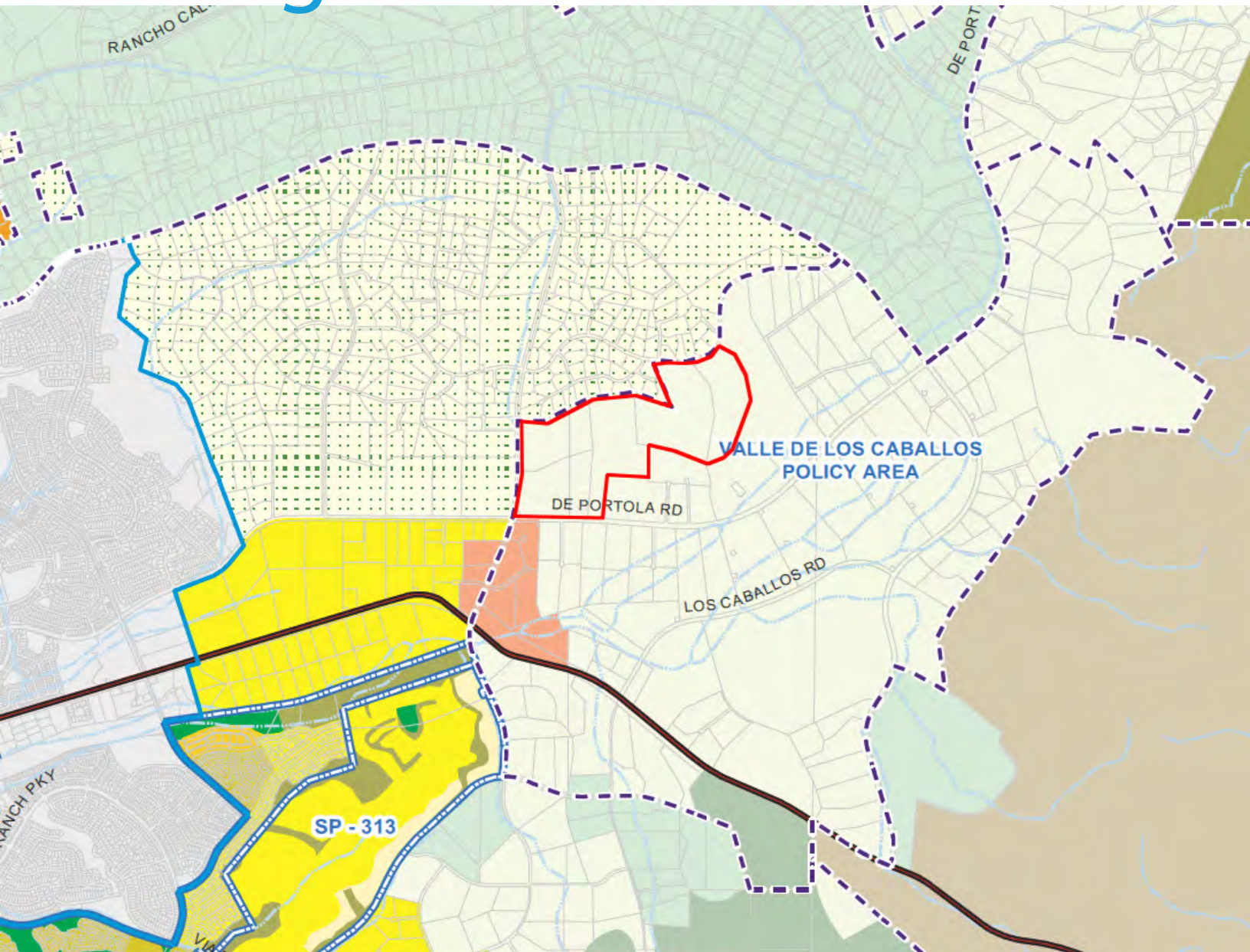


PARCELS:

927-100-005	12.07 acres
927-100-010	61.57 acres
927-100-011	40.00 acres
927-100-045	26.27 acres
927-100-047	27.13 acres
927-100-048	14.94 acres
927-100-055	52.26 acres



zoning



JURISDICTION:

Riverside County (unincorporated)

AREA PLAN:

Southwest Plan

POLICY AREA:

Valle De Los Caballos

ZONING:

Rural Residential

Permitted uses include: equestrian establishments, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Residential density is permitted at one dwelling unit per parcel provided that the parcel is 5 acres in size or larger. An additional dwelling unit may be allowed for each additional 5 acres being farmed for use by the owner, operator or employees, up to five total dwelling units per parcel.

ZONING:

Light Green Area: Agriculture

Dotted Area: Rural Community – Estate Density Residential

Tan area (with Westfield Ranch included): Rural Residential

Yellow Area: Medium Density Residential

Red Area: Commercial Tourist



Temecula

Temecula is a place of rolling vineyards, historic traditions, and modern conveniences combined to offer entertainment for people of all ages. Covering 30,169 square miles, Temecula is centrally located along the 1-15 and 1-215 freeway corridor in Southwest California, just north of the San Diego County line. Branded as Southern California Wine Country, Temecula has award winning schools, higher educational opportunities, vast array of parks and trails, diverse shopping and dining options and beautiful residential communities. With its beautiful wine country, charming Old Town, and four-diamond Pechanga Resort & Casino, Temecula remains a premier city within Southwest Riverside County with a population of more than 100,000 this city continues to build on its success; it attracts those who demand a high quality of life.

Over the past two decades, the City of Temecula has evolved into an innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feeling and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable housing prices and the popular wine country. Temecula is an affluent community. Supported by high median and mean income levels as well as the city's favorable tourism and resort industries, the city is a prominent tourist destination. Temecula remains the ideal city for relocating, expanding, and developing a new project in Southern California.

Located in the heart of Temecula, Old Town Temecula blends historic 1980's buildings with over 640 antique dealers, unique shopping, and restaurants. Old Town Temecula is the site of many special events including car shows, semi-annual Rod Runs, Western Days,

and summer weekend entertainment and also home to the Temecula Museum which features exhibits about the local band of Native Americans and the local natural history and city development.

The Temecula Valley is well known for its championship golf courses. The Temecula Valley boasts 153 holes at eight golf courses, including seven championship courses. The well-bunkered Oaks at Temecula Creek Inn is known for its tree-lined beauty and playability, while Pechanga's Journey will take your breath away on the sixth hole, where the intimidating 175-yard drop may make your knees quiver during your tee shot.

Temecula has a climate perfect for serene and beautiful hot-air ballooning adventures, and award-winning wineries nestled in 3,000 acres of picturesque wine country, but that's just the beginning. The community's mix of entertaining activities and friendly residents makes visitors want to return again and again.

The Pechanga Band of Luiseno Indians built the Pechanga Resort and Casino complex in 2001. Linked together in an architectural design that subtly highlights the tribe's Luiseno culture, the facility includes: A vast 188,000 square foot gaming floor makes Pechanga California's biggest casino. A multitude of AAA 4-Diamond amenities and services make Pechanga California's best! Designed with player comfort in mind, the casino is equipped with a state-of-the-art air filtration system and offers extensive non-smoking areas. Pechanga Resort and Casino is Temecula Valley's largest employer, with over 4,000 people employed.



TEMECULA VALLEY wine country



WESTFIELD RANCH



ADDITIONAL INFORMATION

If you have any questions or require additional information, please contact one of our real estate advisors.

ADVISORS

BRANDON SUDWEEKS | President | brandons@cbcsocalgroup.com | 951.442.3763

ERIC WASHLE | Vice President | ericw@cbcsocalgroup.com | 714.323.3862

MIKE PIZZAGONI | Senior Associate | mpizzagoni@cbcsocalgroup.com | 951.267.2912



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