

WILDOMAR
SUBJECT
PROPERTY

MURRIETA
SUBJECT
PROPERTY

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SUBJECT
PROPERTY

FOR SALE | 13.93 AC

Unique opportunity to acquire +200 dwelling units per General plan (Buyer to verify)

FOR SALE

+200 Dwelling Units on 13.93 Acres

23560 JEFFERSON AVE. MURRIETA, CA 92562

Property Features

13.93 gross acres

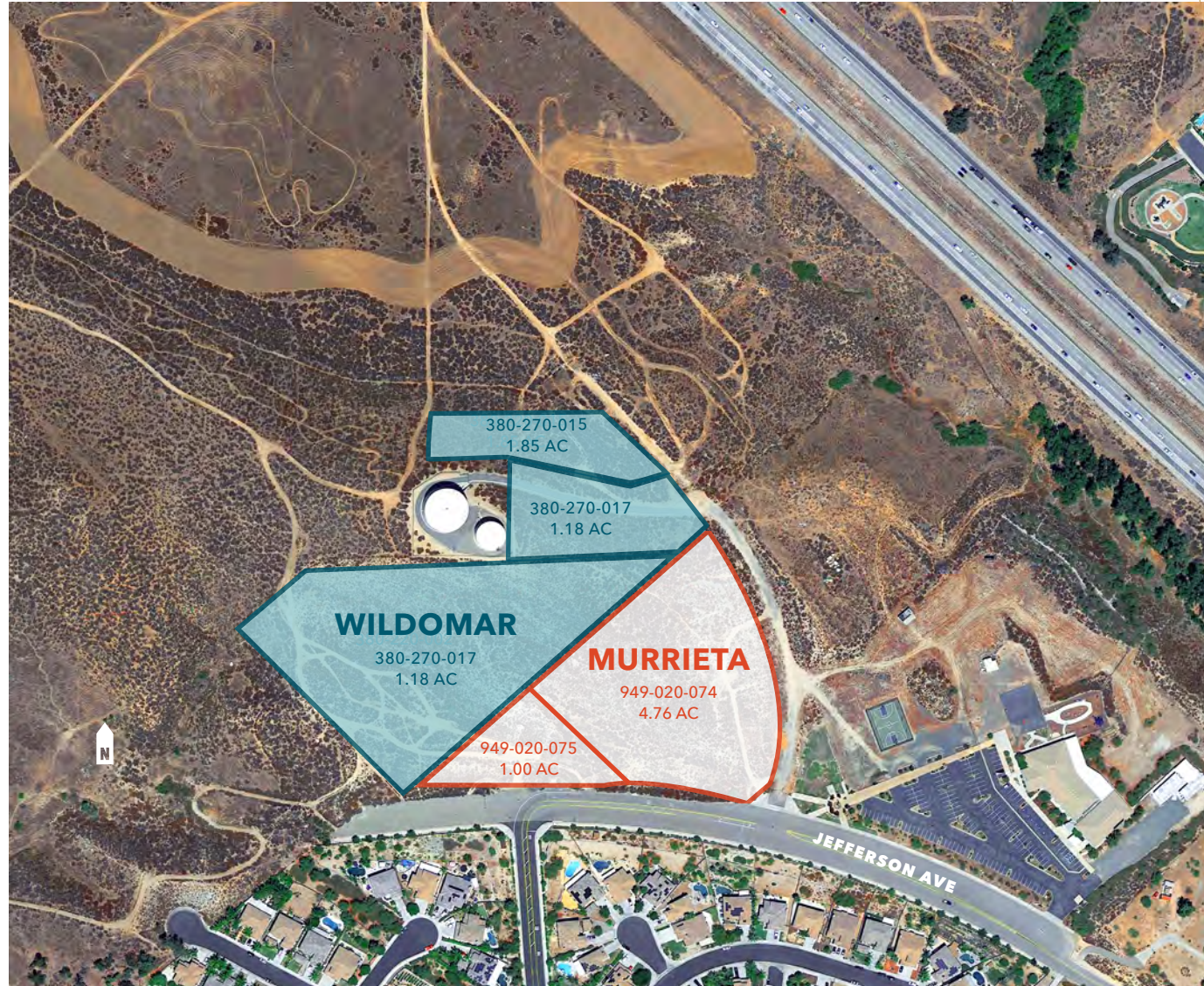
LOCATED in Murrieta and in Wildomar, along the border of Murrieta on Jefferson Ave

EASY ACCESS to I-5 and I-215 from Nutmeg Street

FEE SIMPLE INTEREST in 13.93 gross acres undeveloped land

APN 380-220-002, 380-270-015 & -017 in Wildomar and 949-020-074 & -075 in Murrieta

PRICE NEGOTIABLE



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Murrieta Permitted(P) / Conditional (C) Land Uses

Private Residential Recreational Facilities	P
Schools	C
Accessory Dwelling Units	P
Assisted Living/Skilled Nursing	C
Child Day Care Centers	C
Junior Accessory Dwelling Unit	P
Manufactured Housing (Including mobile homes)	P
Mobile Home Parks	C
Residential Accessory Uses and Structures	P
Residential Care Homes 7+ Clients	C
Single-Family Homes	P
Supportive Housing	P
Transitional Housing (including SRO/Efficiency units)	P

*ER-3 (Estate Residential 3) District identifies area appropriate for large lot single-family uses. This district is an appropriate transition zone between rural and the single family zones. The allowable density range is from 2.0 to 30 dwelling units per acre, with a minimum parcel size of ten thousand (10,000) SF. The ER-3 zoning district is consistent with the single-family residential designations of the general plan.



MURRIETA GENERAL DEVELOPMENT STANDARDS

APNs	949-020-074 & -075
Parcel Size	1.00 & 4.76 AC
Land Use	ER-3
Minimum Parcel Size	10,000 SF
Density Range	2.0-3.0 dus/AC
Minimum Livable Area	1,000 SF

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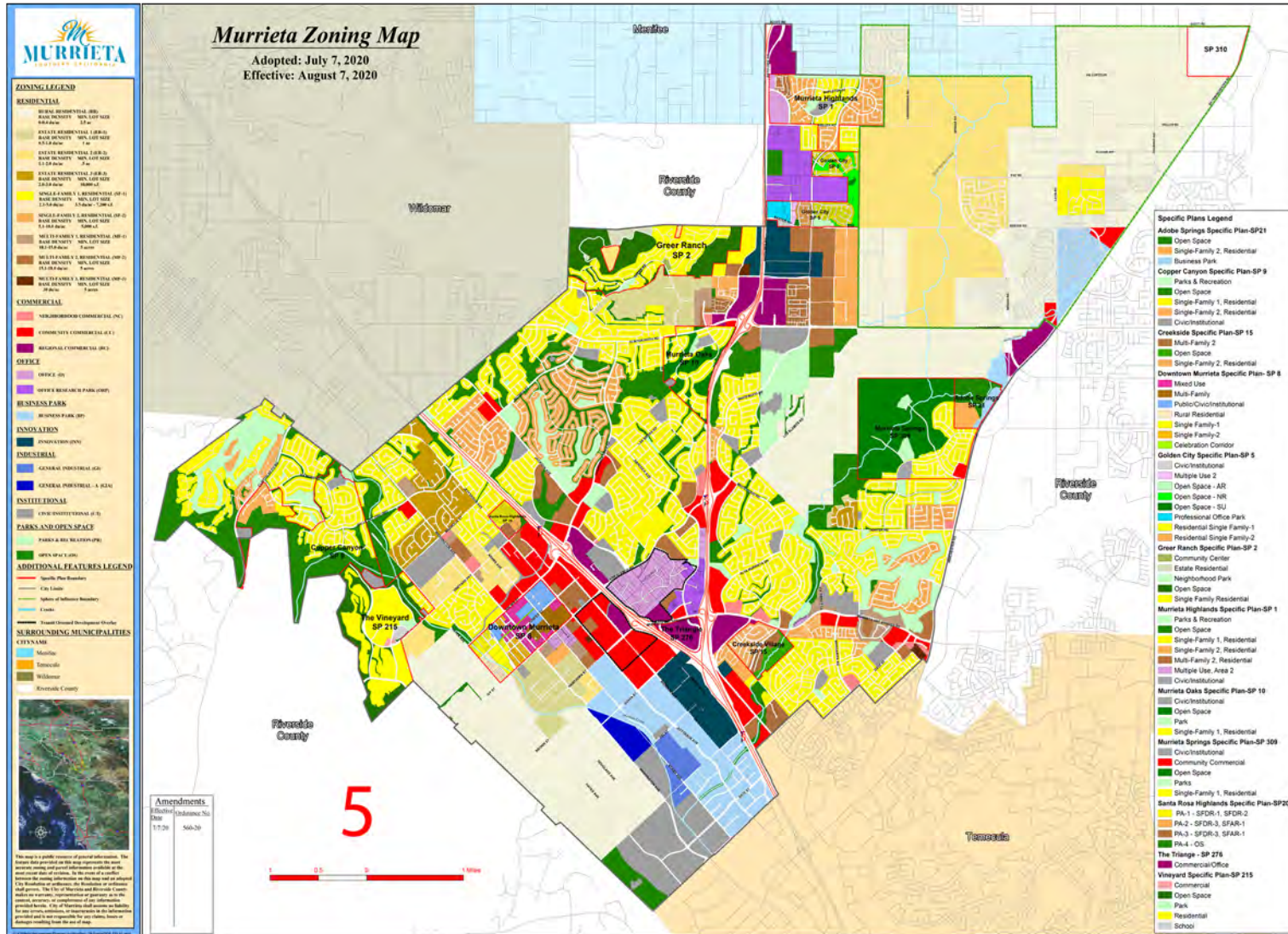
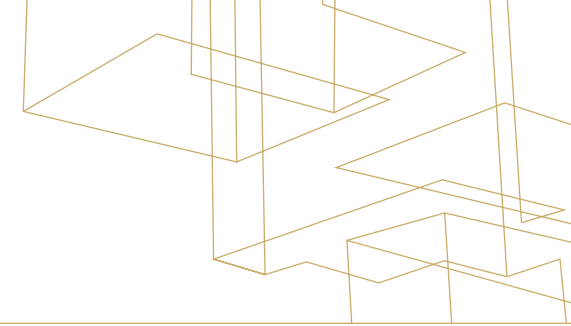
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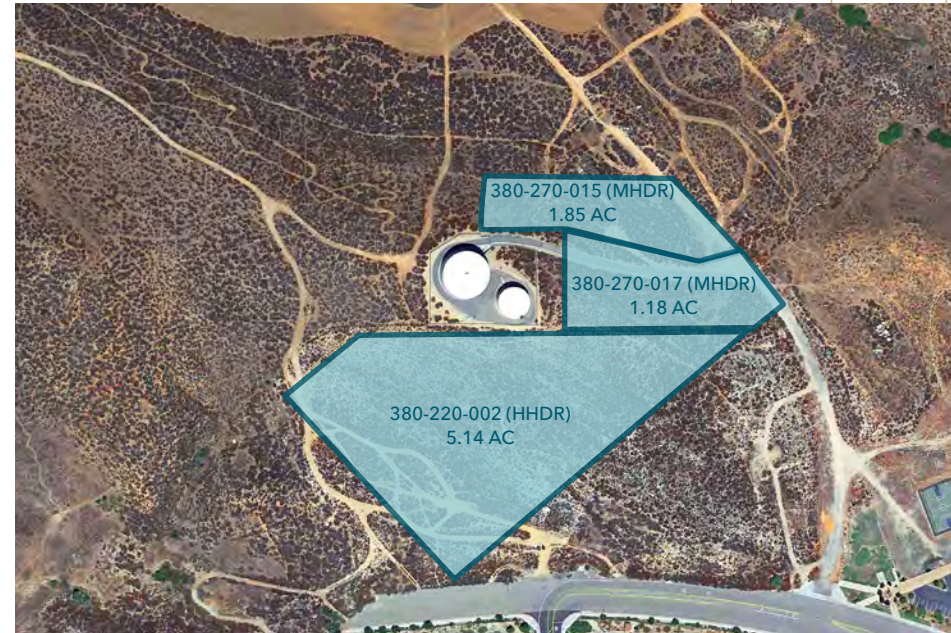
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Wildomar Permitted(P) / Conditional(C) Land Uses

One-Family Dwellings	P
Multiple-Family Dwellings	P
Accessory Dwelling Units	P
Nonprofit Community Centers	P
Planned Residential Developments	P
Transitional Housing	P
Supportive Housing	P
Mobile Home Parks	C
Residential Accessory Uses and Structures	P
Educational Institutions, Libraries, Museums, and Post Office	C
Single-Room Occupancies (SROs)	C
Private Schools	C
Churches, Temples, or Other Structures of Religious Worship	C



WILDOMAR GENERAL DEVELOPMENT STANDARDS

APNs	380-220-002, 380-270-015 & -017
Parcel Size	1.85, 1.18 & 5.14 AC
Land Use	Medium Hight Density Residential (MHDR) or Highest Density Residential (HHDR)
Density Range	5.0 -8.0 du / AC (MHDR) 20.0 to 40.0 du / AC (HHDR)

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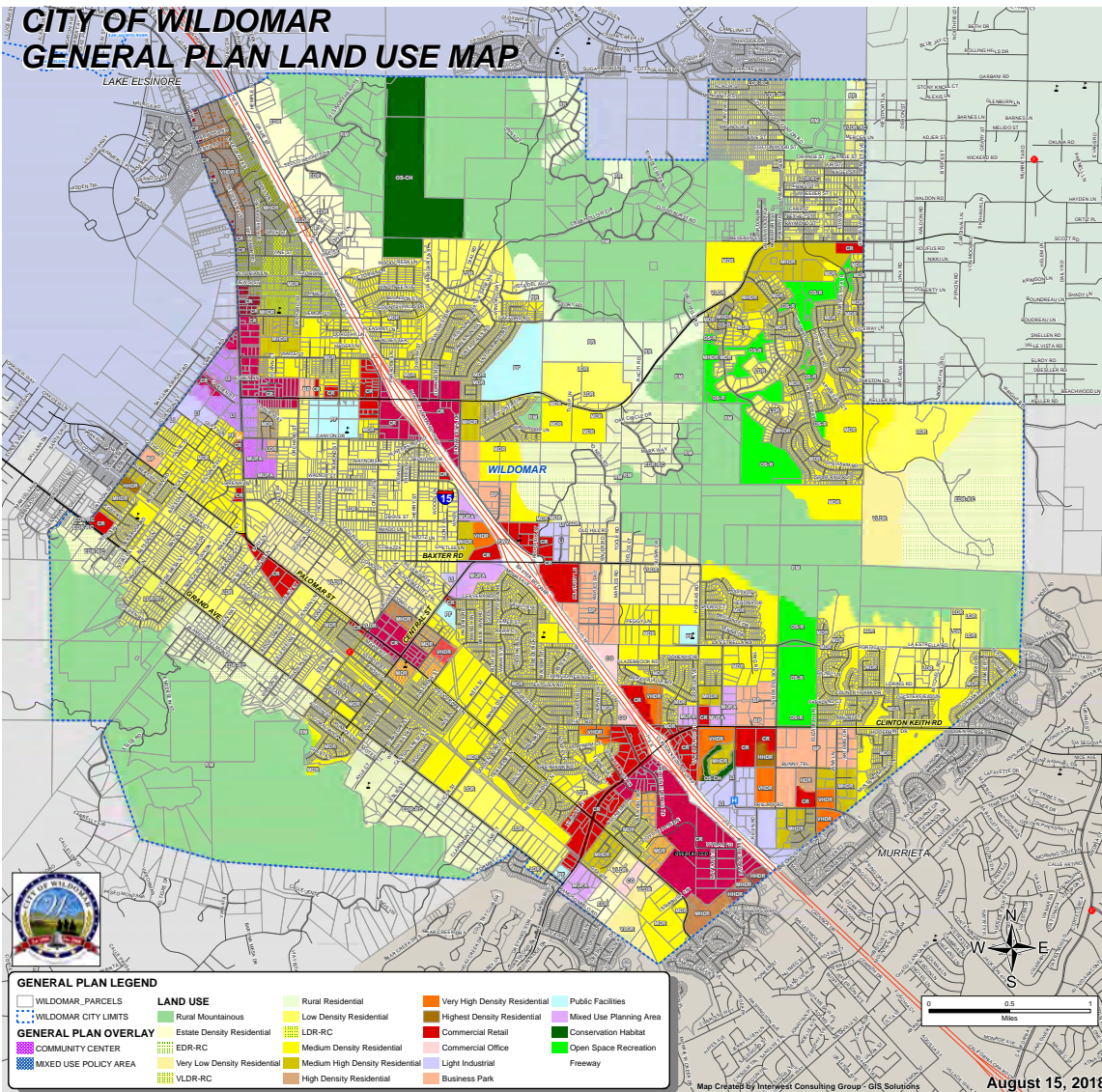
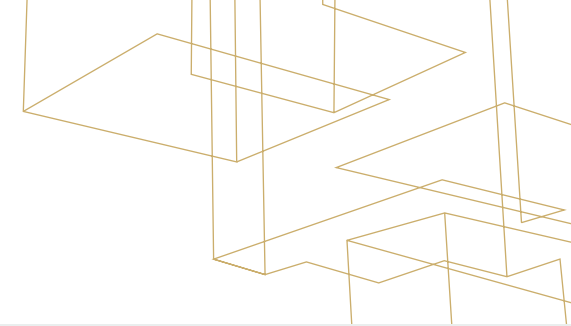
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Wildomar General Plan

MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)*

Land Use Designation **Smaller Lot, Single-Family Residences**

Allowable Land Uses **Detached, Small-Lot Single Family Homes, Patio Homes, And Townhomes**

Density Range **5.0 -8.0 du / AC**

Lot Size **4,000 to 6,500 SF**

HIGHEST DENSITY RESIDENTIAL (HHDR)

Land Use Designation **Multiple-Family Apartments, Including Multi-Story (+3) Structures**

Density Range **20.0 to 40.0 du / AC**

*The potential for clustered development is provided for in this category.

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POPULATION	1 Mile		3 Miles		5 Miles	
2022 Estimated Population	11,734		75,941		134,043	
2027 Projected Population	12,088		79,015		141,421	
2020 Census Population	11,102		75,032		132,144	
2010 Census Population	10,189		69,238		119,481	
Projected Annual Growth (2022-2027)	354	006%	3,074	0.8%	7,378	1.1%
Historical Annual Growth (2010-2020)	913	0.9%	5,794	0.8%	12,663	1.1%
2022 Median Age	34.7		37.3		36.7	

HOUSEHOLDS	1 Mile		3 Miles		5 Miles	
2022 Estimated Households	3,491		24,911		42,959	
2027 Projected Households	3,802		26,808		46,746	
2020 Census Households	3,271		24,567		42,277	
2010 Census Households	2,984		22,570		38,136	
Projected Annual Growth (2022-2027)	311	1.8%	1,897	1.5%	3,787	1.8%
Historical Annual Change (2010-2022)	507	1.4%	2,341	0.9%	4,823	1.1%

BUSINESS (2022 ESTIMATE)	1 Mile		3 Miles		5 Miles	
Total Business	311		2,448		4,698	
Total Employees	1,754		15,662		32,687	
Employees per Business	5.6 to 1		6.4 to 1		7.0 to 1	
Residential Population per Business	37.8 to 1		31.0 to 1		28.5 to 1	

INCOME (2022 ESTIMATE)	1 Mile		3 Miles		5 Miles	
Average Household Income	\$107,613		\$108,319		\$110,853	
Median Household Income	\$103,542		\$96,605		\$96,477	
Per Capita Income	\$32,072		\$35,591		\$35,578	

RACE/ETHNICITY	1 Mile		3 Miles		5 Miles	
White	54.3%		56.8%		54.8%	
Black or African American	5.7%		5.0%		5.1%	
Native American or Alaskan Native	1.0%		1.1%		1.2%	
Asian	8.4%		7.8%		8.7%	
Hawaiian or Pacific Islander	0.8%		0.5%		0.5%	
Other Race	14.6%		13.6%		13.1%	

EDUCATION (AGE 25+) (2022 ESTIMATE)	1 Mile		3 Miles		5 Miles	
Elementary Grade Level 0-8	4.9%		4.6%		4.4%	
Some High School Grade Level 9-11	5.1%		4.5%		5.0%	
High School Graduate	23.4%		23.3%		24.8%	
Some College	2.9.7%		28.6%		29.0%	
Associates Degree Only	9.3%		9.2%		8.9%	
Bachelors Degree Only	19.3%		19.8%		18.3%	
Graduate Degree	8.3%		9.9%		9.5%	

DATA SOURCE: SITES USA

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Bid Process/ Suggested Terms

All offers submitted for the proposed sale should be in writing and accompanied by background information on the buyer.

The property is being offered basis of an all-cash closing.



THE BUYER SHOULD DISTINGUISH ITSELF BY ADDRESSING THE FOLLOWING:

PRICE

- a. Stipulate total price
 - b. Evidence of funds
-

OFFER STRUCTURE

- a. Investor, Developer, or User
-

PROPOSED USE OF SITE

- a. List proposed use
-

DEPOSITS

- a. A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
 - b. Indicate timing and amounts of additional deposits
-

CONTINGENCIES/CONDITIONS TO CLOSING

- a. Indicate all buyer contingencies and length of contingency period
 - b. Specify all conditions necessary to trigger closing
 - c. If offering on an entitled basis, provide a projected entitlement timeline with major requirements
-

ESCROW CLOSING DATE

- a. Specify for all scenarios
-

TITLE AND ESCROW

- a. First American Title Insurance Company
-

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