

# ±5.0 AC - Residential Development Opportunity

DUNLAP DRIVE



E. Nuevo Road

75 Single Family  
Lots - Brookfield

209 Lots - DR Horton  
Willowbend

Phase 1 Under Construction  
- Pulte Homes

For Sale  
5.0 AC

Park West SP - 2,027  
Dwelling Units

Dunlap Drive

143.43 AC - Richland

Perris, California



COLDWELL BANKER  
COMMERCIAL  
LAND TEAM



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# Executive Summary

## PROPERTY FACTS

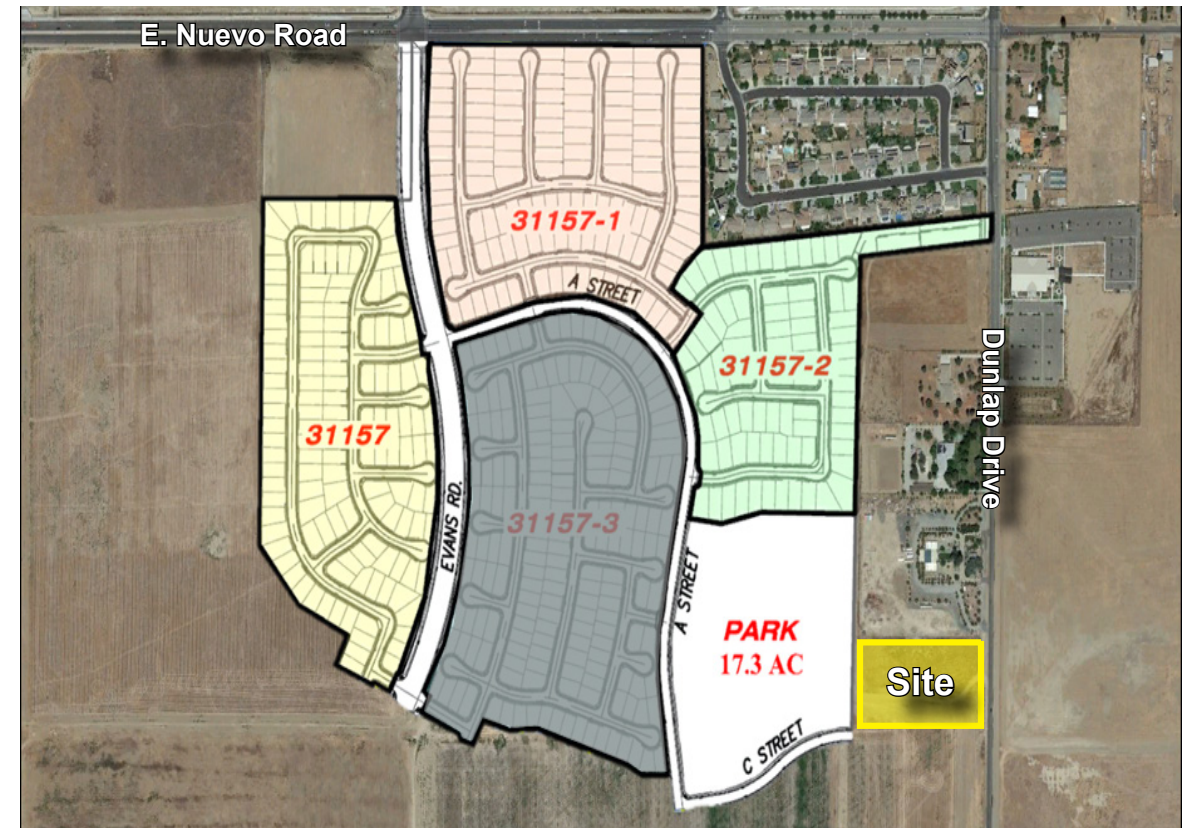
- LOCATION: Perris - Riverside County, CA
- TOTAL SITE AREA: ±5.0 Acres
- APN: 310-180-025 & 310-180-026
- PURCHASE PRICE: \$900,000
- PRICE PER AC: \$180,000 / AC
- ZONING: MFR-14 Multi-Family Residential
- ENTITLEMENTS: TTM – 60 Units (Expired)

## PROPERTY OVERVIEW

The subject property consists of approximately 5.0 acres of raw land on Dunlap Dr located just south of Nuevo Rd in the City of Perris, one of Riverside County's fastest growing cities. The property has an expired TTM for 60 Townhouse Units with 370 feet of frontage along Dunlap Dr. The property is approximately 3 miles from I-215 at Nuevo Rd where there is a large commercial presence. Immediately to the west and to the south of the property is a large 534 acre property known as the Park West Specific Plan. This plan calls for 2,027 total residential units for a gross density of 3.8 DU/AC. The first phase of this development has already been sold to Pulte Homes who is actively building homes in the community. See the "Surrounding Development Map" included on the following page for additional insight on the area. The site has access to water along Dunlap Dr with sewer access available at the newly built church to the north on Dunlap Dr per the Eastern Municipal Water District. Additionally, Pulte Homes is currently installing sewer within Parkwest Dr which may also be a connection point for future development.

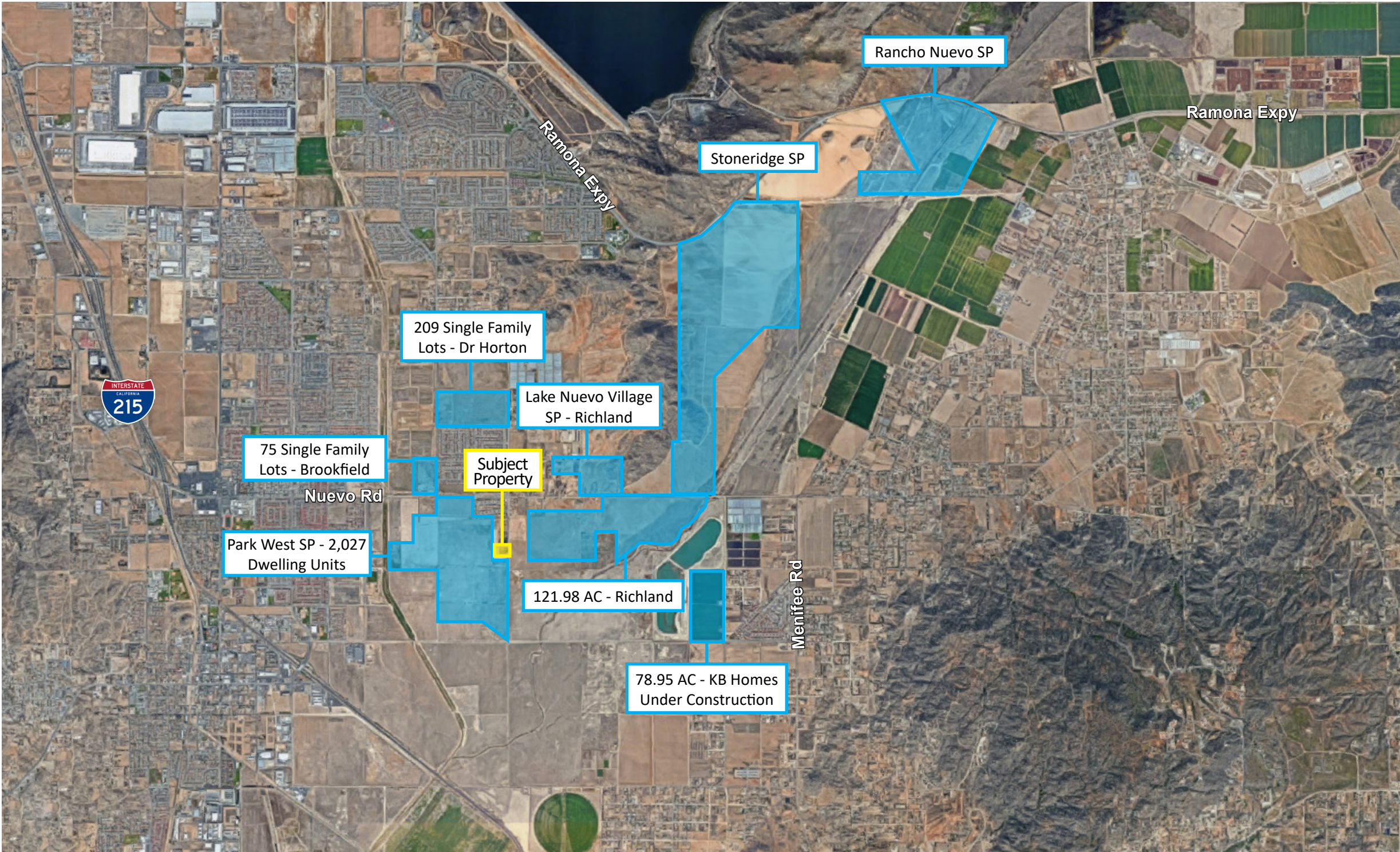
## ZONING

The subject property is zoned MFR-14 for Multi-Family Residential. According to the City's Municipal Code: *The MFR-14 Zone is to provide for medium density attached and detached, single-family and multiple-family residential development, including zero-lot line development, at a density of seven to 14 dwellings per acre.* This zone also allows for alternative uses such as residential care facilities as a permitted use and educational institutions and senior home facilities under a CUP.





# Surrounding Properties Aerial





## ALL-PROJECT DOCUMENTS\ ACTIVE PROJECTS\AUDI\YOUSEF 696-103-04



SCALE	3
1" = 30'-0"	



SCALE	4
2.165 = 1.05	



SCALE	2
NOTES	

TOTAL LANDSCAPE AREA 43,526 S.F. = 21% (IRRIGATED)	
TOTAL OPEN SPACE:	48,170 S.F. = 24%
UNIT TYPES:	
6 X BLDG. TYPE A (1,133 S.F.)	24,798 S.F.
16 X BLDG. TYPE B (4,136 S.F.)	66,584 S.F.
3 X BLDG. TYPE C (3,083 S.F.)	9,279 S.F.
1 X BLDG. TYPE D (3,107 S.F.)	9,321 S.F.
1 X BLDG. TYPE E	2,078 S.F.
1 OFFICE	499 S.F.
TOTAL OF 17 BUILDINGS + OFFICE	62,519 S.F.
LOT COVERAGE 62,519 / 201,082 = 31%	
400 CU. FT. ENCLOSED, LOCKABLE STORAGE SPACE 480 SQ. FT. MIN. 1ST FLOOR DWELLING AREA	
TRASH P.C.K-UP: 1 BIN PER 4 UNITS = 15 BINS PICK-UP 3X WEEKLY: 15 BINS / 3 = 5 BINS (3 CUBIC YARD BINS + 1 RECYCLING BIN)	
FIRE SPRINKLERED	YES

A-1.0

<b>DUNLAP DRIVE TOWNHOUSE APARTMENTS</b>		<b>CITY RE-SUBMITTAL</b>	<b>02/19/07</b>	<b>DEVELOPMENT PLAN</b>
<b>APN:</b> 310-180-025 / 310-180-026 <b>FOR:</b> JOLD CONSTRUCTION COMPANY DUNLAP DRIVE, PERRIS, CA		<b>Issue purpose</b>	<b>Date</b>	<input checked="" type="checkbox"/> 09/18/06 RE SUBMITTAL <input checked="" type="checkbox"/> 09/18/06 CITY INITIAL <input checked="" type="checkbox"/> 09/18/07 CITY SUBMITTAL <input checked="" type="checkbox"/> 09/25/07 CITY SUBMITTAL <input checked="" type="checkbox"/> 09/25/07 CITY SUBMITTAL 11/25/07
		<b>contractor's signature</b>		<b>Township</b>
				<b>City</b>

530 St. Johns Place Hemet, California 92345      951 682-4451      951 682-4373 Fax \_\_\_\_\_

project \_\_\_\_\_  
 530 St. Johns Place Hernd, California 92543  
 architect's signature \_\_\_\_\_  
 date \_\_\_\_\_  
 951 682-4431 951 682-0373 Fax \_\_\_\_\_

<u>job no.</u>	<u>job no.</u>	<u>job description</u>
		<u>architects, inc.</u>



# Aerial Map

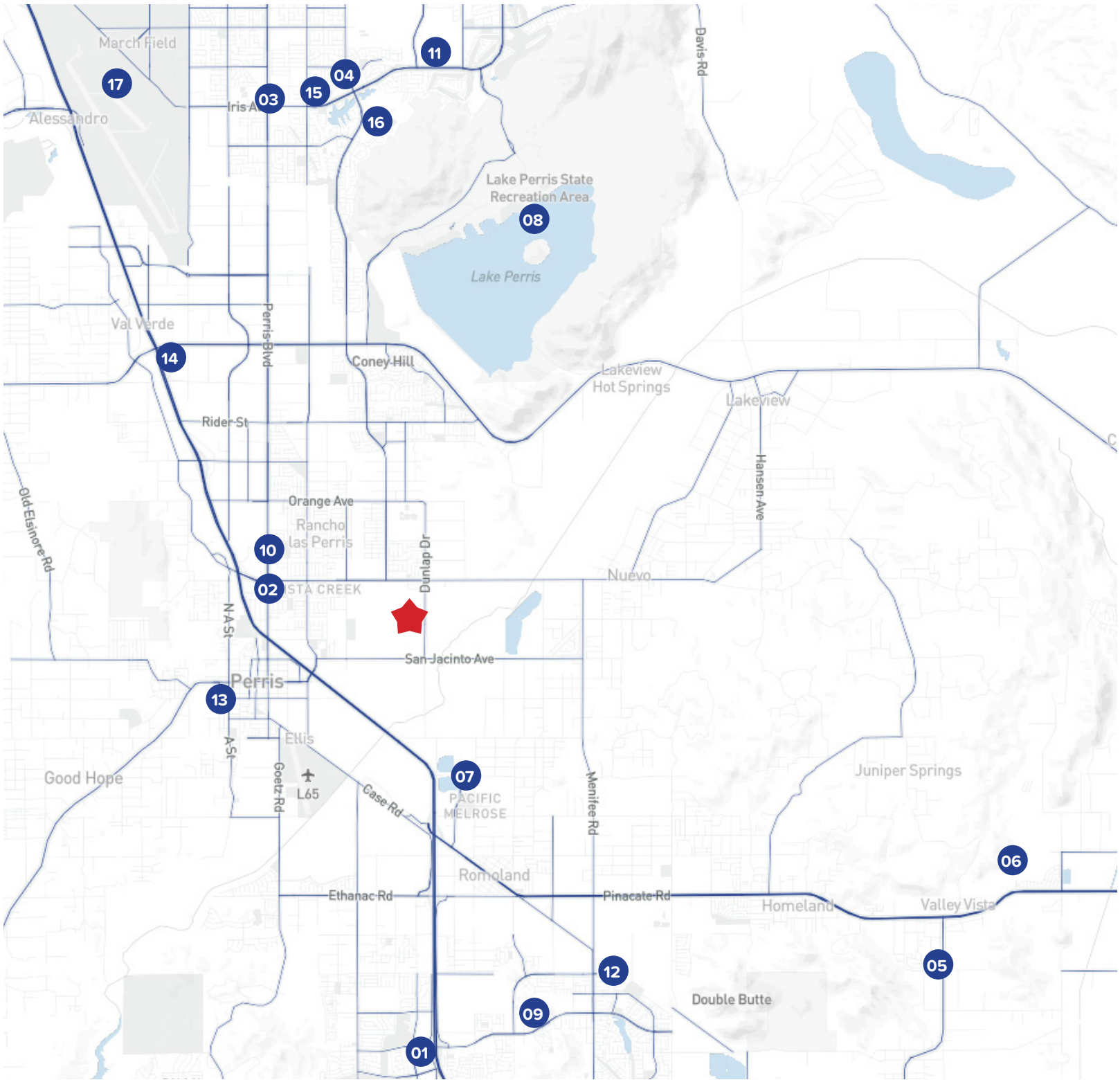




## PROPERTY OVERVIEW



# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Sun City Shopping Center
- 02 Perris Towne Square
- 03 Westgate Shopping Center
- 04 Lakeside Plaza
- 05 Winchester Farms Country Market

## ENTERTAINMENT

- 06 Hemet Golf Club
- 07 Big League Dreams Perris
- 08 Lake Perris Recreation Area

## MEDICAL FACILITIES

- 09 Menifee Valley Medical Center
- 10 Perris Valley Medical Center
- 11 Kaiser Permanente

## EDUCATION

- 12 Mesa View Elementary School
- 13 Perris Elementary School
- 14 Val Verde Academy
- 15 Victoriano Elementary School
- 16 Lasselle Elementary School

## GOVERNMENT FACILITIES

- 17 March Air Reserve Base



# Perris, CA

Perris is a city located in Riverside County, California, United States. It is situated in the Inland Empire region of Southern California.

Perris is known for the Perris Valley Airport, which hosts the annual Perris Valley Skydiving competition. The city is also home to the Orange Empire Railway Museum, a popular attraction for railway enthusiasts, featuring a large collection of vintage trains and artifacts.

Perris was founded around the California Southern Railroad in the 1880s; depot and historic Southern Hotel (built in 1886) remain cultural landmarks >

Other Perris Attractions:

Southern California Railway Museum: West Coast’s largest operating railroad museum, featuring heritage train rides

Lake Perris State Recreation Area: A favorite for boating, hiking, and camping.

Skydiving & Motorsports: Noted skydiving facilities at Perris Valley Airport and events like sprint car racing at Perris Auto Speedway.

Popular local events include craft fairs, festivals, and the Southern California Fair at Lake Perris.

2024 Summary

Population	17,451
Households	4,454
Median Age	30.0
Median Household Income	\$56,928
Average Household Income	\$78,973





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