

2.3 Ac. Lot: Custom SFR or 2-5 DU/Ac. \$450,000
0 Monte Verde Rd. Temecula, CA 92592



RIVERSIDE COUNTY APN 917-310-030



General Plan Land Use: Riverside County (Temecula Sphere of Influence)

Medium Density Residential (MDR)
2-5 DU's/ac, 5,500-20,000 sf lots
Detached or Attached Units

Zoning/Uses

Rural Residential (R-R)
- Single Family (SFR)+ Ag/Animals

Potential Subdivision/Parcel Map

Rezone R-1: 7,500 sf Lots

Neighborhood: R-1 Area: Averages:

7,500sf lot, Homes, 3,000sf, \$860,000

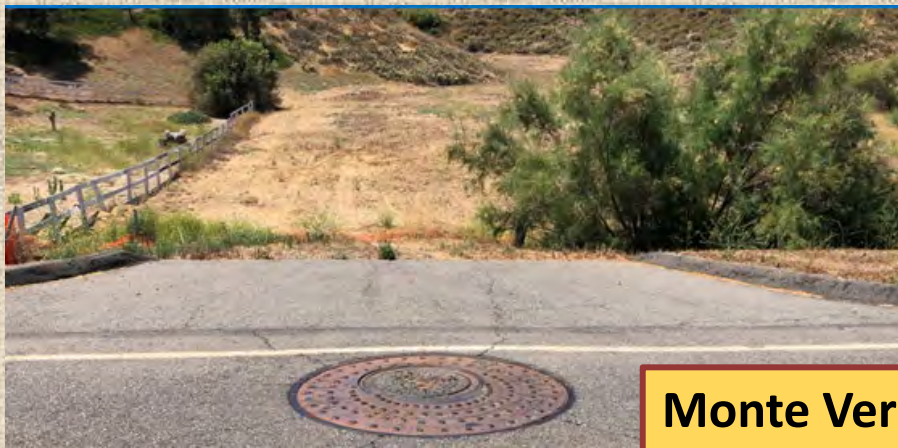
**I-15 Exit Temecula Pkwy CA 79 East
Right on Pechanga Pkwy,
Left on Deer Hollow,
Left on Anza Rd., Left on Cebalo ST.,
Left on Monte Verde to End at Via Puebla .
ENTER BY APPOINTMENT ONLY**

**Contact: Brad Jones, Coldwell Banker Realty, 28410 Old Town Front St Suite 106, Temecula, CA 92590 CalRE # 01308834
brad.jones@cbrealty.com (760)583-8059**

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UNIQUE BUILDABLE LOCATION: SFR AREA WITH MDR 2-5 DU/AC LAND USE
DO NOT ENTER WITHOUT APPOINTMENT CALL AGENT FIRST! 949-463-2921



Monte Verde Rd.

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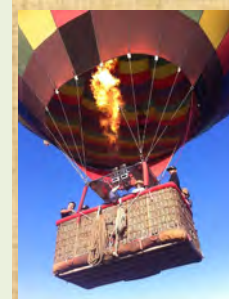


***TERMS: Priced as Existing Zoned SFR Lot;
Cash or New Loan, Proof of Funds, 90-day Escrow.***

THE LAND. Beautiful, unique, buildable 2.3-acre corner lot range of uses and potential upside for custom or tract home families, builders, investors or developers. It is in Riverside County, adjoining the City of Temecula, in a neighborhood of existing SFR developments. It is subject to record Easements, Conditions, Covenants & Restrictions, including existing roads, utilities, slopes, & storm drains benefitting adjacent properties, but is not included in any Neighborhood Homeowners Associations or subject to HOA Dues or Assessments. Buyer to rely on own investigations regarding title & uses. Water, sewer & utilities are in County paved streets with Street lights. The site has potential value as a fill site for hillside development or other export.

GP & ZONE. The General Plan enables Medium Density Residential 2 5,500 sf to 20,000 sf lots, 7,500 sf “typical”, (GP Table LU 4), including single family, 5 DU’s/ac., residences with limited agriculture and animal keeping. The flexible R-R Zoning allows horses (5/ac.), farms, vineyards and many businesses, e.g., motels, food, & gasoline. Adjoining Lots to the south, and above, are zoned R-1 on approved tentative map RivCo TTM 35784: 30 lots on 9.45 acres.

THE AREA. This highly desirable location, adjacent to a County Trail & Park System is near the booming I-15 Temecula Parkway (CA 79) retail corridor, is near the Pechanga Casino, is near the expanding Temecula Valley Wine County’s lush estates with vineyards and equestrian facilities, now with 50+ wineries and resorts for tasting, dining & entertainment, and is near Galway Downs equestrian events. The Site is just 2.3 miles East of I-15, and the dining and entertainment in Old Town Temecula.



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SITE LOCATED ADJACENT TO EXISTING CUSTOM HOMES, TRACT HOMES, & APPROVED TENTATIVE TRACT MAP SFR LOTS IN RIVERSIDE COUNTY AND CITY OF TEMECULA



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Riverside County Zoning:
Rural Residential (R-R): A Variety of Uses

R-R ZONING INCLUDES: One-family Home, Nurseries, Produce Processing, Grazing of Animals, Horses 5 per acre, Farms, Ag Stands, Mobilehome, Home Occupations, Accessory Units, Residential and Transitional Care Facilities, Large Family (7-14 Children) Day Care, Etc. A Plot Plan is Required For Guest Ranches, Motels, Commercial Uses, Offices, Feed Grain, Garden, Art, Craft, Lodges, Places Of Worship, Private Schools, Beauty Shops, Winery With Vineyard, etc..

CONDITIONAL USE PERMIT: For Various Commercial & Retail Uses, e.g.: Bakery, Barber/Beauty, Cleaners, Markets, Rx, Bars, Restaurants, Hardware, Laundromat, Service Station w/or w/o Beer & Wine, Professional Office, Stables, Kennels, etc....



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View To Temecula Valley Hospital on CA-79 & Redhawk Golf Course



SITE



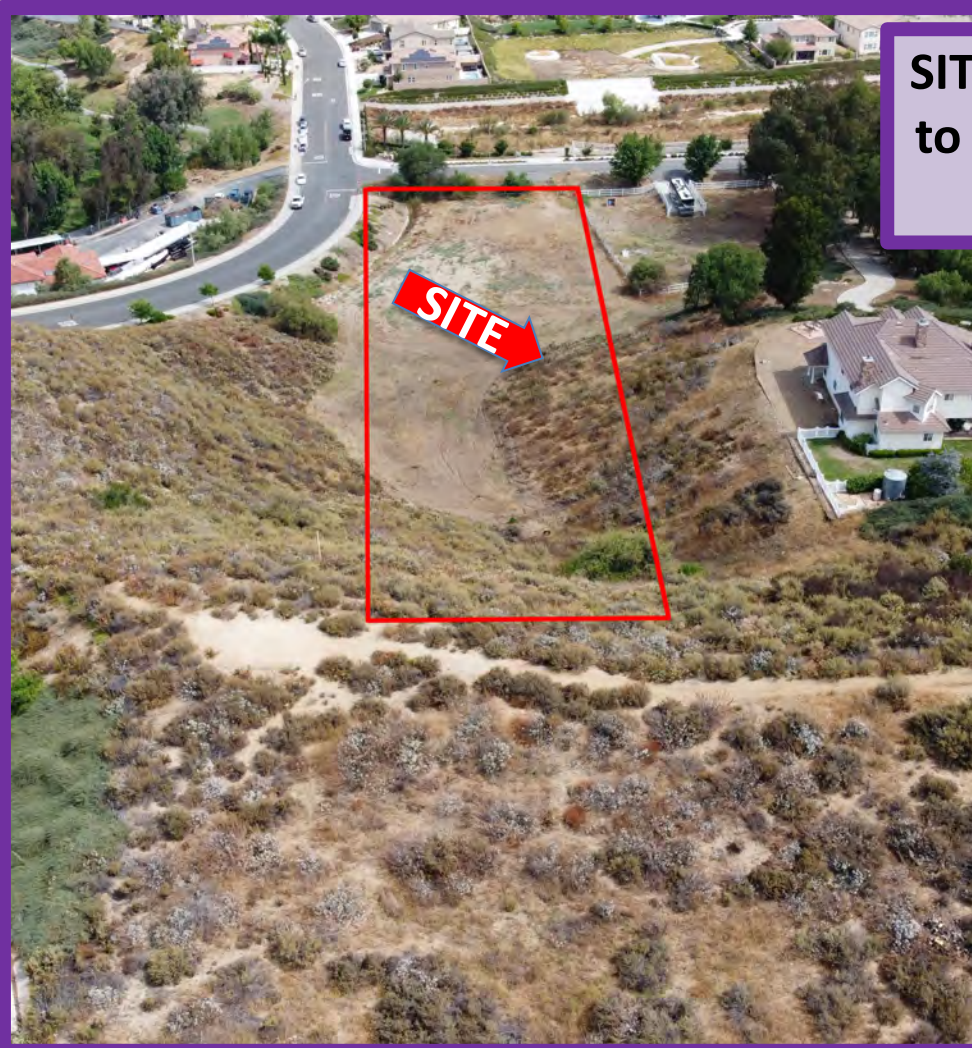
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SITE & Adjacent Properties: County Trail & Park to North, Custom Home to East, Vacant Parcels to South, Golf Course West of Via Puebla.



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**Riverside County
Park & Trail
System
Monte Verde Rd @
Via Puebla**

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View South Over Monte Verde Road.



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Parcel 4 of PM 21972 is subject to record Easements, Conditions, Covenants & Restrictions, including existing roads, utilities, slopes, & storm drains benefitting adjacent properties and the site. It is not included in any Neighborhood Homeowners Associations or subject to HOA Dues or Assessments. Any Buyer shall rely on its own investigations regarding all title, use and regulation issues.



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Adjacent Parcels (Approved TTM No. 35784)



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View Southwest To City of Temecula



Pechanga Casino

SITE

Monte Verde Road



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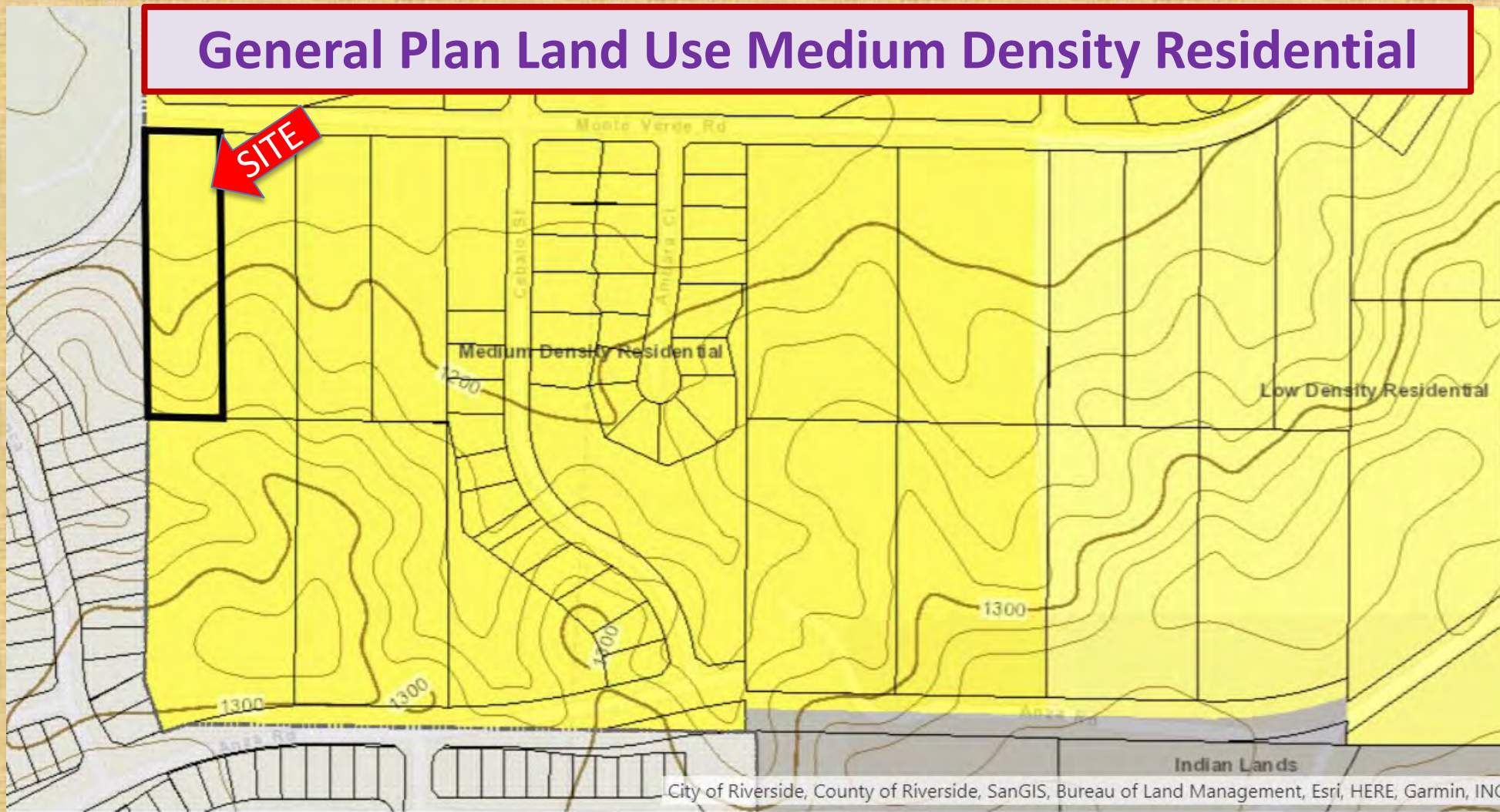


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General Plan Land Use Medium Density Residential



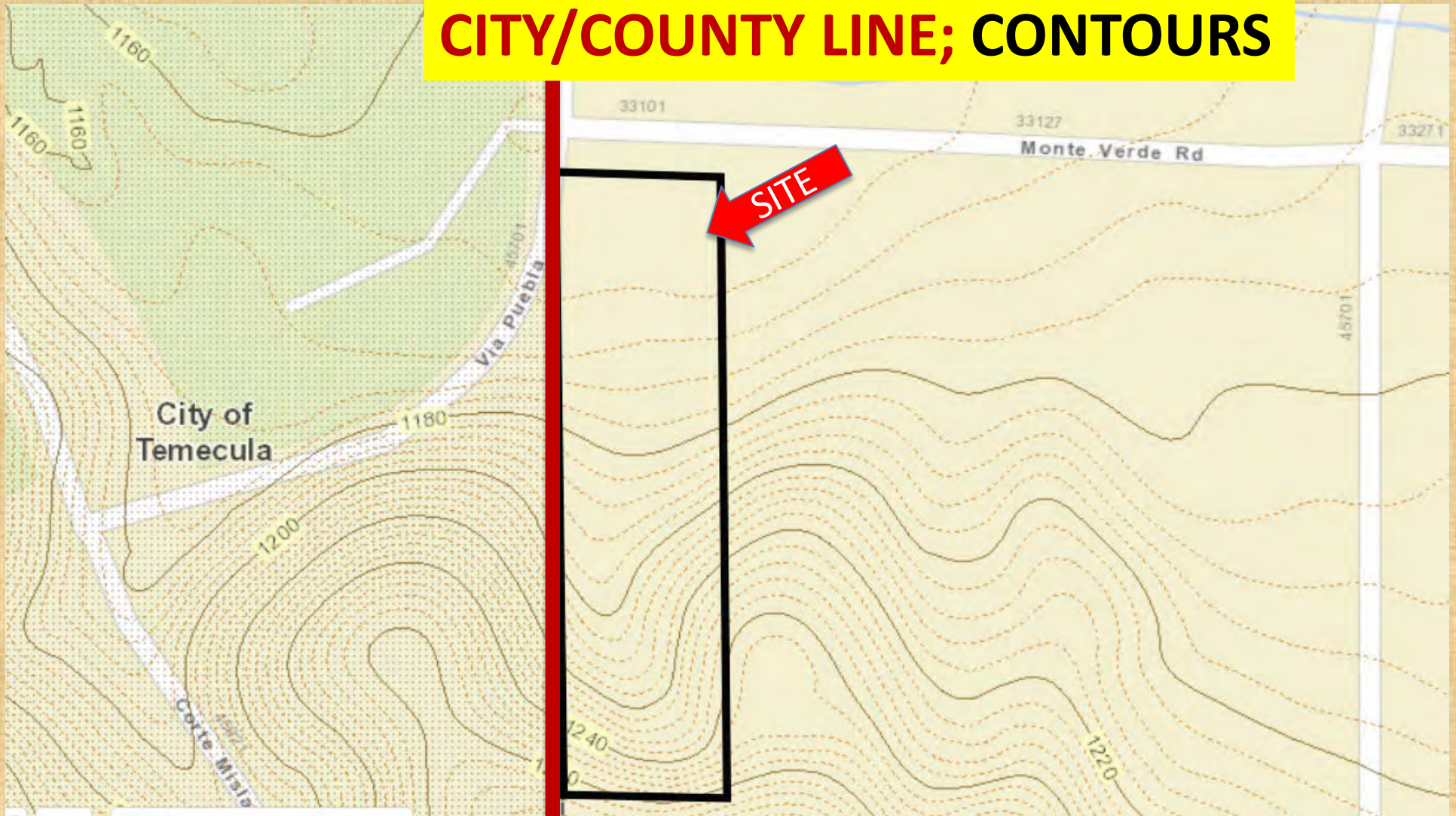
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CITY/COUNTY LINE; CONTOURS



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View Northeast Over Site toward
Temecula Valley Wine Country



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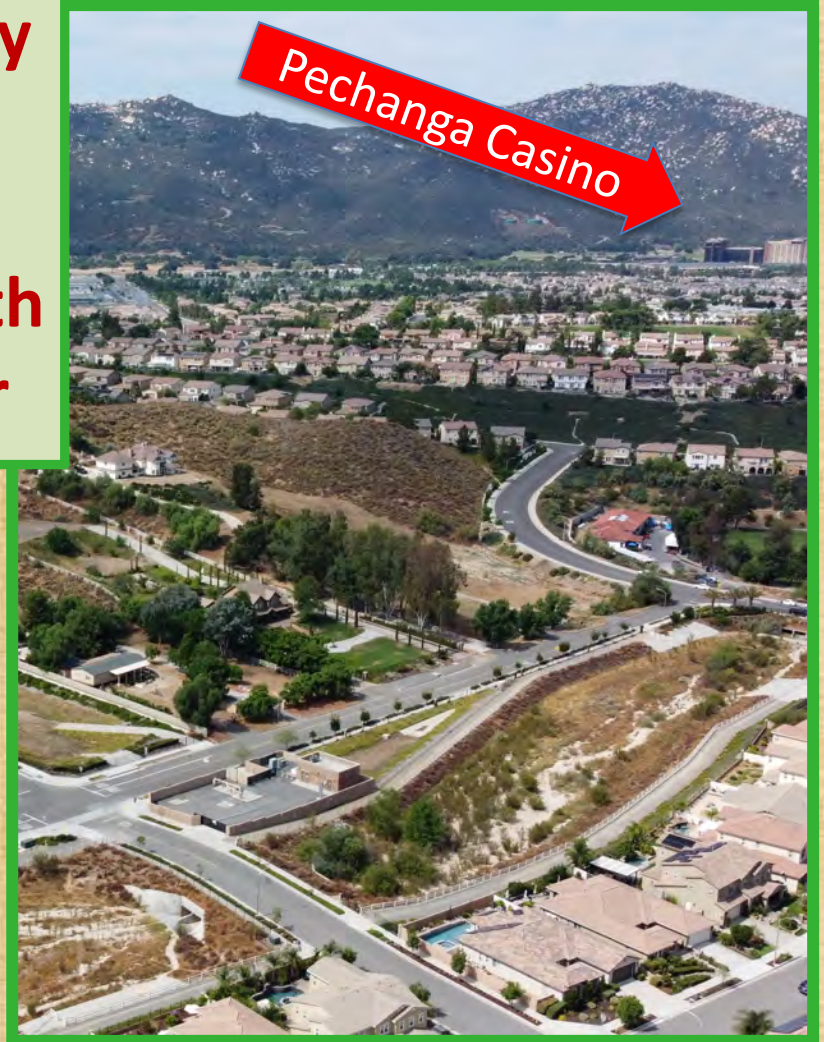
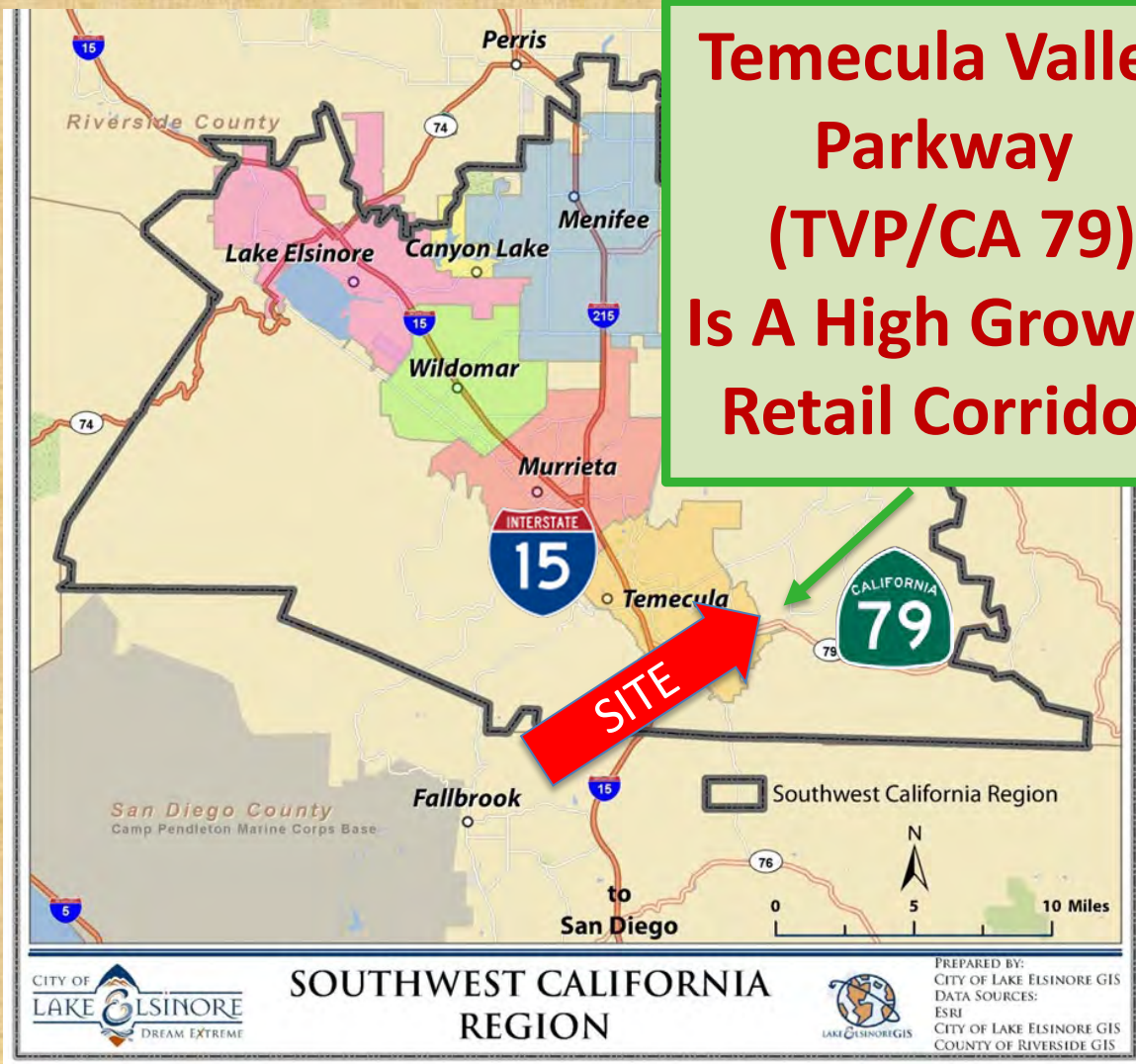
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**Temecula Valley Parkway
(TVP/CA 79)
Is A High Growth
Retail Corridor**



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