

# MENIFEE – 68 LOT APPROVED TM

26.95 GROSS ACRES • 7,200 SF MIN. LOT SIZE • 10,650 SF AVG. LOT SIZE

215

74

215



CHAMBERS AVE

VALLEY BLVD

MCCALL BLVD



- Potential Re-entitlement to 82, 96 or 107 lots (conceptual site plans enclosed)
- Potential for 200 unit build to rent plan (plan enclosed)

ASKING PRICE: \$3,800,000

## CHAMBERS AVE & VALLEY BLVD

MENIFEE, CA 92586



LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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.

FOR MORE INFORMATION:

|   |   |   |   |
|---|---|---|---|
| MATT WEAVER<br>760.448.2458<br>mweaver@lee-associates.com<br>CalDRE Lic #01367183 | AL APUZZO<br>760.448.2442<br>aapuzzo@lee-associates.com<br>CalDRE Lic #01323215 | ALEX BENTLEY<br>760.448.2492<br>abentley@lee-associates.com<br>CalDRE Lic #02062959 | MIKE HANNA<br>951.445.4503<br>mhanna@lee-associates.com<br>CalDRE Lic #01456055 |
|---|---|---|---|

# Table of Contents

|    |  |
|----|--|
| 04 | Executive Summary                                |
| 06 | Property Overview                                |
| 08 | Tentative Map                                    |
| 12 | New & Planned Development Map                    |
| 14 | Location Maps                                    |
| 16 | Due Diligence Materials                          |
| 18 | Plat Map   |
| 20 | New Construction Home Sales & Resale Comparables |
| 26 | Conceptual For Sale Site Plans                   |
| 28 | Conceptual 200-Unit BTR Plan                     |
| 30 | Development Impact Fees                          |
| 32 | Area Info, Schools and Demographics              |



# Executive Summary

Lee & Associates is pleased to present 21.66 net acres located on Chambers Ave & Valley Blvd in Menifee, California 92586. The subject property currently has an Approved Tentative Map, TTM 36911, for 68 single-family lots and 10 open space lots.

The property is conveniently located less than 3 miles west of Interstate 215. The subject property's prime location in the Sun City community is near restaurants, entertainment, grocery stores, schools, and more while also providing an easy commute to Interstate 215 serving all of Riverside, Orange, and San Diego Counties.





# Property Overview

The subject property is located at Chamber Ave & Valley Blvd. The property has an Approved Tentative Map, TTM 36911, for 68 single-family lots and 10 open space lots.



|                 |  |
|-----------------|--|
| Address         | Chambers Ave & Valley Blvd, Menifee, CA 92586  |
| Jurisdiction    | City of Menifee  |
| APNs            | 335-080-067, 335-080-066, 335-080-056  |
| Acreage         | 21.6 net, 26.95 gross  |
| Zoning          | R-1 – 2.1 – 5 Du per Acre<br><a href="#">Link to Zoning Map</a>  |
| Planned Density | Residential 2.1-5.0 du/acre.<br><a href="#">Link to Land Use Map</a>   |
| Lot Sizes       | 7,200 SF Min, 10,650 SF Avg. Lot Size  |
| CFD             | None in place although there is the opportunity to create one for various fees or improvements                                       |
| Tentative Map   | The tentative map has been extended until 8-12-24  |
| School District | Menifee Union School District  |
| Services        | Water/Sewer- Eastern Municipal Water District (EMWD)<br>Gas- Southern California Gas Company<br>Electric- Southern California Edison |
| Asking Price    | \$3,800,000  |







SECTION A-A  
AS SHOWN  
NOT TO SCALE

SECTION B-B  
AS SHOWN  
NOT TO SCALE

SECTION C-C  
AS SHOWN  
NOT TO SCALE

SECTION D-D  
AS SHOWN  
NOT TO SCALE

SECTION E-E  
AS SHOWN  
NOT TO SCALE

SECTION F-F  
AS SHOWN  
NOT TO SCALE

SECTION G-G  
AS SHOWN  
NOT TO SCALE

SECTION H-H  
AS SHOWN  
NOT TO SCALE

SECTION I-I  
AS SHOWN  
NOT TO SCALE

SECTION J-J  
AS SHOWN  
NOT TO SCALE

SECTION K-K  
AS SHOWN  
NOT TO SCALE

SECTION L-L  
AS SHOWN  
NOT TO SCALE

SECTION M-M  
AS SHOWN  
NOT TO SCALE

SECTION N-N  
AS SHOWN  
NOT TO SCALE

SECTION O-O  
AS SHOWN  
NOT TO SCALE

| BASIN ELEVATION DETAILS |              |              |              |
|-------------------------|--------------|--------------|--------------|
|                         | BASIN 1      | BASIN 2      | BASIN 3      |
| (A)                     | 1472.94 INV. | 1476.50 INV. | 1476.00 INV. |
| (B)                     | 1471.00 BOT  | 1476.50 BOT  | 1480.00 BOT  |
| (C)                     | 1.50'        | 1.50'        | 1.67'        |
| (D)                     | 1478.00 TF   | 1478.25 TF   | 1479.00 TF   |
| (E)                     | 1479.00      | 1479.50      | 1481.50      |
| (F)                     | 1479.64      | 1479.66      | 1481.80      |
| (G)                     | 1480.01      | 1479.18      | 1482.30      |
| (H)                     | 1477.00      | 1477.00      | 1480.50      |
| (I)                     | 1.74'        | 1.74'        | 1.74'        |

The map shows a street grid with Valley Blvd running horizontally and O.S. T. Basin running vertically. Valley Blvd is labeled at the bottom. O.S. T. Basin is labeled on the right. Lot numbers are shown along the top and right sides of the map. A north arrow is located in the bottom left corner.

NOTES:

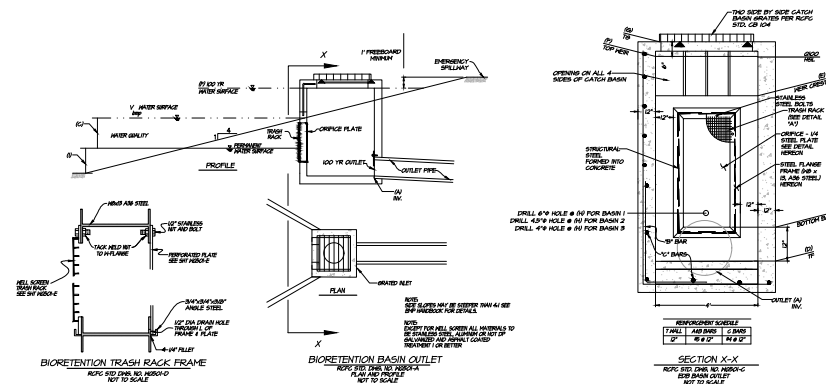
1. THE LIMITED USE AREA SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS OVER 30" HIGH, INCLUDING VEGETATION.
2. NO TREES, WALLS, OR ANY OBSTRUCTIONS SHALL BE ALLOWED IN THE LIMITED USE AREA.
3. THE TOP OF SLOPE SHALL NOT ENCRoACH INTO THE LIMITED USE AREA.

VALLEY DIVISION DESIGN SPEED 60 MPH - CORNER SIGHT DISTANCE 640'  
SCALE 1"=100'

NOTES:

1. THE LIMITED USE AREA SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS OVER 30" HIGH INCLUDING VEGETATION.
2. NO TREES, WALLS, OR ANY OBSTRUCTIONS SHALL BE ALLOWED IN THE LIMITED USE AREA.

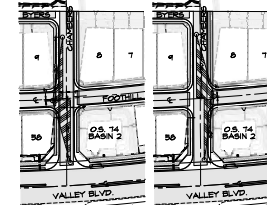
NOTES: 1. THE LIMITED USE AREA SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS OVER 30" HIGH, INCLUDING VEGETATION.  
2. NO TREES, WALLS, OR ANY OBSTRUCTIONS SHALL BE ALLOWED IN THE LIMITED USE AREA.  
3. THE TOE OF SLOPE SHALL NOT ENCRUMB INTO THE LIMITED USE AREA.

[illegible]

TYPICAL STREET SECTION 'BYERS RD

Diagram illustrating the cross-section of a 6' wide highway with a 4% slope. The diagram shows a central 6' width, 12' shoulders, and 12' outer shoulders. The total width is 48'. The slope is 4% on both sides. The diagram is labeled "PROP. 6' HW" and "PROP. 4% SLOPE".

**TYPICAL STREET SECTION "CONNIE, FOOTHILL, CHAMBERS AVE"**



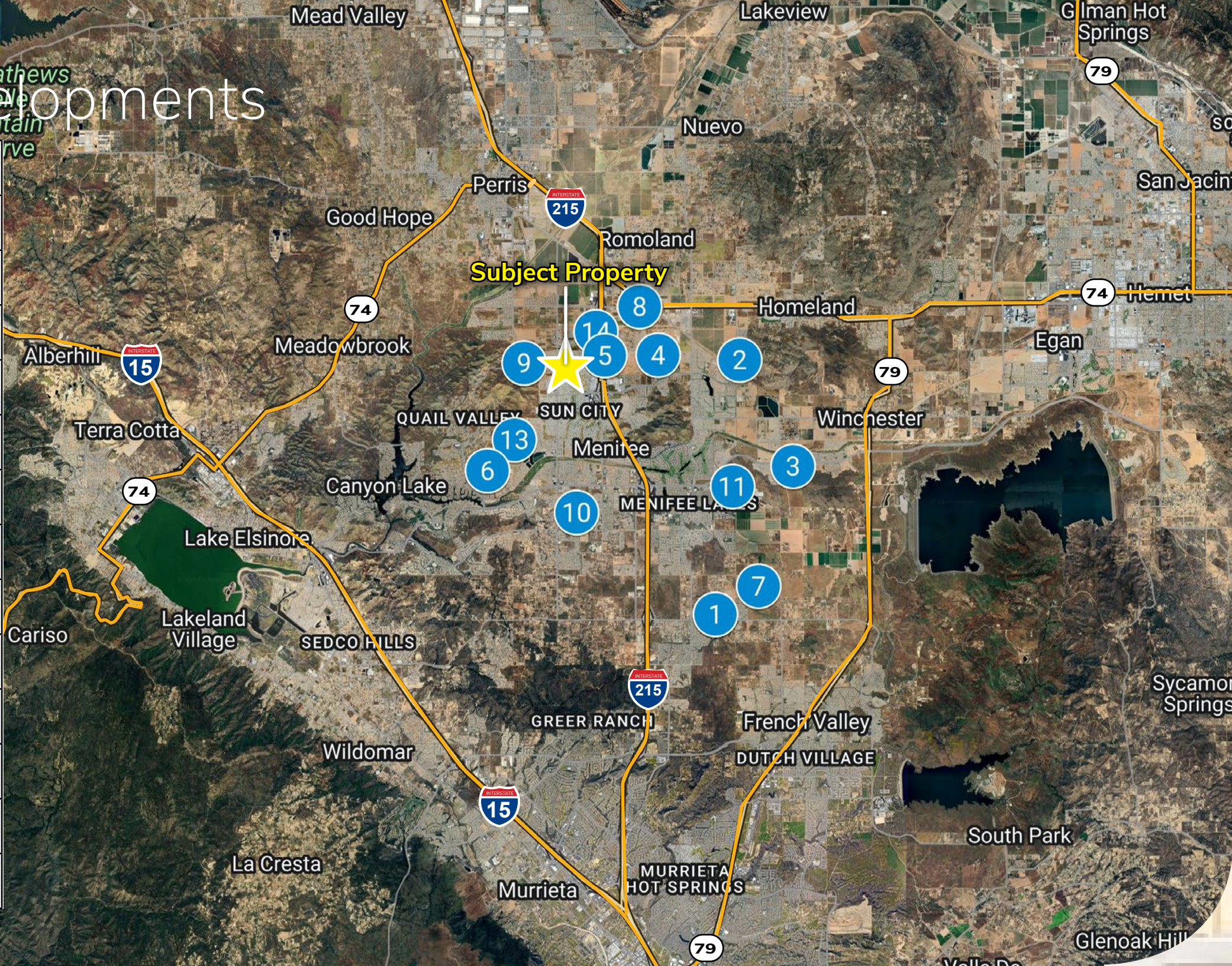
NOTES: 1. THE LIMITED USE AREA SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS OVER 30" HIGH, INCLUDING VEGETATION.  
2. NO TREES, WALLS, OR ANY OBSTRUCTIONS SHALL BE ALLOWED IN THE LIMITED USE AREA.  
3. THE TOE OF SLOPE SHALL NOT ENDOURCH INTO THE LIMITED USE

[illegible]



# New & Planned Developments

|    |  |            |
|----|--|------------|
| 1  | Cedar at Sumac Ridge by Meritage Homes                 | 58 lots    |
| 2  | Mountains Edge Masterplan by Lennar Homes              | 200 lots   |
| 3  | Outlook Masterplan by Tripointe Homes                  | 276 lots   |
| 4  | Shadow Mountain Masterplan by KB Homes                 | 212 lots   |
| 5  | Legado Masterplan Community                            | 1,000 lots |
| 6  | Noble at Audie Murphy Ranch by Richmond American Homes | 115 lots   |
| 7  | Braverde Masterplan by Richmond American Homes         | 424 lots   |
| 8  | Pacific Parkview by Pacific Communities                | 156 lots   |
| 9  | Cimarron Ridge Masterplan by Pulte Homes               | 121 lots   |
| 10 | Quartz Ranch Masterplan by Lennar Homes                | 380 lots   |
| 11 | Rockpoint Ranch Masterplan by Lennar Homes             | 305 lots   |
| 12 | Sumac Ridge by Meritage Homes                          | 117 lots   |
| 13 | Sky View by Woodside Homes                             | 161 lots   |
| 14 | The Village by Century Communities                     | 126 lots   |





# Location Maps



Goetz Rd

Valley Blvd

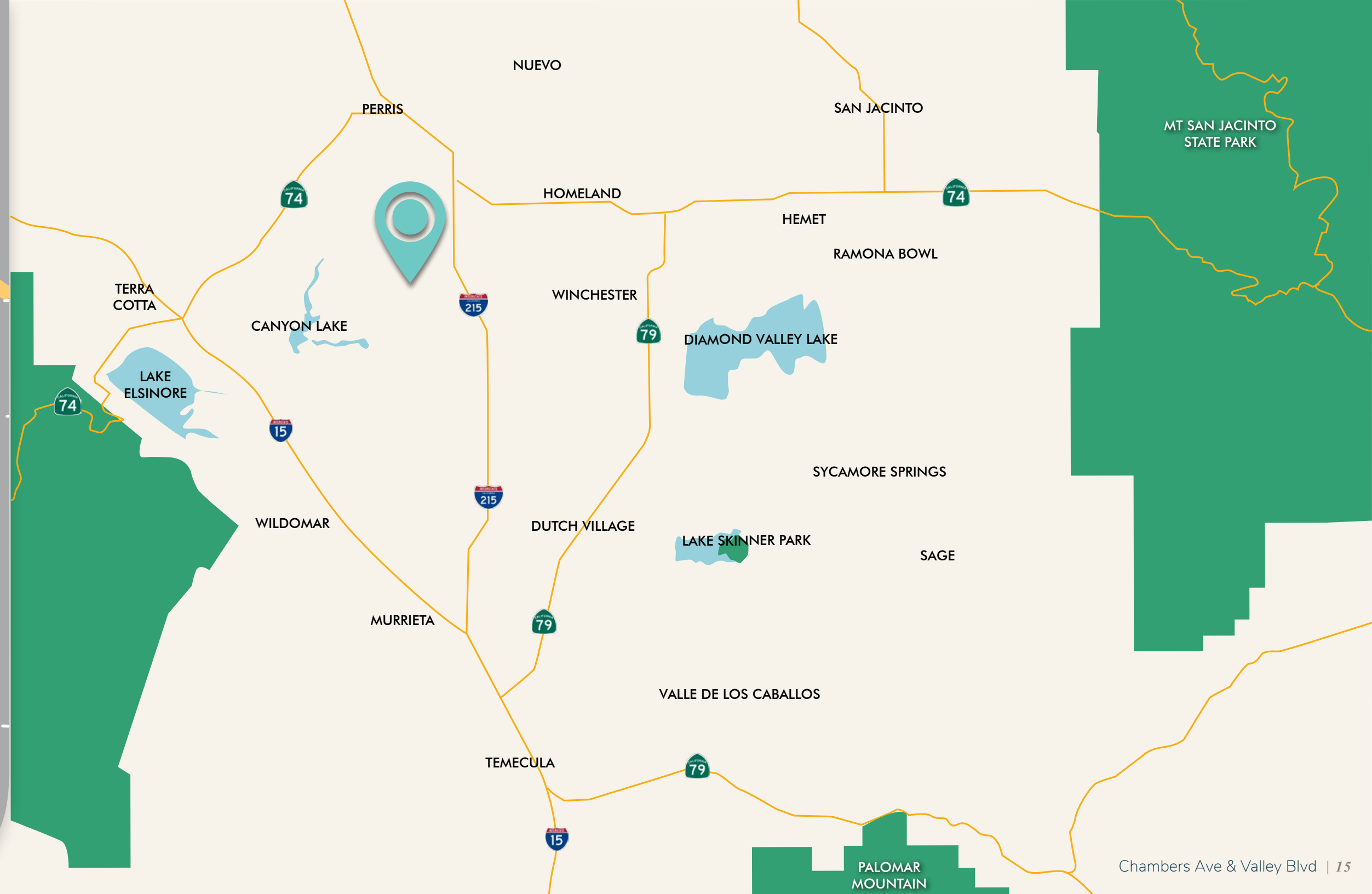
Murrieta Rd

McLaughlin Rd

Rouse Rd

Chambers Ave

McCall Blvd





# Due Diligence Materials

## APPRAISALS

- [2022-03-160 Appraisal Report AJ Ortiz & Associates](#)
- [2017-02-10 Appraisal Report RVS](#)

## CITY OF MENIFEE

- [2020-06-04 Right of Entry Permission to Grade](#)
- [2017-09-13 Demand Payoff Request For Release of Notice-of-Pendency](#)

## ENGINEERING DOCUMENTS

### ADKAN

- [2022-10-01 Improvement Plan Application](#)
- [2022-06-24 Rough Grading Plan](#)
- [2020-10-09 Adkin Final Engineering Contract Proposal](#)

### PULTE-LLA

- [2021-11-18 Verification of Insurance](#)
- [2020-06-17 TTM](#)
- [2020-06-17 LLA Land Swap Exhibit](#)
- [2020-06-05 Agreement LLA & Grading](#)
- [2020-06-04 LLA Agreement](#)

- [2018-11-29 Exhibit A LLA](#)

## SURVEYS OR REPORTS FOR ENVIRONMENTAL

- [2016-12-07 Remediation Sciences](#)
- [2017-05-23 Air Quality Test by Urban Crossroads-Inc](#)
- [2017-05-23 Greenhouse Gas Analysis by Urban Crossroads-Inc](#)
- [2019-04-22 Fairy Shrimp Wet Season Report](#)
- [2019-06-16 Gonzales Environmental Delineation of Waters](#)
- [2019-06-19 Gonzales Environmental Delineation of Waters](#)
- [2019-09-20 TM36911 Dry-Season Report](#)
- [2019-12-30 Gonzales Environmental Consulting](#)
- [2022-06-13 Hydrology Report](#)
- [2022-06-13 Water Quality Management Plan](#)
- [2022-08-23 Final Hydro Report](#)
- [2022-08-23 Project Specific Water Quality Management Plan](#)
- [Soil Exploration - Soils Report](#)

## TTM


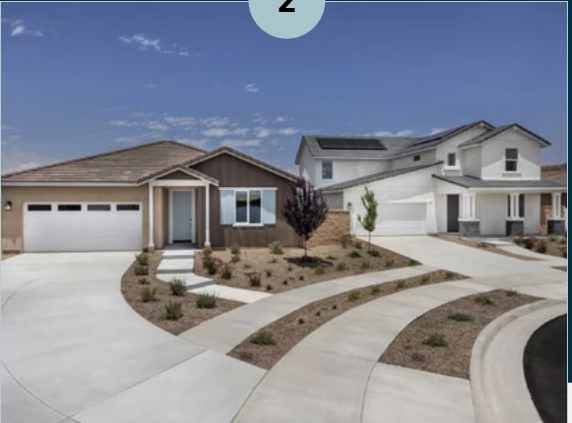




- [2020-06-17-TTM](#)
- [2020-07-22 Conditions of Approval](#)



[illegible]



# New Home Sale Comparables

|   |   |  |  |  |  |
|---|---|--|--|--|--|
| <div>1</div>  | <div>2</div>  | <div>3</div>  | <div>4</div>  | <div>5</div>  | <div>6</div>  |
| <b>ARBOR AT CIMARRON RIDGE</b>  | <b>COPPER HILL/MOUNTAINS EDGE</b>   | <b>COPPER SKYE AT OUTLOOK</b>  | <b>HIDDEN TERRACE/MOUNTAINS EDGE</b>   | <b>LEGACY AT BRAVERDE</b>  | <b>OAK SHADE AT SHADOW MOUNTAIN</b>  |
| <div>Builder Name:</div> <div>Del Webb</div>  | <div>Builder Name:</div> <div>Lennar</div>  | <div>Builder Name:</div> <div>TRI Pointe Homes</div>   | <div>Builder Name:</div> <div>Lennar</div>   | <div>Builder Name:</div> <div>Richmond American Homes</div>                                      | <div>Builder Name:</div> <div>KB Home</div>  |
| <div>City:</div> <div>Menifee</div>   | <div>City:</div> <div>Menifee</div>   | <div>City:</div> <div>Menifee</div>  | <div>City:</div> <div>Menifee</div>  | <div>City:</div> <div>Menifee</div>  | <div>City:</div> <div>Menifee</div>  |
| <div>Open Date:</div> <div>9/28/2024</div>  | <div>Open Date:</div> <div>3/4/2023</div>   | <div>Open Date:</div> <div>6/4/2022</div>  | <div>Open Date:</div> <div>3/4/2023</div>  | <div>Open Date:</div> <div>5/1/2022</div>  | <div>Open Date:</div> <div>6/10/2022</div>   |
| <div>Product Type:</div> <div>Detached</div>  | <div>Product Type:</div> <div>Detached</div>  | <div>Product Type:</div> <div>Detached</div>   | <div>Product Type:</div> <div>Detached</div>   | <div>Product Type:</div> <div>Detached</div>   | <div>Product Type:</div> <div>Detached</div>   |
| <div>Typical Lot Size:</div> <div>6,500</div>   | <div>Typical Lot Size:</div> <div>7,000</div>   | <div>Typical Lot Size:</div> <div>3,000</div>  | <div>Typical Lot Size:</div> <div>7,000</div>  | <div>Typical Lot Size:</div> <div>6,600</div>  | <div>Typical Lot Size:</div> <div>5,250</div>  |
| <div>Min Unit Size:</div> <div>1,579</div>  | <div>Min Unit Size:</div> <div>1,843</div>  | <div>Min Unit Size:</div> <div>1,397</div>   | <div>Min Unit Size:</div> <div>2,336</div>   | <div>Min Unit Size:</div> <div>2,970</div>   | <div>Min Unit Size:</div> <div>1,472</div>   |
| <div>Max Unit Size:</div> <div>1,865</div>  | <div>Max Unit Size:</div> <div>4,134</div>  | <div>Max Unit Size:</div> <div>1,754</div>   | <div>Max Unit Size:</div> <div>4,134</div>   | <div>Max Unit Size:</div> <div>3,700</div>   | <div>Max Unit Size:</div> <div>2,454</div>   |
| <div>Min Price:</div> <div>\$537,990</div>  | <div>Min Price:</div> <div>\$526,990</div>  | <div>Min Price:</div> <div>\$477,335</div>   | <div>Min Price:</div> <div>\$600,715</div>   | <div>Min Price:</div> <div>\$740,861</div>   | <div>Min Price:</div> <div>\$560,990</div>   |
| <div>Max Price:</div> <div>\$565,990</div>  | <div>Max Price:</div> <div>\$768,990</div>  | <div>Max Price:</div> <div>\$491,071</div>   | <div>Max Price:</div> <div>\$783,085</div>   | <div>Max Price:</div> <div>\$846,427</div>   | <div>Max Price:</div> <div>\$739,990</div>   |
| <div>Min \$/SF:</div> <div>\$288.47</div>   | <div>Min \$/SF:</div> <div>\$127.48</div>   | <div>Min \$/SF:</div> <div>\$272.14</div>  | <div>Min \$/SF:</div> <div>\$145.31</div>  | <div>Min \$/SF:</div> <div>\$200.23</div>  | <div>Min \$/SF:</div> <div>\$228.60</div>  |
| <div>Max \$/SF:</div> <div>\$303.48</div>   | <div>Max \$/SF:</div> <div>\$186.02</div>   | <div>Max \$/SF:</div> <div>\$279.97</div>  | <div>Max \$/SF:</div> <div>\$189.43</div>  | <div>Max \$/SF:</div> <div>\$228.76</div>  | <div>Max \$/SF:</div> <div>\$301.54</div>  |
| <div>Total Units Planned:</div> <div>120</div>  | <div>Total Units Planned:</div> <div>2</div>  | <div>Total Units Planned:</div> <div>14</div>  | <div>Total Units Planned:</div> <div>8</div>   | <div>Total Units Planned:</div> <div>45</div>  | <div>Total Units Planned:</div> <div>9</div>   |
| <div>Zip Code:</div> <div>92586</div>   | <div>Zip Code:</div> <div>92585</div>   | <div>Zip Code:</div> <div>92596</div>  | <div>Zip Code:</div> <div>92585</div>  | <div>Zip Code:</div> <div>92584</div>  | <div>Zip Code:</div> <div>92585</div>  |



# New Home Sale Comparables

7



## OPAL SKYE AT OUTLOOK

|                      |                  |
|----------------------|------------------|
| Builder Name:        | TRI Pointe Homes |
| City:                | Menifee          |
| Open Date:           | 6/25/2022        |
| Product Type:        | Detached         |
| Typical Lot Size:    | 5,250            |
| Min Unit Size:       | 1,882            |
| Max Unit Size:       | 2,193            |
| Min Price:           | \$507,500        |
| Max Price:           | \$543,699        |
| Min \$/SF:           | \$231.42         |
| Max \$/SF:           | \$247.92         |
| Total Units Planned: | 12               |
| Zip Code:            | 92596            |

8



## PATHWAY AT CIMARRON RIDGE

|                      |             |
|----------------------|-------------|
| Builder Name:        | Pulte Homes |
| City:                | Menifee     |
| Open Date:           | 2/11/2023   |
| Product Type:        | Detached    |
| Typical Lot Size:    | 7,000       |
| Min Unit Size:       | 1,959       |
| Max Unit Size:       | 2,824       |
| Min Price:           | \$554,990   |
| Max Price:           | \$623,990   |
| Min \$/SF:           | \$196.53    |
| Max \$/SF:           | \$220.96    |
| Total Units Planned: | 48          |
| Zip Code:            | 92586       |

9



## QUARTZ RANCH/MEADOW WALK

|                      |           |
|----------------------|-----------|
| Builder Name:        | Lennar    |
| City:                | Menifee   |
| Open Date:           | 7/1/2022  |
| Product Type:        | Detached  |
| Typical Lot Size:    | 4,220     |
| Min Unit Size:       | 1,823     |
| Max Unit Size:       | 2,590     |
| Min Price:           | \$633,715 |
| Max Price:           | \$684,525 |
| Min \$/SF:           | \$244.68  |
| Max \$/SF:           | \$264.30  |
| Total Units Planned: | 15        |
| Zip Code:            | 92584     |

10



## ROCKPORT RANCH/NORTH SHORE

|                      |           |
|----------------------|-----------|
| Builder Name:        | Lennar    |
| City:                | Menifee   |
| Open Date:           | 5/20/2023 |
| Product Type:        | Detached  |
| Typical Lot Size:    | 5,200     |
| Min Unit Size:       | 1,772     |
| Max Unit Size:       | 2,623     |
| Min Price:           | \$570,600 |
| Max Price:           | \$683,490 |
| Min \$/SF:           | \$217.54  |
| Max \$/SF:           | \$260.58  |
| Total Units Planned: | 30        |
| Zip Code:            | 92584     |

11



## ROCKPORT RANCH/SOUTH SHORE

|                      |           |
|----------------------|-----------|
| Builder Name:        | Lennar    |
| City:                | Menifee   |
| Open Date:           | 5/20/2023 |
| Product Type:        | Detached  |
| Typical Lot Size:    | 6,500     |
| Min Unit Size:       | 1,950     |
| Max Unit Size:       | 4,134     |
| Min Price:           | \$640,794 |
| Max Price:           | \$920,810 |
| Min \$/SF:           | \$155.01  |
| Max \$/SF:           | \$222.74  |
| Total Units Planned: | 82        |
| Zip Code:            | 92584     |

12



## ROCKPORT RANCH/WEST SHORE

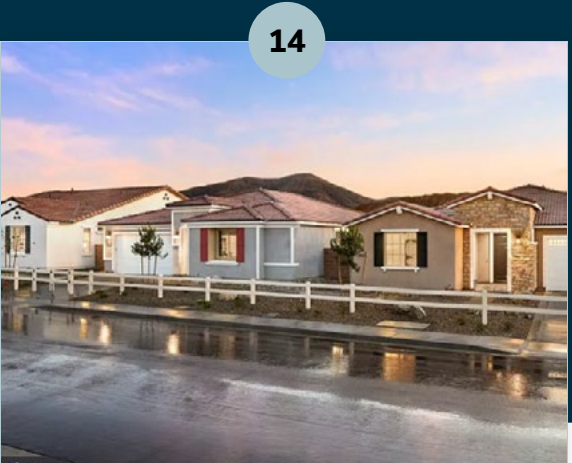
|                      |           |
|----------------------|-----------|
| Builder Name:        | Lennar    |
| City:                | Menifee   |
| Open Date:           | 5/20/2023 |
| Product Type:        | Detached  |
| Typical Lot Size:    | 3,500     |
| Min Unit Size:       | 1,860     |
| Max Unit Size:       | 2,228     |
| Min Price:           | \$578,464 |
| Max Price:           | \$626,520 |
| Min \$/SF:           | \$259.63  |
| Max \$/SF:           | \$281.20  |
| Total Units Planned: | 21        |
| Zip Code:            | 92584     |



# New Home Sale Comparables



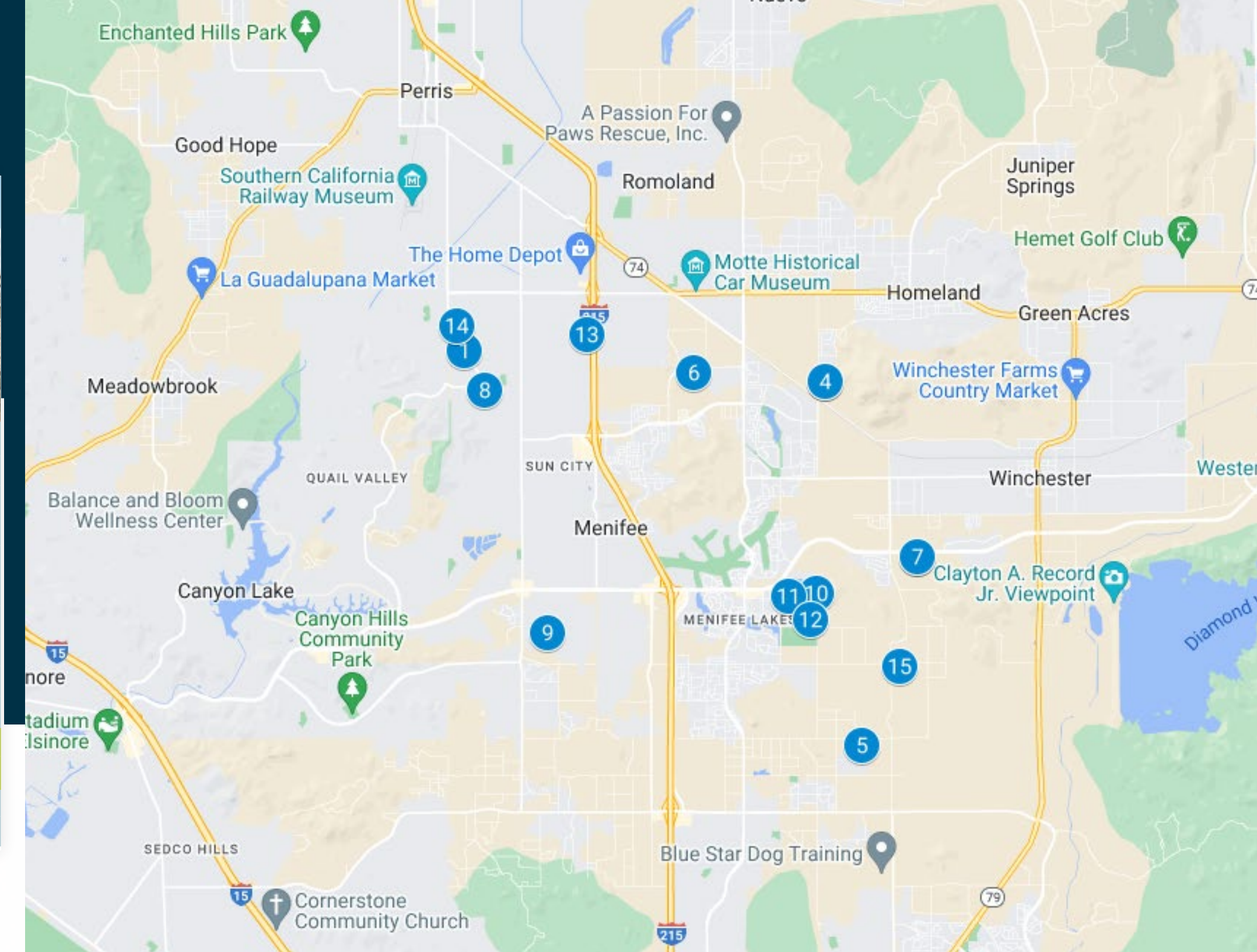
| THE VILLAGE          |                     |
|----------------------|---------------------|
| Builder Name:        | Century Communities |
| City:                | Menifee             |
| Open Date:           | 8/26/2023           |
| Product Type:        | Detached            |
| Typical Lot Size:    | 2,600               |
| Min Unit Size:       | 2,021               |
| Max Unit Size:       | 2,420               |
| Min Price:           | \$525,990           |
| Max Price:           | \$572,990           |
| Min \$/SF:           | \$217.35            |
| Max \$/SF:           | \$236.77            |
| Total Units Planned: | 54                  |
| Zip Code:            | 92585               |



| TRELLIS AT CIMARRON RIDGE |           |
|---------------------------|-----------|
| Builder Name:             | Del Webb  |
| City:                     | Menifee   |
| Open Date:                | 9/28/2024 |
| Product Type:             | Detached  |
| Typical Lot Size:         | 7,000     |
| Min Unit Size:            | 2,056     |
| Max Unit Size:            | 2,311     |
| Min Price:                | \$575,990 |
| Max Price:                | \$592,990 |
| Min \$/SF:                | \$249.24  |
| Max \$/SF:                | \$256.59  |
| Total Units Planned:      | 91        |
| Zip Code:                 | 92586     |

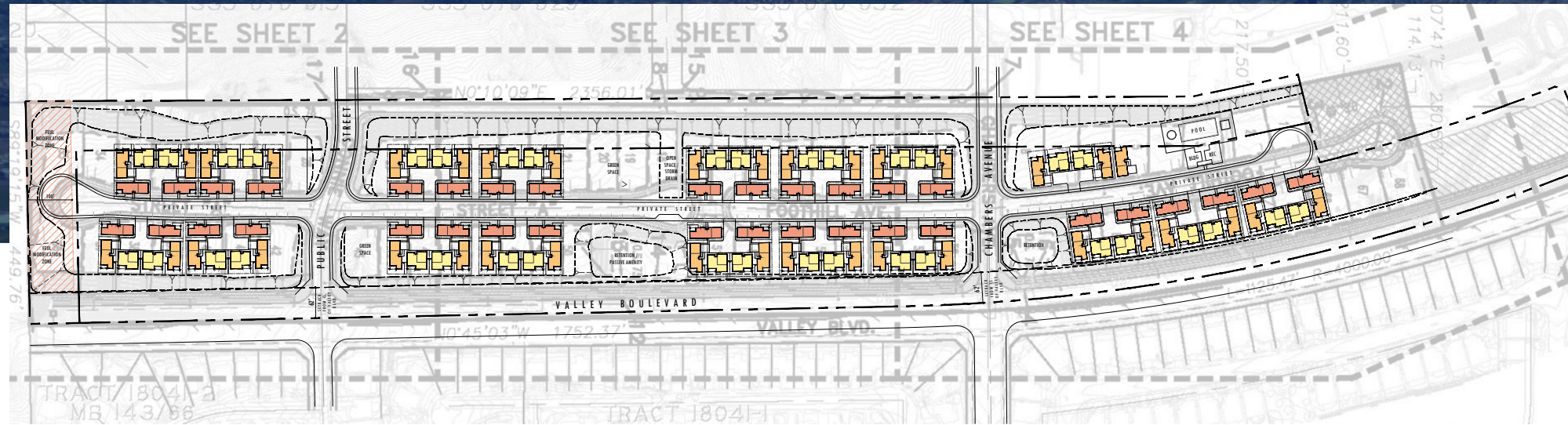


| WILLOW POINTE AT CANTERWOOD |             |
|-----------------------------|-------------|
| Builder Name:               | D.R. Horton |
| City:                       | Menifee     |
| Open Date:                  | 9/1/2024    |
| Product Type:               | Detached    |
| Typical Lot Size:           | 5,000       |
| Min Unit Size:              | 1,352       |
| Max Unit Size:              | 1,975       |
| Min Price:                  | \$588,990   |
| Max Price:                  | \$614,990   |
| Min \$/SF:                  | \$298.22    |
| Max \$/SF:                  | \$311.39    |
| Total Units Planned:        | 51          |
| Zip Code:                   | 92596       |





# Conceptual For Sale Site Plans



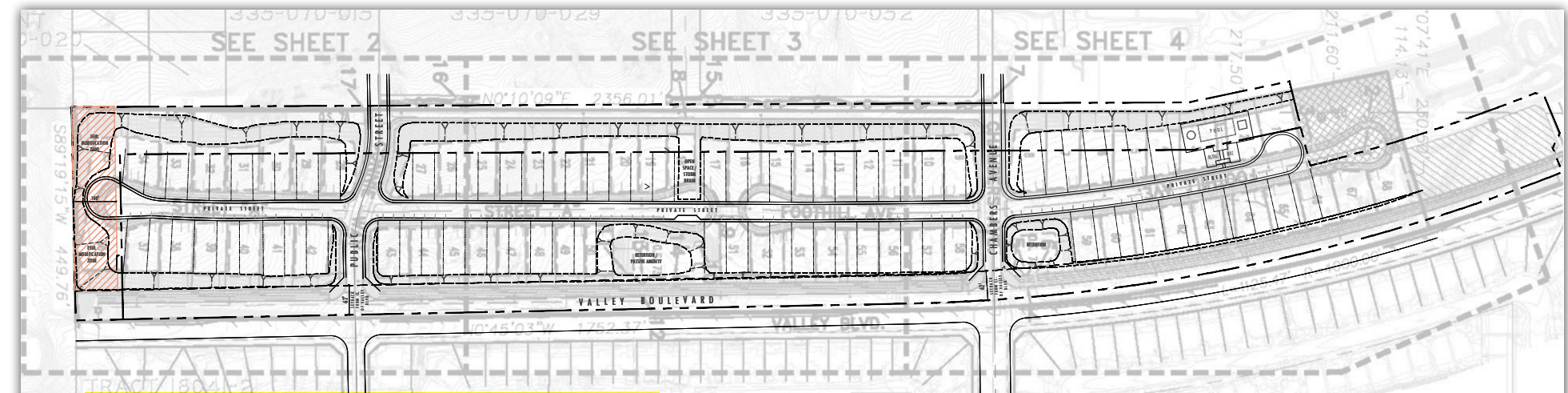
## Product A - Existing proposed 6-Plex Clusters

- Successfully yields 107 individual detached units.
  - Plots 18 complete clusters with extra space left over for community development.
  - (One unit to be dropped from a cluster so as not to exceed the 107 units max.)
  - Floor areas range from 1,850 S.F. + to 2,400 S.F. +.
  - Recommend 2 variations on the street-facing floor plan for curb appeal and architectural variety.
- Amenity area - including Rec Building and Pool - located at northern most Cul-de-Sac where property narrows.



## Product B - Alternative 4-Plex Clusters

- Yields 96 + individual detached units.
  - Plots 22 complete clusters with two half-clusters and a few individual lots adjacent to the Rec Center in the North section.
  - Floor areas range from 2,400 S.F. + to 2,750 S.F. +.
  - Recommend 2 variations on the street-facing floor plan for curb appeal and architectural variety.
- Amenity area - including Rec Building and Pool - located at northern most Cul-de-Sac where property narrows.

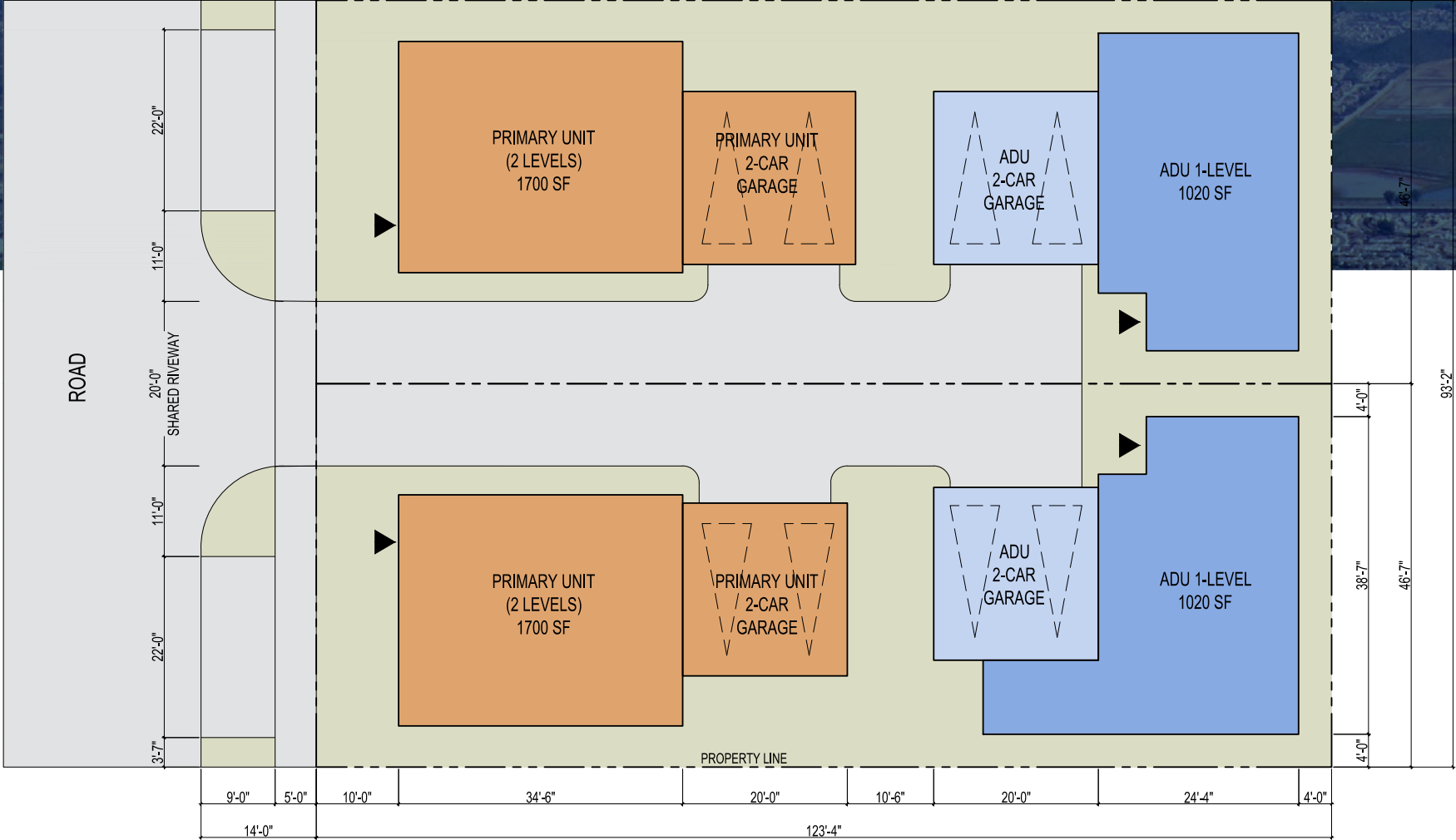


## Product C - Single-Family Conventional Lots - 46' Wide

- Yields 82 individual detached units.
  - Lot depths vary from 105' + to over 200'. (Deep lots on West side include 100' Fuel Mod Zone.)
  - Floor areas range from 2,700 S.F. + to 3,000 S.F. +. (Large plans on large lots.)
  - Four plans with min. 2 elevations each or alternatively 3 plans with min. 3 elevations each.
- Amenity area - including Rec Building and Pool - located at northern most Cul-de-Sac where property narrows.



# Conceptual 200-Unit BTR Plan





# Development Impact Fees

| Estimated Development Impact Fees Per Approximately 2,500 SF Residence |        |           |
|--|--------|-----------|
| Item   | Amount |           |
| School Fee (Meniffee Union - \$3.45/SF)                                | \$     | 8,625.00  |
| EMWD Water Financial Participation Charge                              | \$     | 7,416.00  |
| EMWD Sewer Financial Participation Charge                              | \$     | 3,476.00  |
| EMWD Sewer Treatment Plant Capacity Charge                             | \$     | 6,589.00  |
| EMWD Water Supply Development Fee                                      | \$     | 403.00    |
| EMWD Landscape Water Financial Participation Fee                       | \$     | 6,732.00  |
| EMWD Standard Full Service Meter Installation                          | \$     | 5,350.00  |
| Animal Shelter   | \$     | 94.00     |
| General Government Fee   | \$     | 1,176.00  |
| Fire Protection  | \$     | 647.00    |
| Law Enforcement  | \$     | 925.00    |
| Parks & Recreation   | \$     | 1,723.00  |
| Transportation Impact Fees   | \$     | 7,097.00  |
| Storm Drain Impact Fee (F_A & F_D)                                     | \$     | 139.00    |
| Multi-Species Habitat Conservation Plan Fees (MSHCP)                   | \$     | 4,236.00  |
| Stephen's Kangaroo Rat Fees (SKR) (\$500/acre)                         | \$     | 159.26    |
| Bridge Benefit District (Zone F)                                       | \$     | 501.00    |
| Transportation Uniform Mitigation Fees (TUMF)                          | \$     | 10,104.00 |
| TOTAL PER SFD  | \$     | 65,392.26 |





# Menifee

## Menifee: A Growing Southern California Haven

Nestled in the picturesque landscape of Riverside County, Menifee has emerged as a thriving city, drawing residents and businesses alike. Established in 2008 through the amalgamation of several unincorporated communities, Menifee has rapidly evolved into a diverse and vibrant city with a unique blend of suburban charm and rural tranquility. Its strategic location, close to major interstates such as 215 and 15, ensures residents enjoy both the serene surroundings and convenient access to nearby urban centers.

## A Community with Diverse Appeal

Menifee's residential landscape is as diverse as its community. From suburban neighborhoods to rural estates, the city offers a range of housing options, catering to various lifestyles. The Menifee Union School District oversees education, providing a foundation for the city's commitment to family-friendly living. Residents can explore numerous parks, hiking trails, and community centers, fostering a sense of community engagement and promoting an active and healthy lifestyle.

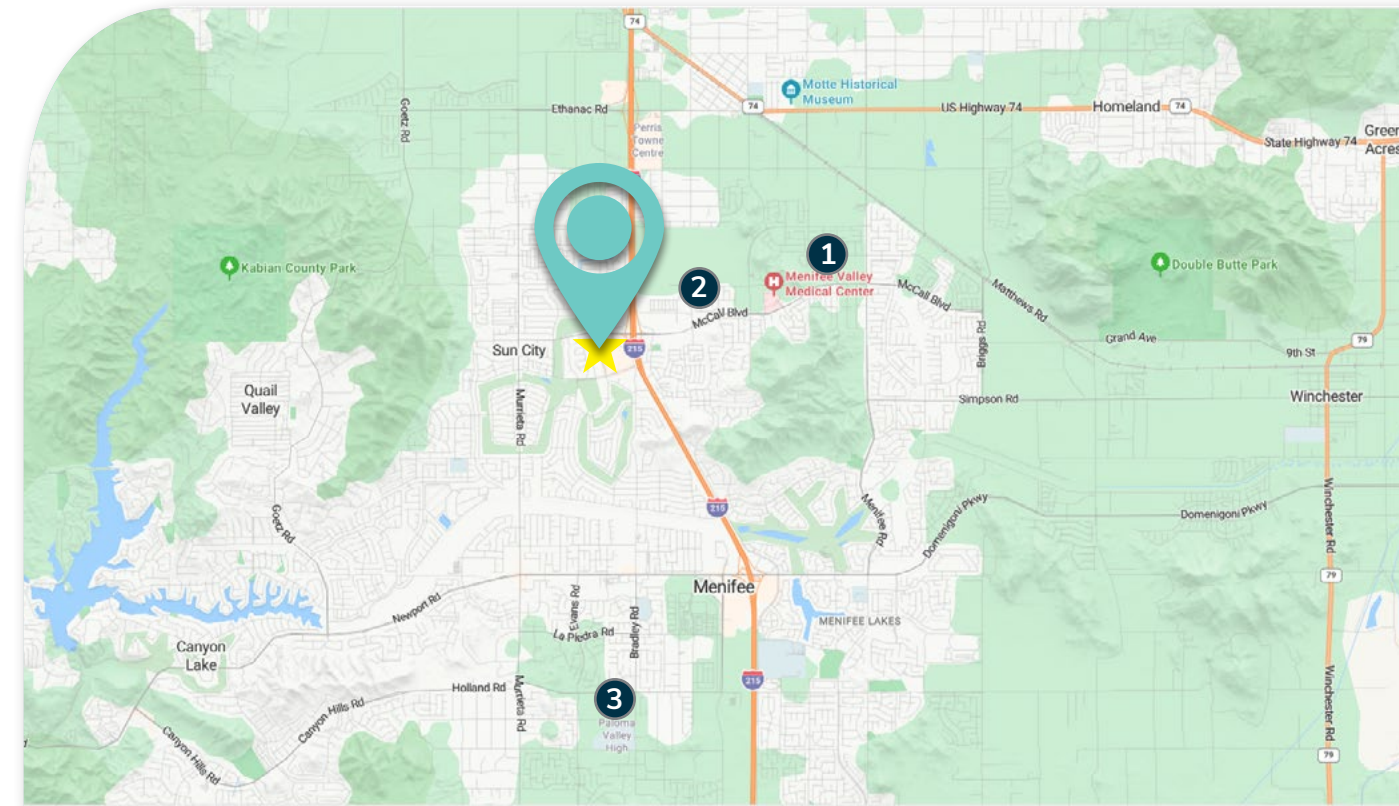
## Economic Opportunities and Future Growth

Menifee is not only a residential haven but also a hub for economic development. Small businesses, retail establishments, and dining options contribute to a flourishing local economy. The Menifee Lakes Plaza and other commercial areas provide convenient shopping and entertainment. With its forward-thinking leadership and community-driven initiatives, Menifee is poised for continued growth and prosperity, making it an attractive destination for those seeking a balanced and enriching Southern California lifestyle.

# Menifee Union School District

The Menifee Union School District, located in Riverside County, California, is dedicated to providing a quality education for students in the vibrant community of Menifee. Comprising a network of elementary and middle schools, the district is committed to fostering a positive and inclusive learning environment. With a focus on academic excellence, the Menifee Union School District strives to empower students with the knowledge and skills needed for success in both their educational journey and future endeavors. The district places a strong emphasis on collaboration between educators, parents, and the community to create a supportive and engaging educational experience for every student. Through innovative programs and a dedication to student well-being, Menifee Union School District aims to prepare students for a lifetime of learning and achievement.

<https://www.menifeeusd.org/>



### 1 Boulder Ridge Elementary School

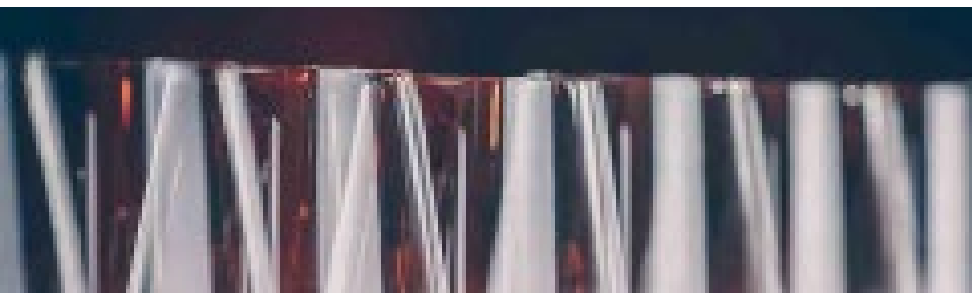
27327 Junipero Rd  
Menifee, CA 92585

### 2 Hans Christensen Middle School

27625 Sherman Rd  
Menifee, CA 92585

### 3 Paloma Valley High School

31375 Bradley Rd  
Menifee, CA 92584





# 2024 Demographics

within 5 Miles of Valley Blvd, Menifee



**159,948**

POPULATION



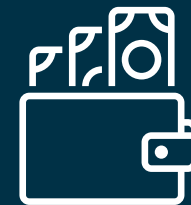
**51,541**

HOUSEHOLDS



**37.0**

AVG. AGE



**\$120,698**

AVG. HH INCOME



**19,842**

DAYTIME EMPLOYEES







# CHAMBERS AVE & VALLEY BLVD

## MENIFEE, CA 92586

**FOR MORE INFORMATION:**

**MATT WEAVER**  
760.448.2458

[mweaver@lee-associates.com](mailto:mweaver@lee-associates.com)  
CalDRE Lic #01367183

**AL APUZZO**  
760.448.2442

[aapuzzo@lee-associates.com](mailto:aapuzzo@lee-associates.com)  
CalDRE Lic #01323215

**ALEX BENTLEY**  
760.448.2492

[abentley@lee-associates.com](mailto:abentley@lee-associates.com)  
CalDRE Lic #02062959

**MIKE HANNA**  
951.445.4503

[mhanna@lee-associates.com](mailto:mhanna@lee-associates.com)  
CalDRE Lic #01456055