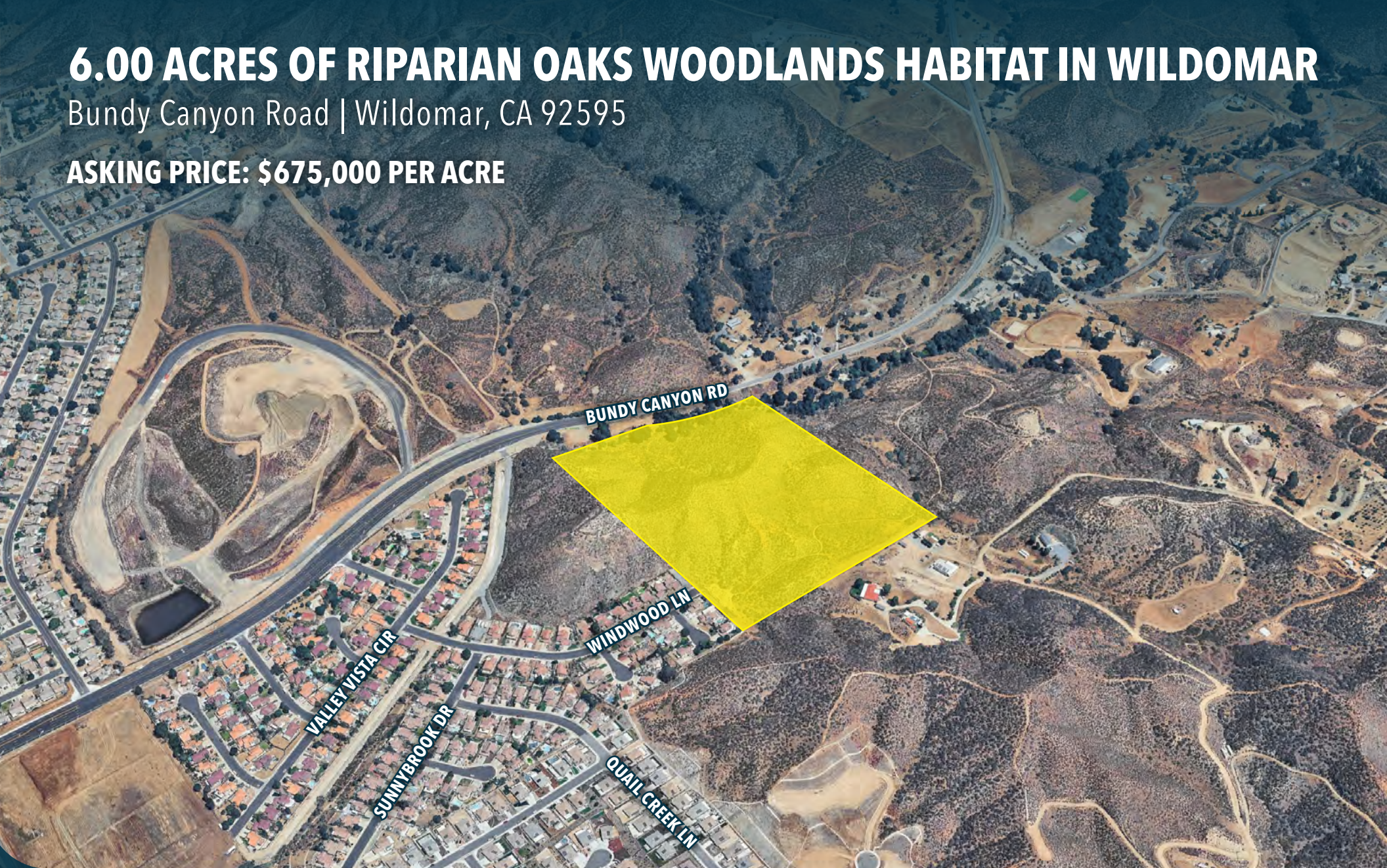


6.00 ACRES OF RIPARIAN OAKS WOODLANDS HABITAT IN WILDOMAR

Bundy Canyon Road | Wildomar, CA 92595

ASKING PRICE: \$675,000 PER ACRE



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CalDRE Lic# 01367183

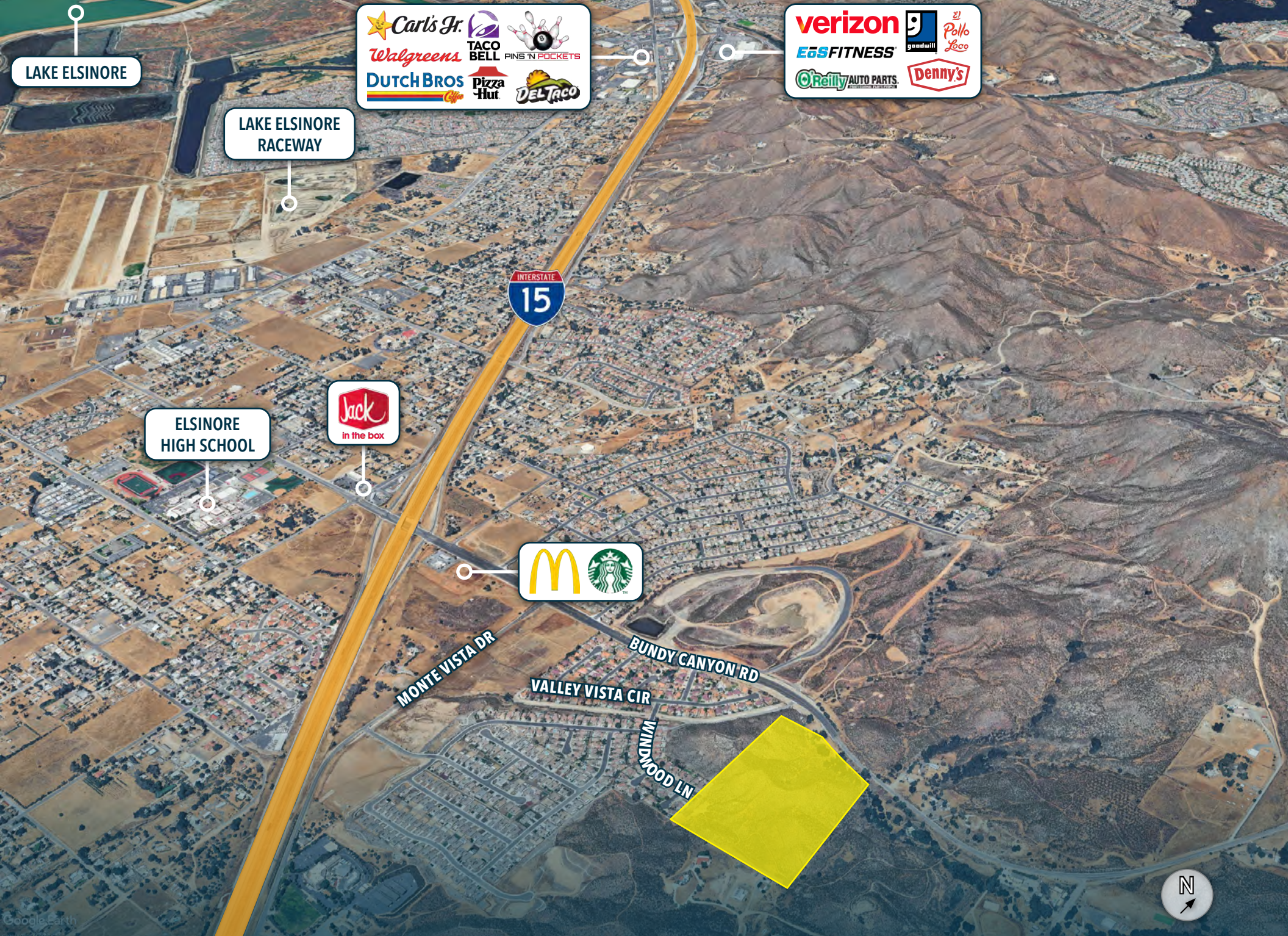
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LAKE ELSINORE

LAKE ELSINORE RACEWAY

ELSINORE HIGH SCHOOL



MONTE VISTA DR

VALLEY VISTA CIR

BUNDY CANYON RD

WINDWOOD LN





RONALD REAGAN
ELEMENTARY SCHOOL

DONALD GRAHAM
ELEMENTARY SCHOOL



BUNDY CANYON RD



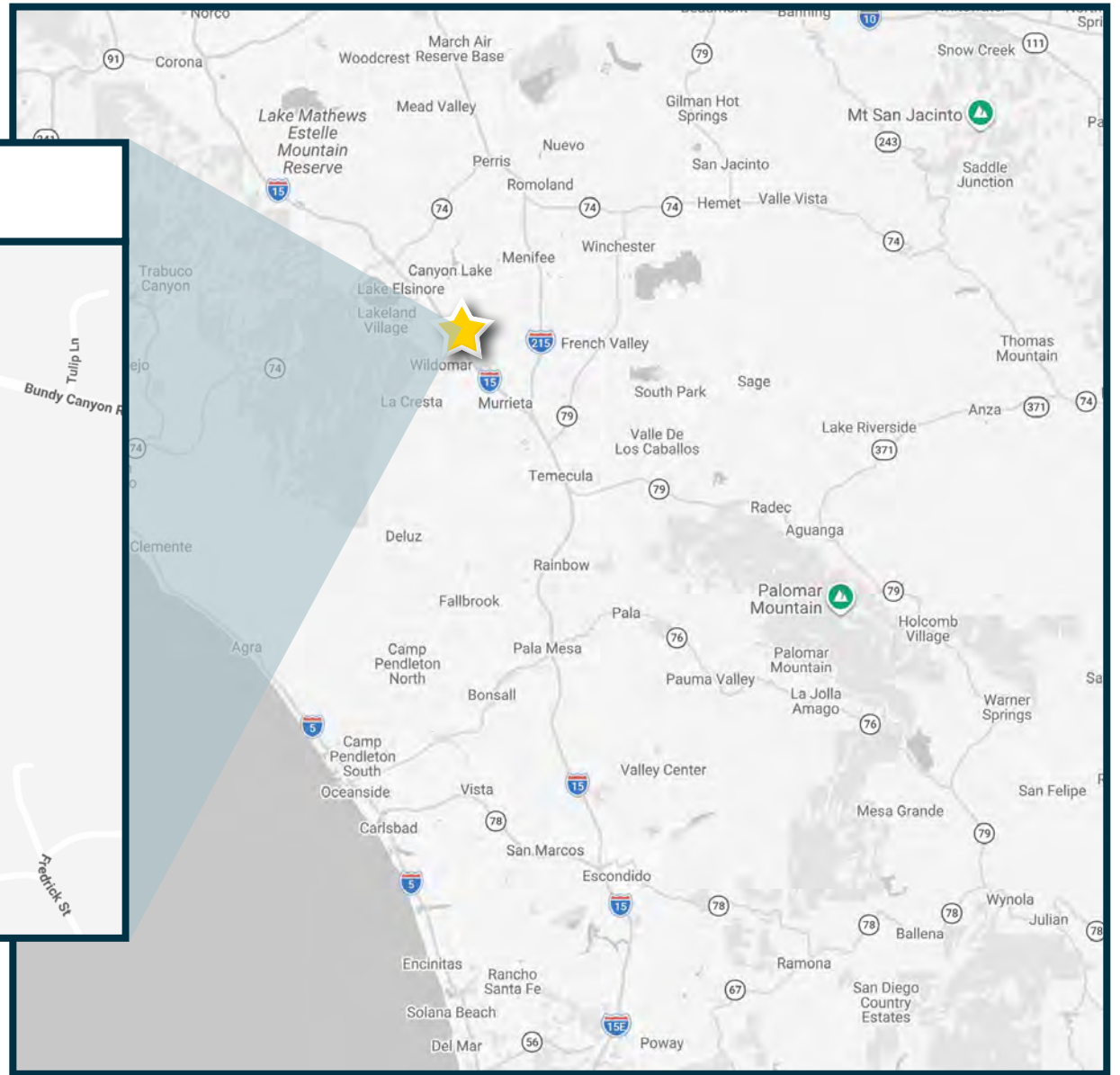
WINDWOOD LN

SUNNYBROOK DR

VALLEY VISTA CIR



Location Map



Property Location

The property is located along Bundy Canyon Road, less than one mile from Interstate 15, offering excellent regional access. It sits approximately 3.3 miles south of Lake Elsinore and about 8 miles north of Interstate 215.

Property Information

The subject property is approximately 28.26 acres (APN 367-250-017). The property includes 6 acres of enhancement credits for riparian oak woodland habitat within the Santa Margarita Watershed, offering valuable ecological assets and conservation value.

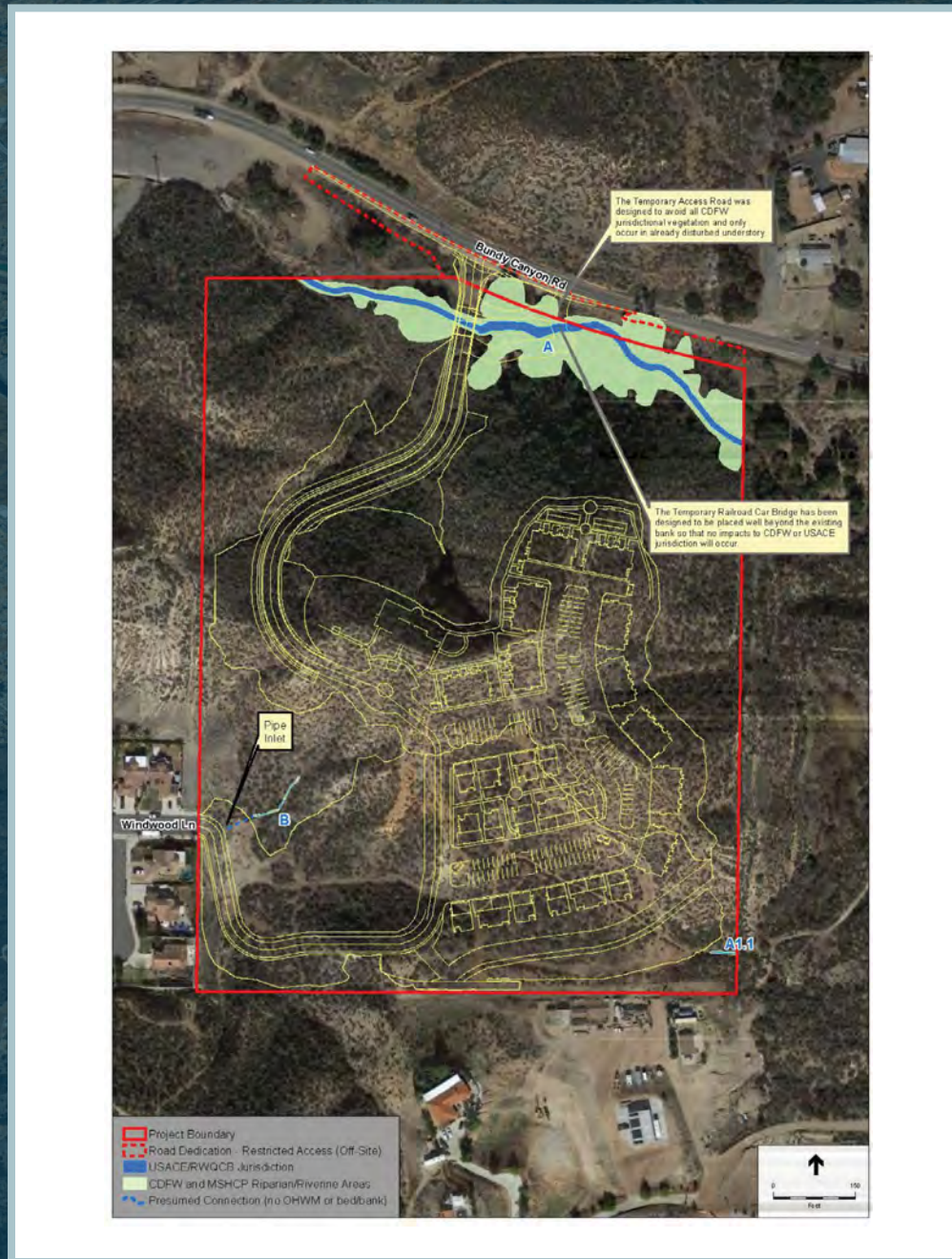
APN

367-250-017

Asking Price

\$675,000 Per Acre

Oaks Woodland Riparian



Oak Woodlands Photos



Demographics

1 MILE



ESTIMATED POPULATION
4,158



ESTIMATED HOUSEHOLDS
1,260



AVERAGE HOUSEHOLD INCOME
\$109,724



ESTIMATED BUSINESSES
79

3 MILES



ESTIMATED POPULATION
53,221



ESTIMATED HOUSEHOLDS
16,427



AVERAGE HOUSEHOLD INCOME
\$135,722



ESTIMATED BUSINESSES
1,311

5 MILES



ESTIMATED POPULATION
144,541



ESTIMATED HOUSEHOLDS
45,741



AVERAGE HOUSEHOLD INCOME
\$142,923



ESTIMATED BUSINESSES
3,628

Tax Map

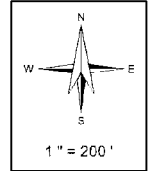
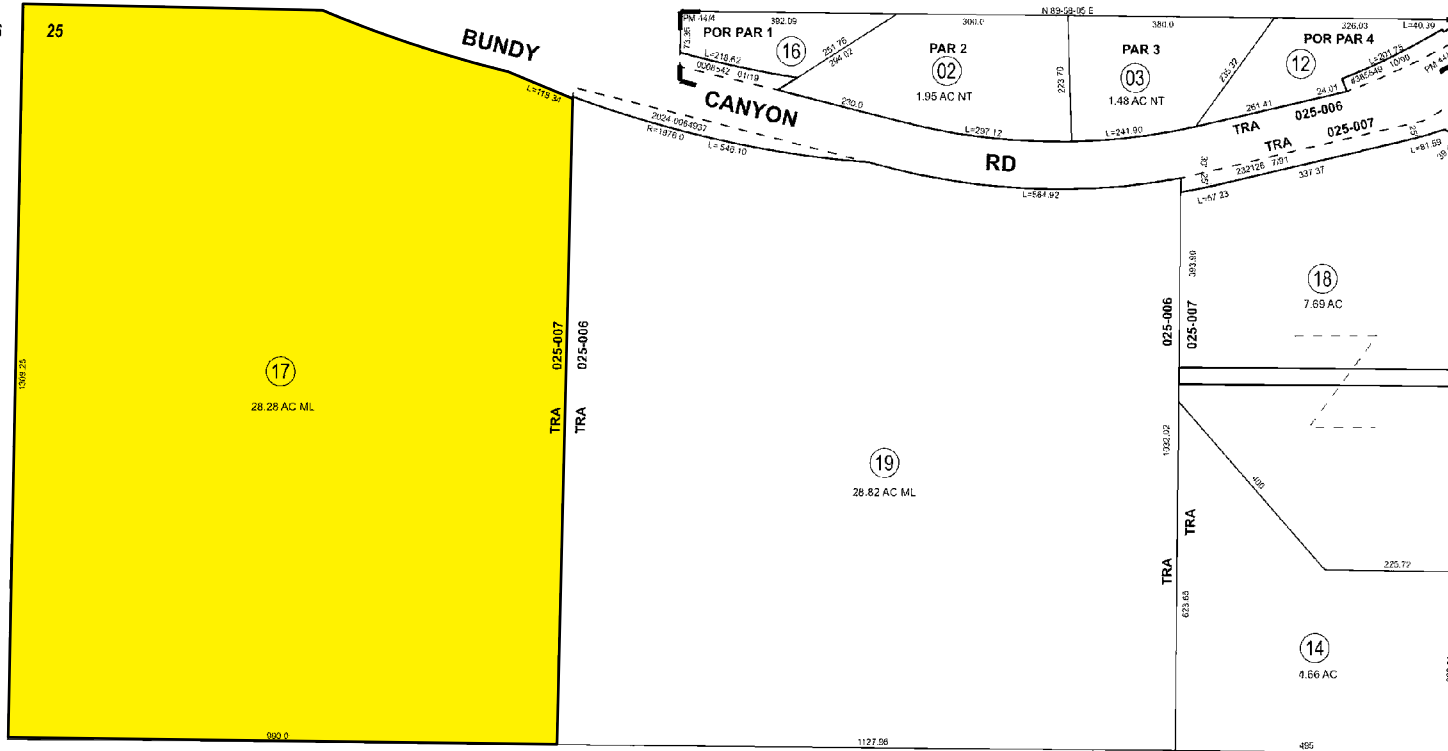
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NW 1/4 OF SEC. 25 T.6S, R.4W
CITY OF WILDOMAR

TRA 025-006
025-007

367-25
367-19

23 24
26 25



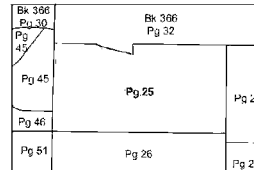
- Legend**
- Lot Lines
 - High-Of-Way
 - - - Old Lot Lines
 - - - Reference R.O.W.
 - - - Other Easements
 - - - Lease Area
 - Subdivision Tic Mark



ASSESSOR'S MAP BK 367 PG. 25
Riverside County, Calif.

A Navarrete

Data
PM 12/38
RS 83/92



Map Reference
PM 44/4 PARCEL MAP NO. 9932

Date	Old Number	New Number
9/1/1984	6	9-10
9/1/1984	5, 3	11
5/1/1981	4	12, 27
4/1/1992	11	13, 27
8/1/1995	10, 13	14-15
2/26/2020	1	16, 27
2/26/2020	8	17, 27
8/4/2020	15	18, 27
8/23/2024	7	19, 27

Oct 2024

An aerial photograph showing a city with a grid street pattern, a large reservoir with a dam, and surrounding hilly terrain. The image is used as a background for the text.

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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