

MENIFEE – 68 LOT APPROVED TM

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



CHAMBERS AVE & VALLEY BLVD

MENIFEE, CA 92586

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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.

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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.

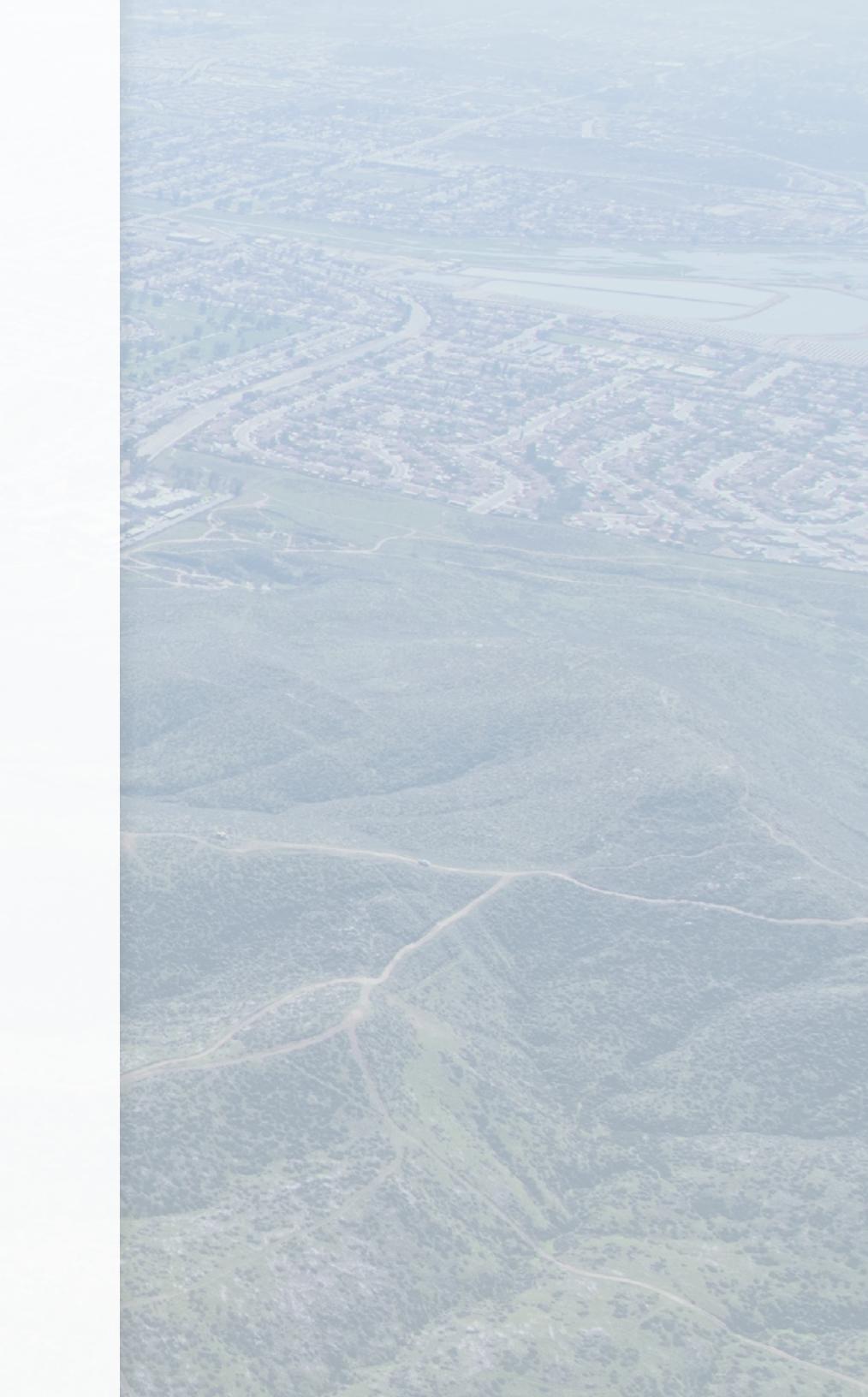
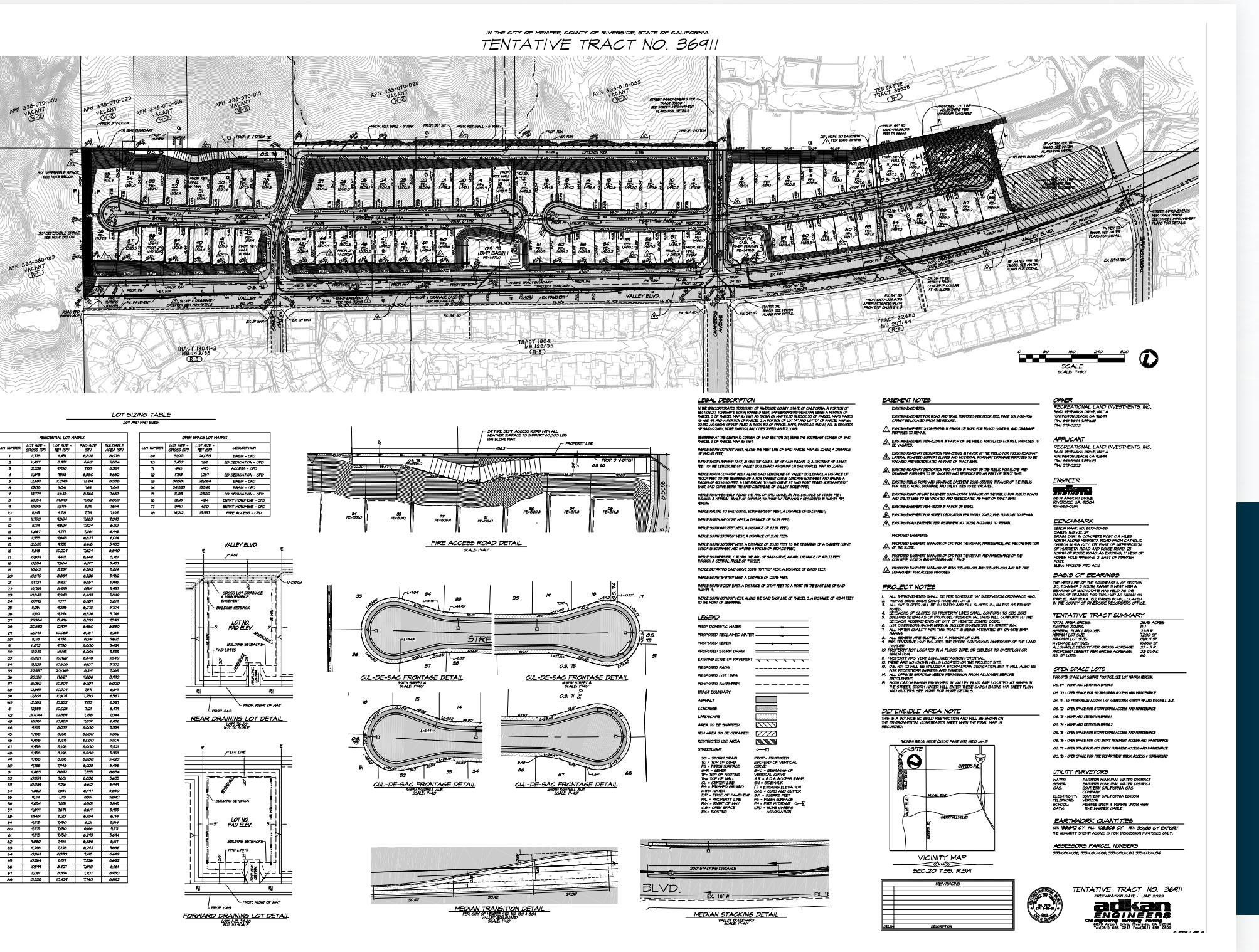
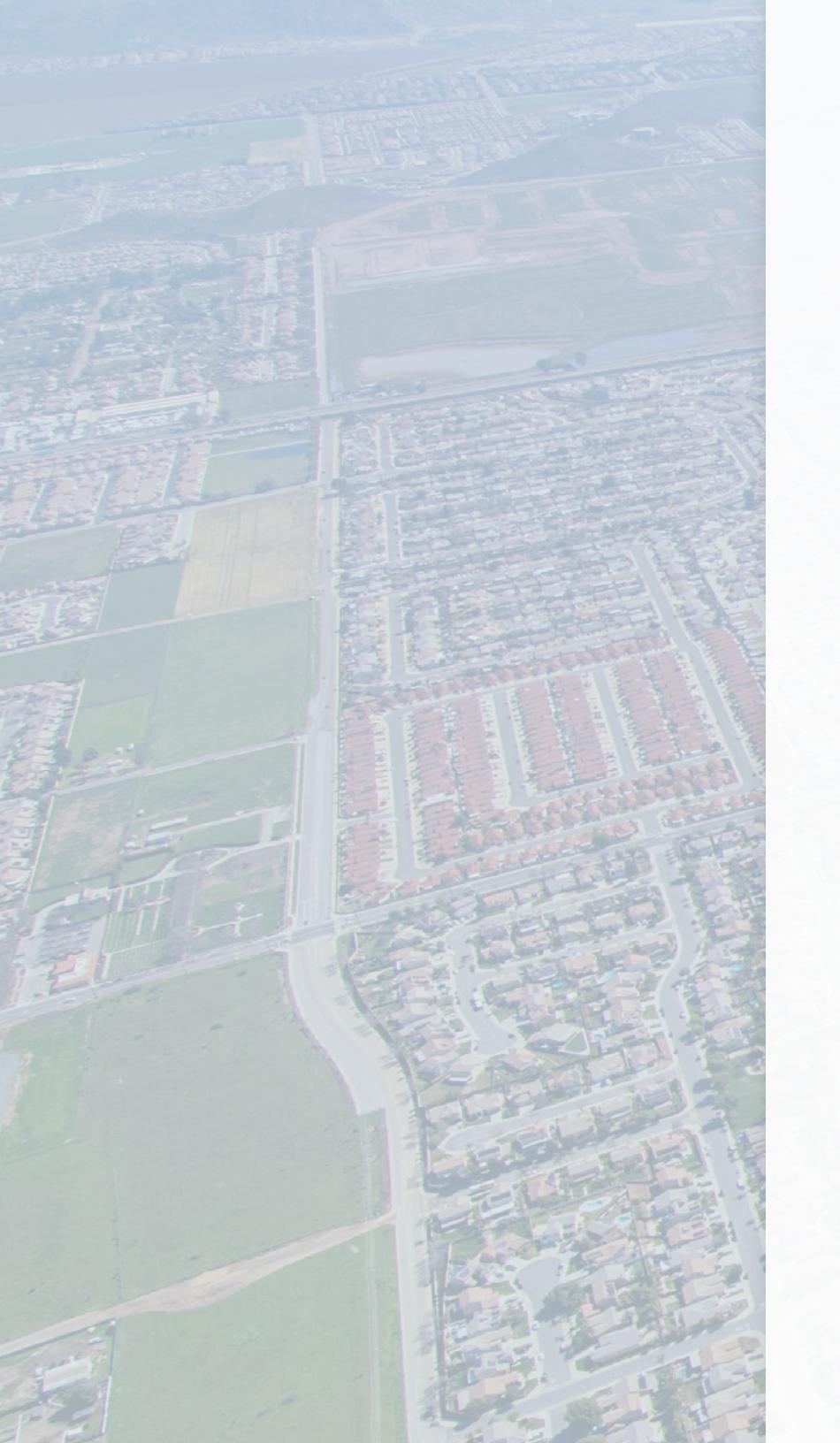


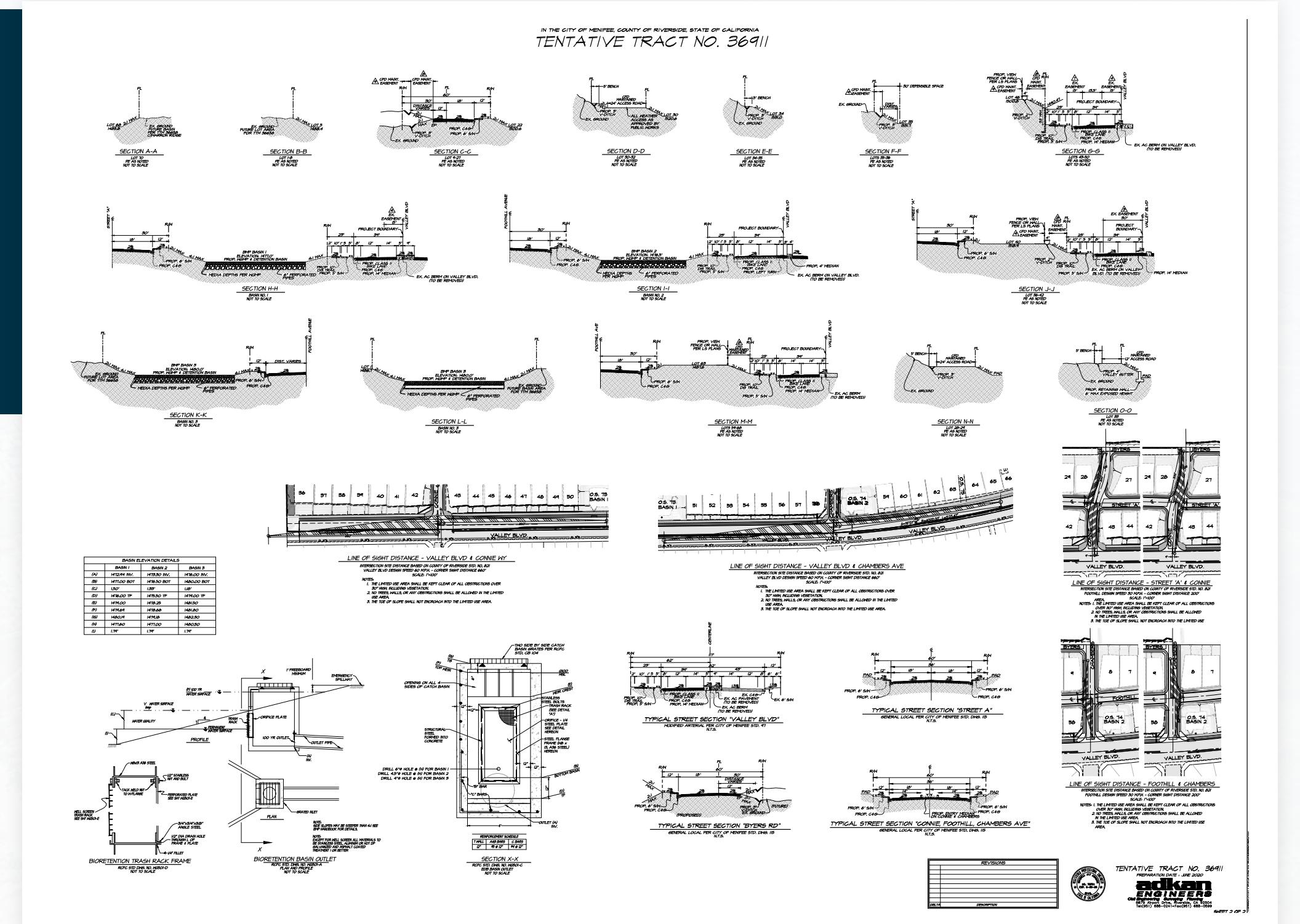
Property Overview

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.



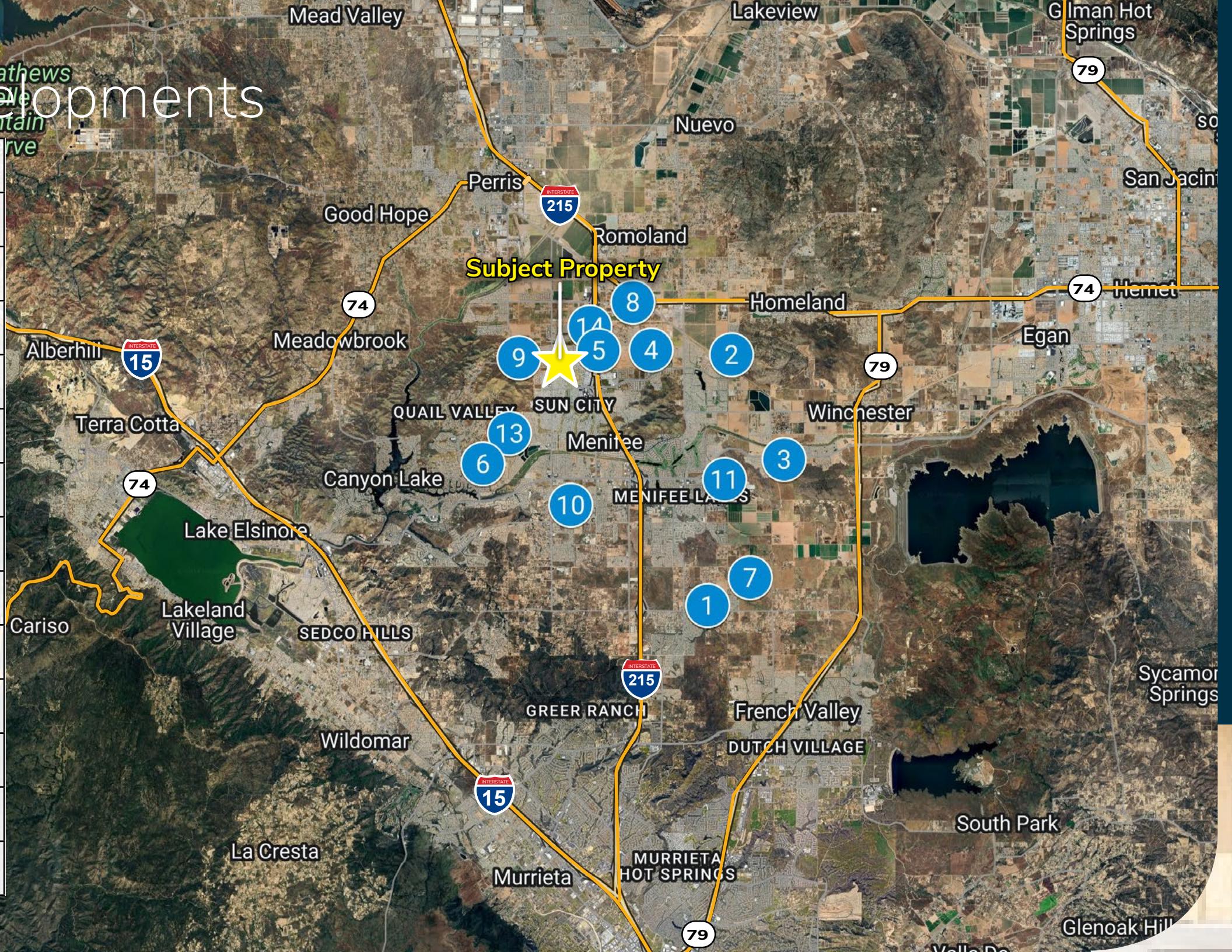
Address	Chambers Ave & Valley Blvd, Menifee, CA 92586
Jurisdiction	City of Menifee
APNs	335-080-067, 335-080-066, 335-080-056
Acreage	21.6 net, 26.95 gross
Zoning	R-1 – 2.1 – 5 Du per Acre Link to Zoning Map
Planned Density	Residential 2.1-5.0 du/acre. Link to Land Use Map
Lot Sizes	7,200 SF Min, 10,650 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) Gas- Southern California Gas Company Electric- Southern California Edison
Asking Price	\$3,800,000



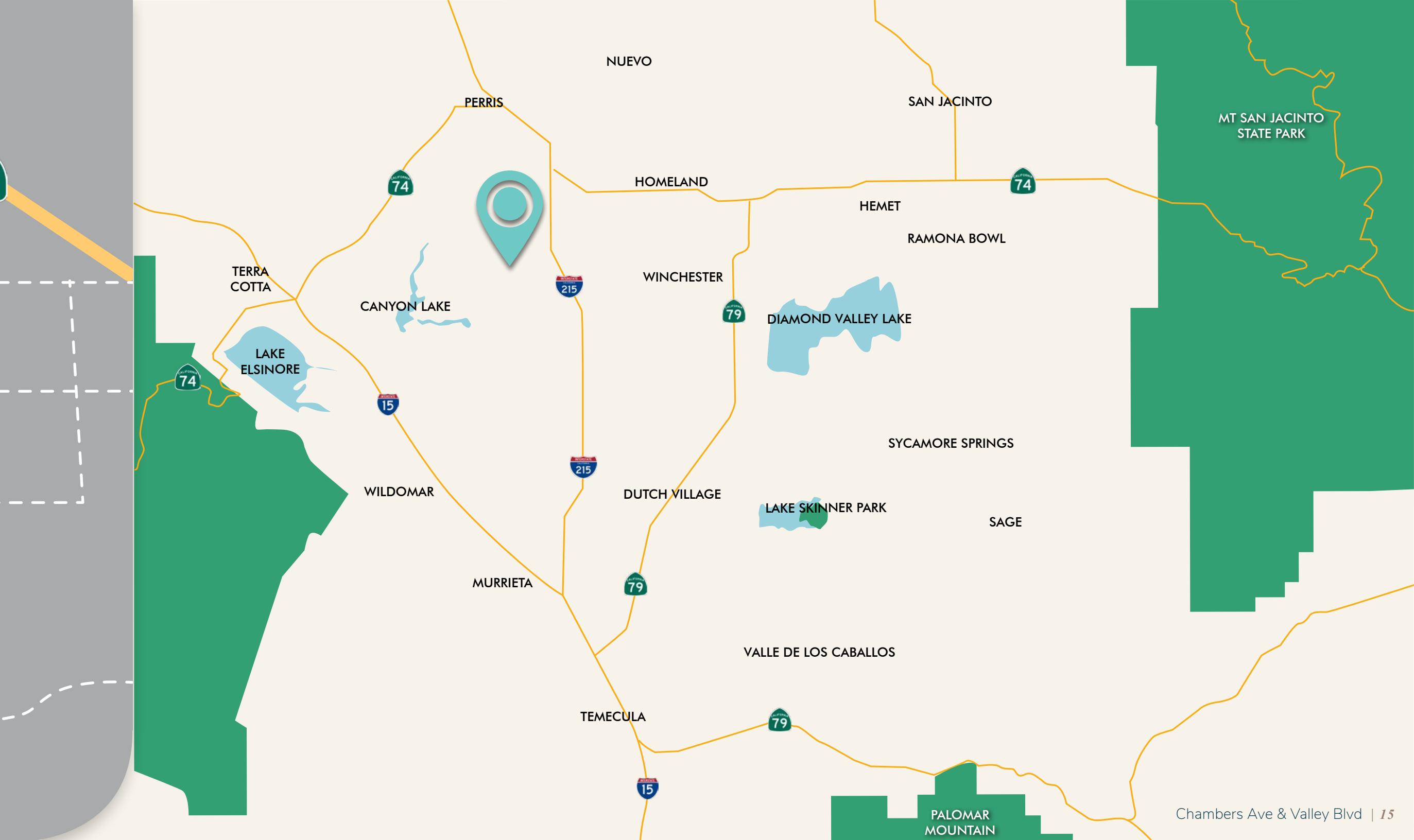
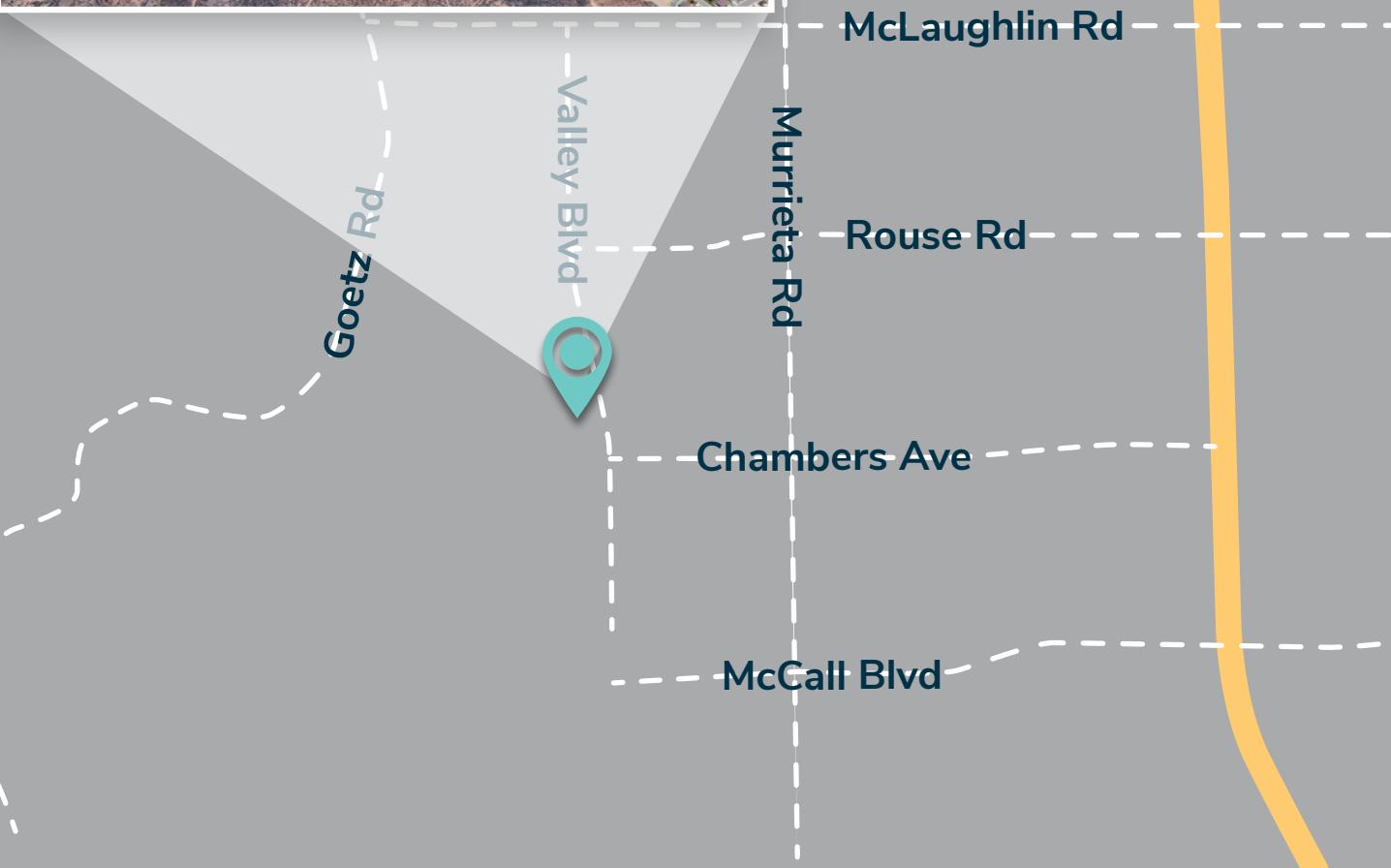


New & Planned Developments

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



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](#)

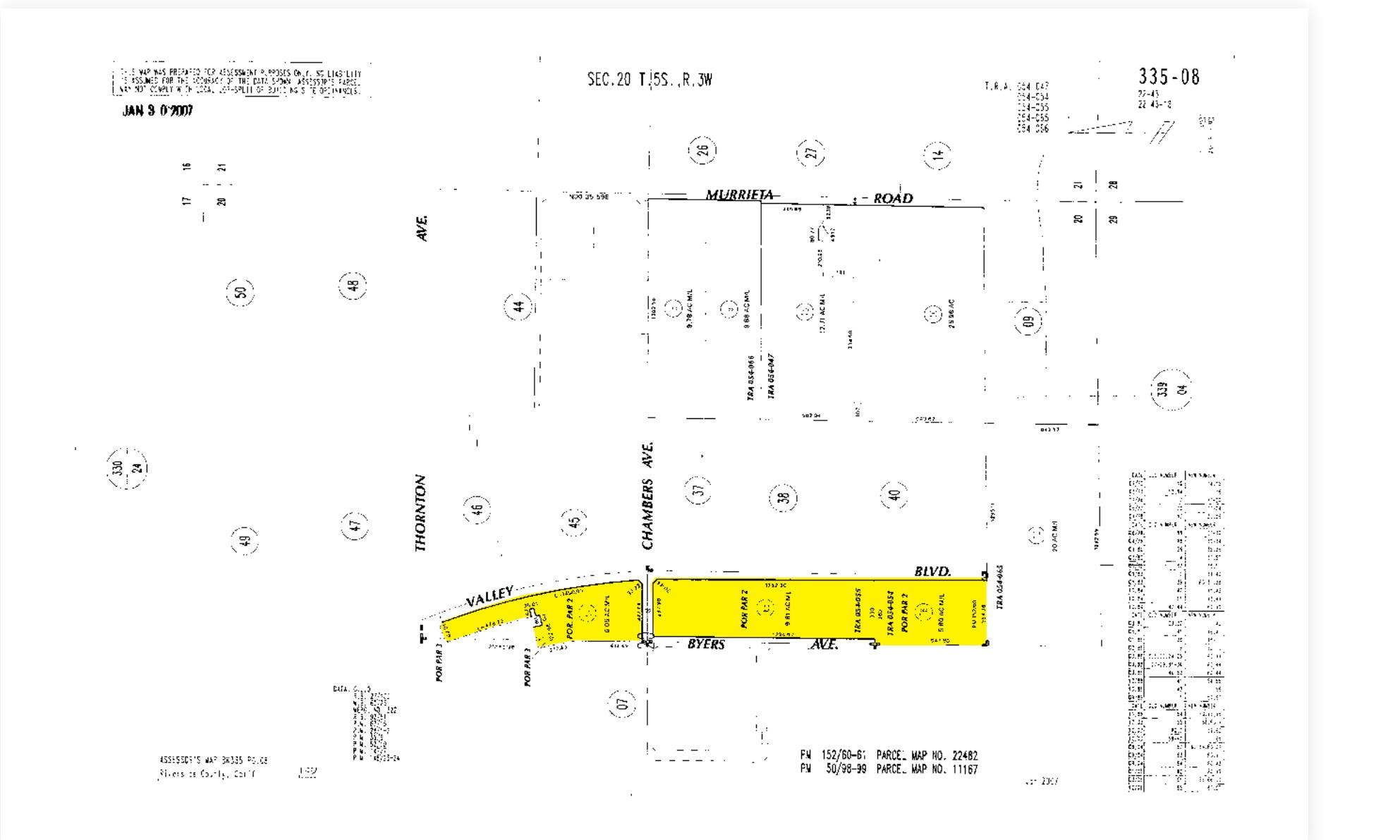
SURVEYS OR REPORTS FOR ENVIRONMENTAL

- [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](#)

Plat Map



New Home Sale Comparables



ARBOR AT CIMARRON RIDGE

Builder Name:	Del Webb
City:	Menifee
Open Date:	9/28/2024
Product Type:	Detached
Typical Lot Size:	6,500
Min Unit Size:	1,579
Max Unit Size:	1,865
Min Price:	\$537,990
Max Price:	\$565,990
Min \$/SF:	\$288.47
Max \$/SF:	\$303.48
Total Units Planned:	120
Zip Code:	92586



COPPER HILL/MOUNTAINS EDGE

Builder Name:	Lennar
City:	Menifee
Open Date:	3/4/2023
Product Type:	Detached
Typical Lot Size:	7,000
Min Unit Size:	1,843
Max Unit Size:	4,134
Min Price:	\$526,990
Max Price:	\$768,990
Min \$/SF:	\$127.48
Max \$/SF:	\$186.02
Total Units Planned:	2
Zip Code:	92585



COPPER SKYE AT OUTLOOK

Builder Name:	TRI Pointe Homes
City:	Menifee
Open Date:	6/4/2022
Product Type:	Detached
Typical Lot Size:	3,000
Min Unit Size:	1,397
Max Unit Size:	1,754
Min Price:	\$477,335
Max Price:	\$491,071
Min \$/SF:	\$272.14
Max \$/SF:	\$279.97
Total Units Planned:	14
Zip Code:	92596



HIDDEN TERRACE/MOUNTAINS EDGE

Builder Name:	Lennar
City:	Menifee
Open Date:	3/4/2023
Product Type:	Detached
Typical Lot Size:	7,000
Min Unit Size:	2,336
Max Unit Size:	4,134
Min Price:	\$600,715
Max Price:	\$783,085
Min \$/SF:	\$145.31
Max \$/SF:	\$189.43
Total Units Planned:	8
Zip Code:	92585



LEGACY AT BRAVERDE

Builder Name:	Richmond American Homes
City:	Menifee
Open Date:	5/1/2022
Product Type:	Detached
Typical Lot Size:	6,600
Min Unit Size:	2,970
Max Unit Size:	3,700
Min Price:	\$740,861
Max Price:	\$846,427
Min \$/SF:	\$200.23
Max \$/SF:	\$228.76
Total Units Planned:	45
Zip Code:	92584



OAK SHADE AT SHADOW MOUNTAIN

Builder Name:	KB Home
City:	Menifee
Open Date:	6/10/2022
Product Type:	Detached
Typical Lot Size:	5,250
Min Unit Size:	1,472
Max Unit Size:	2,454
Min Price:	\$560,900
Max Price:	\$739,900
Min \$/SF:	\$286.00
Max \$/SF:	\$301.54
Total Units Planned:	9
Zip Code:	92585

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

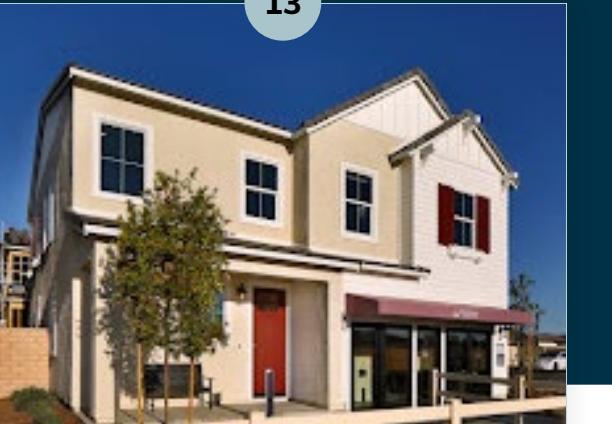
ROCKPORT RANCH/SOUTH SHORE	
Builder Name:	Lennar
City:	Menifee
Open Date:	5/20/2023
Product Type:	Detached
Typical Lot Size:	6,500
Min Unit Size:	1,950
Max Unit Size:	4,134
Min Price:	\$640,794
Max Price:	\$920,810
Min \$/SF:	\$155.01
Max \$/SF:	\$222.74
Total Units Planned:	82
Zip Code:	92584



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:	1,830
Max Unit Size:	2,228
Min Price:	\$578,464
Max Price:	\$625,200
Min \$/SF:	\$259.33
Max \$/SF:	\$281.20
Total Units Planned:	1
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



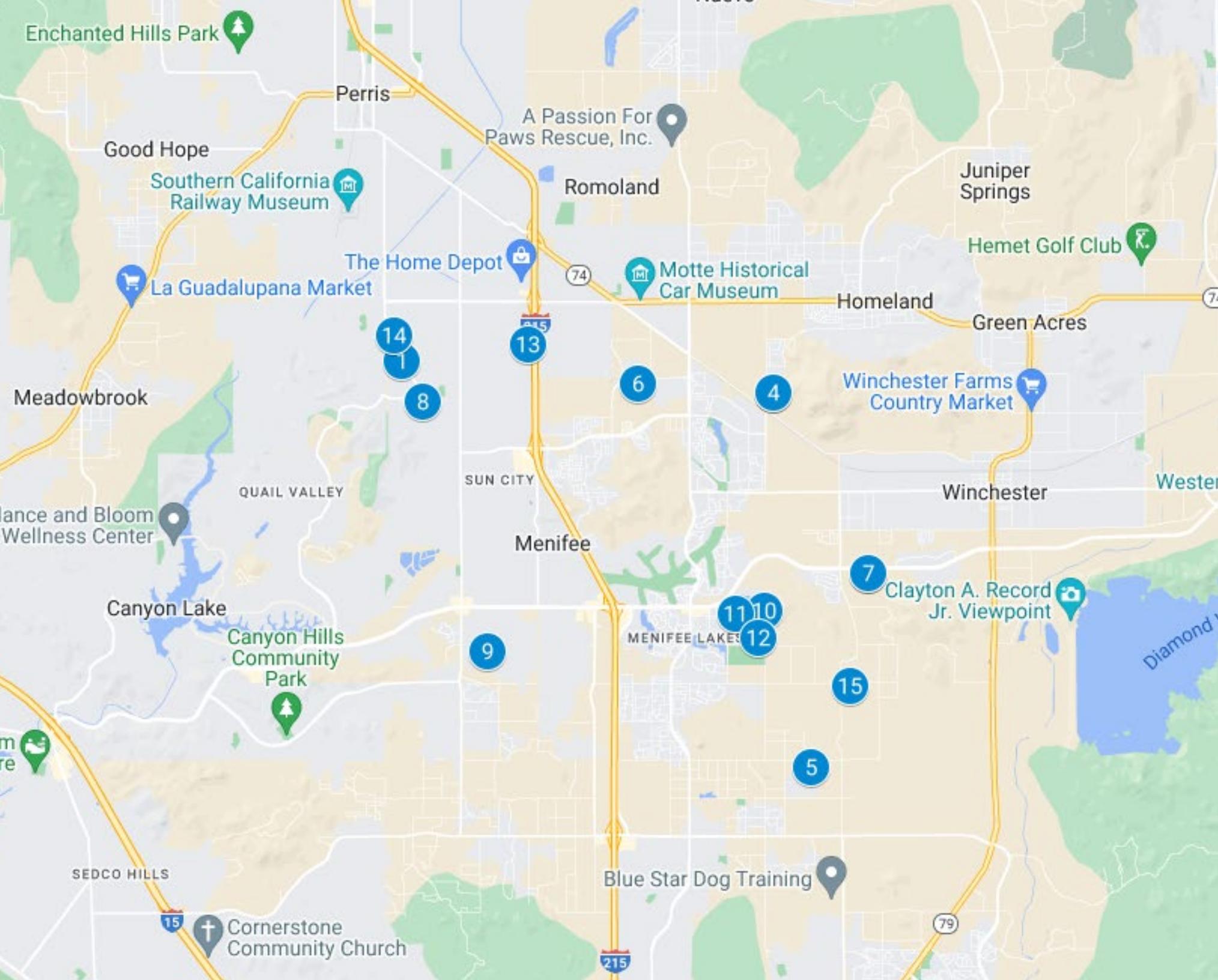
TRELLIS AT CIMARRON RIDGE

der Name:	Del Webb
Y:	Menifee
en Date:	9/28/2024
duct Type:	Detached
ical Lot Size:	7,000
Unit Size:	2,056
x Unit Size:	2,311
Price:	\$575,990
x Price:	\$592,990
\$/SF:	\$249.24
x \$/SF:	\$256.59
al Units Planned:	91
Code:	92586

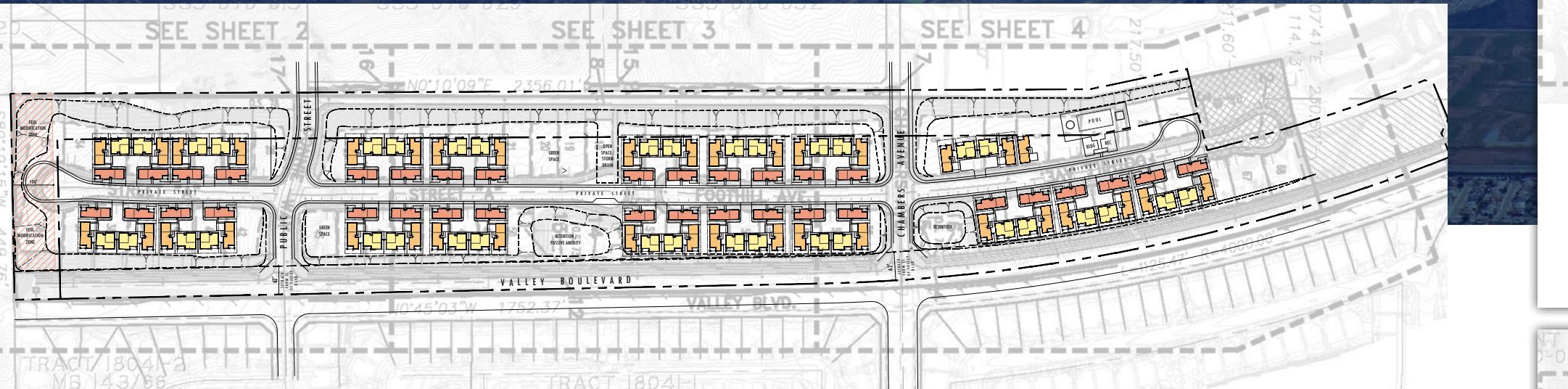


ILLOW POINTE AT CANTERWOOD

Owner Name:	D.R. Horton
	Menifee
Completion Date:	9/1/2024
Product Type:	Detached
Actual Lot Size:	5,000
Unit Size:	1,352
Unit Size:	1,975
Price:	\$588,990
Price:	\$614,990
\$/SF:	\$298.22
\$/SF:	\$311.39
Units Planned:	51
Code:	92596



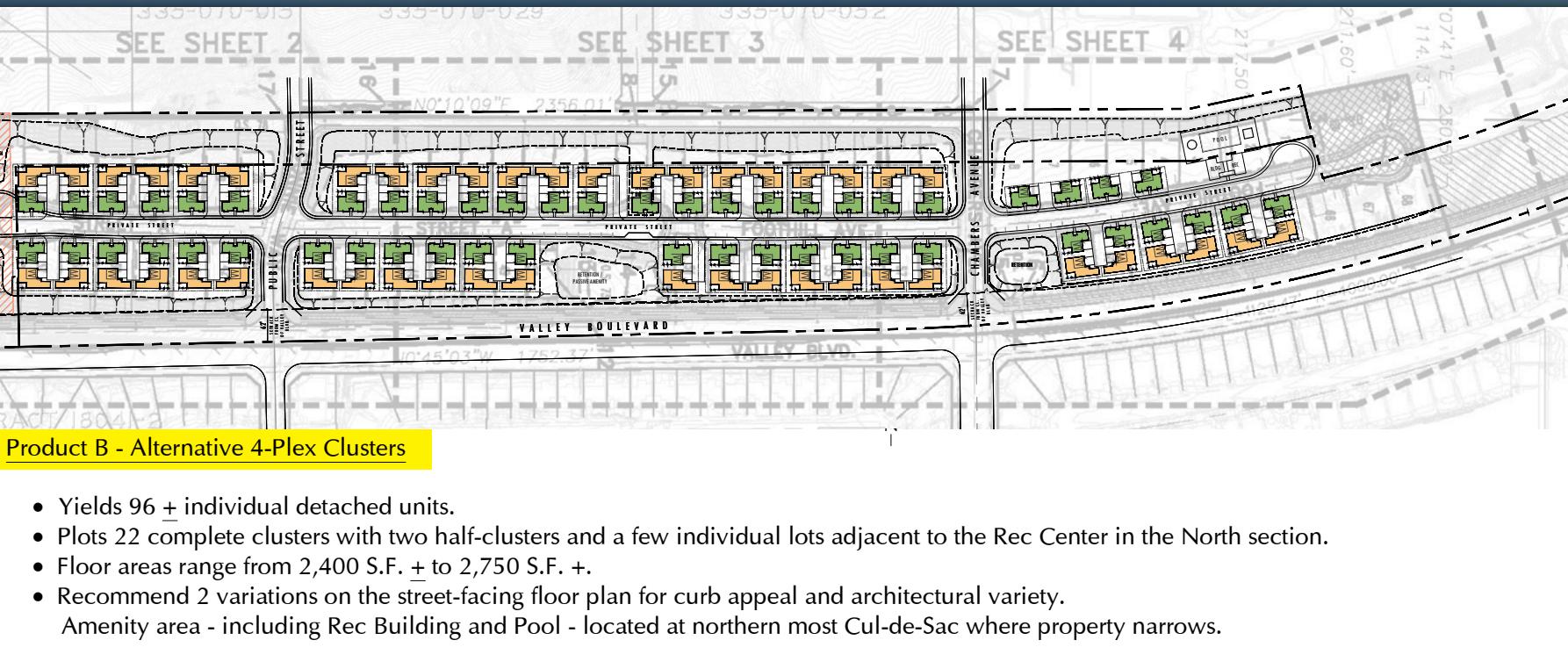
Conceptual For Sale Site Plans



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.

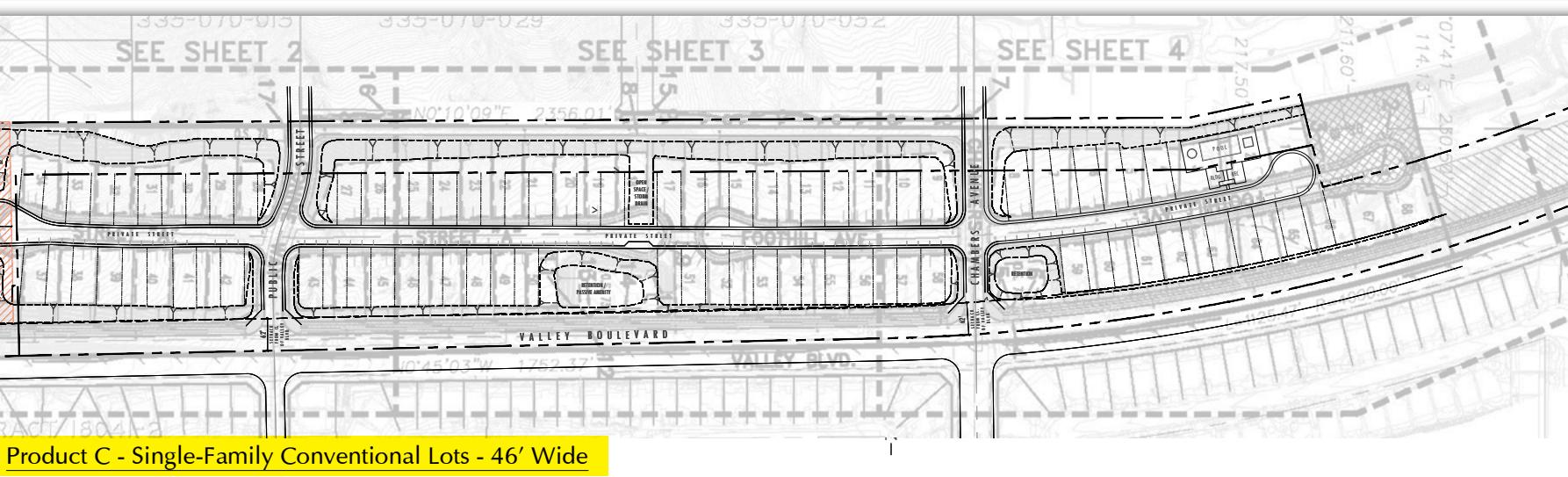
Amenity area - including Rec Building and Pool - located at northern most Cul-de-Sac where property narrows.



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 sector.
- 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.

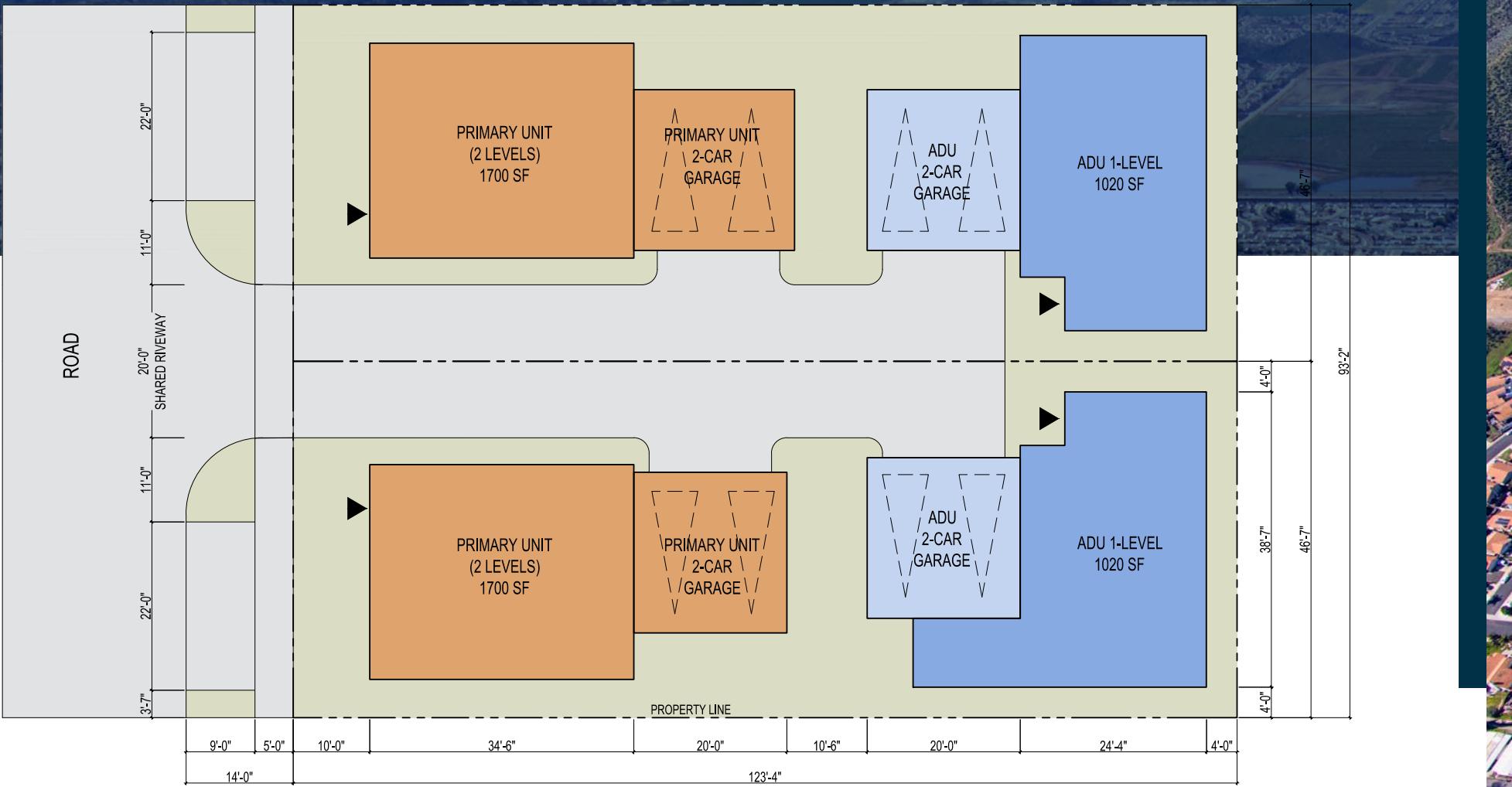


Product C - Single-Family Conventional Lots - 46' Wide

- 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.

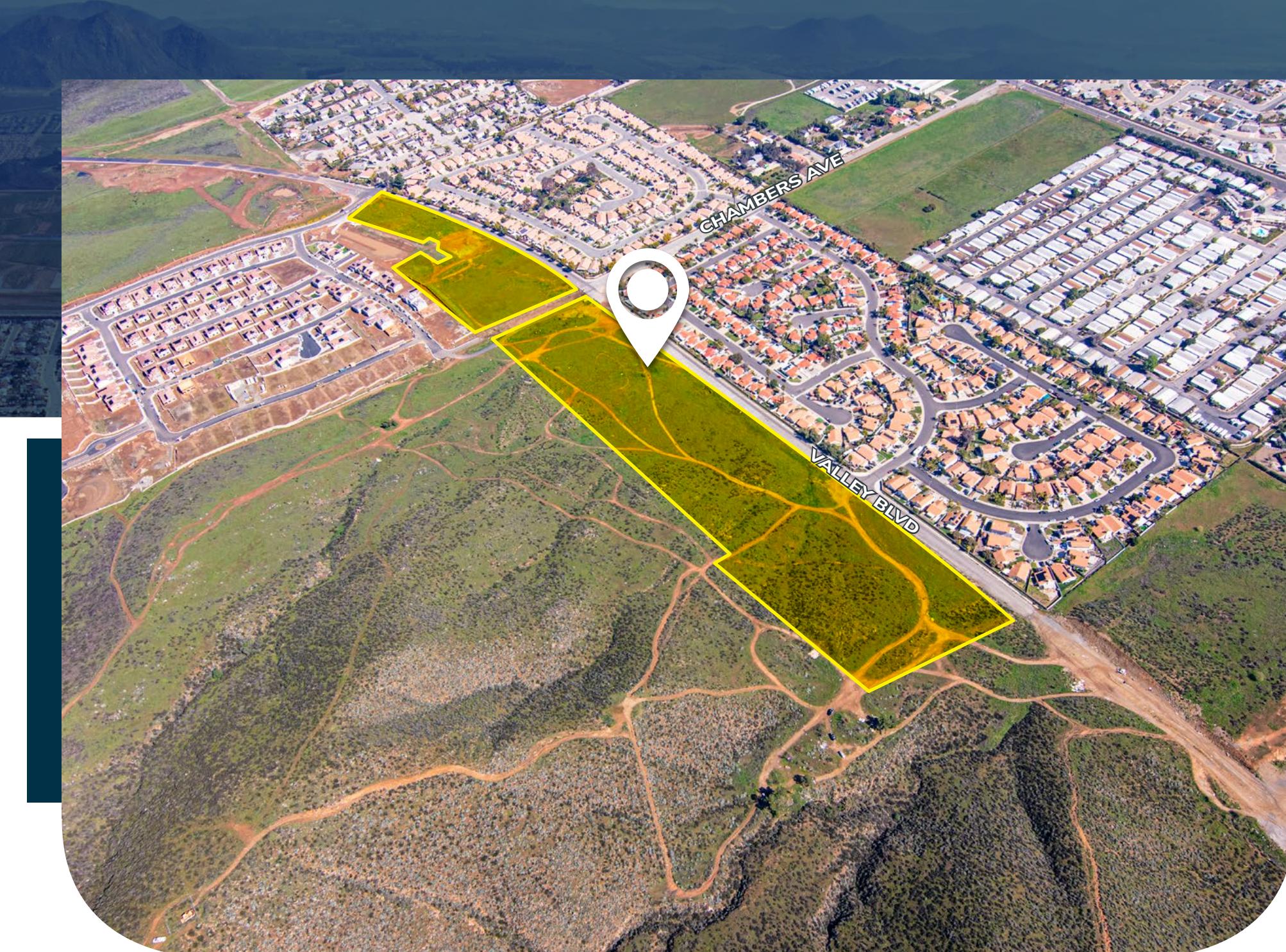
Amenity area - including Rec Building and Pool - located at northern most Cul-de-Sac where property narrows.

Conceptual 200-Unit BTR Plan



Development Impact Fees

Estimated Development Impact Fees Per Approximately 2,500 SF Residence	
<u>Item</u>	<u>Amount</u>
School Fee (Menifee 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.

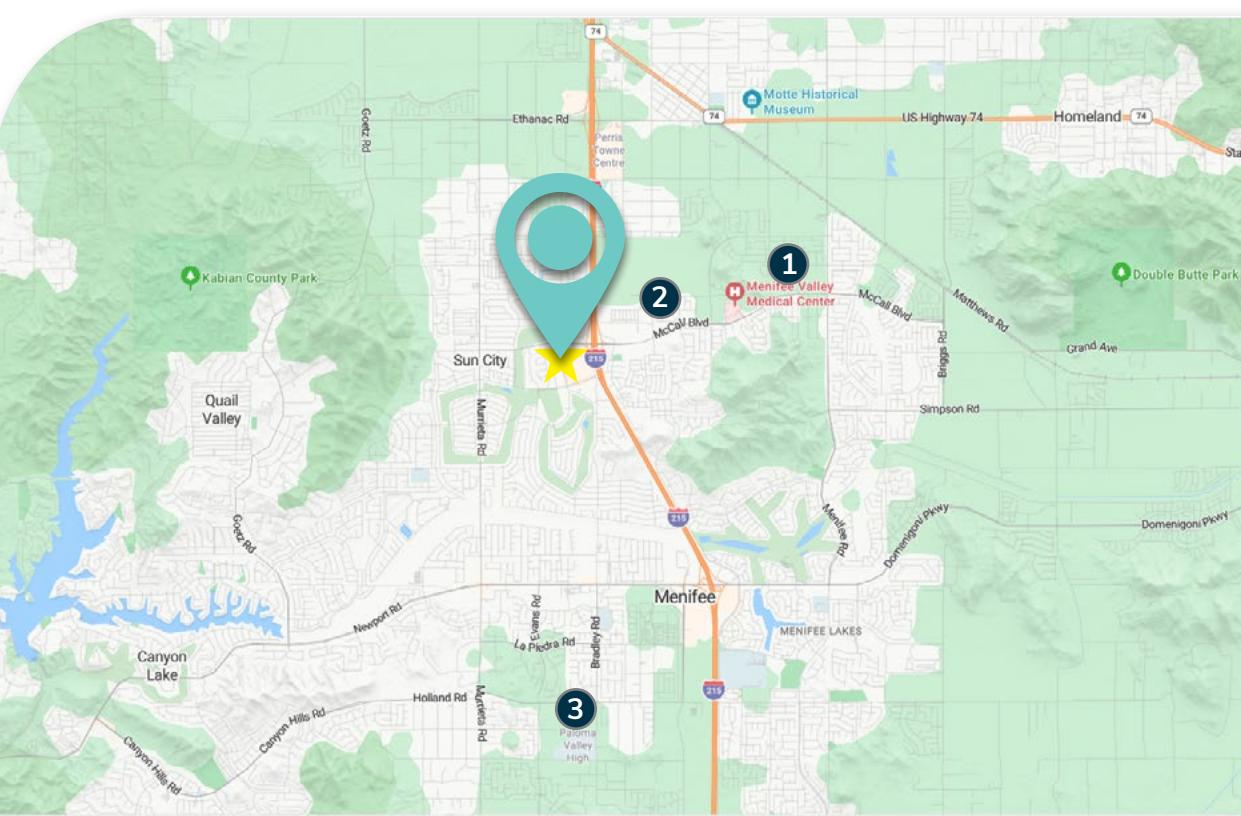
Economic Opportunities and Future Growth

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.menifeeasd.org/>



1 **Boulder Ridge Elementary School**
2327 Juniper Rd
Menifee, CA 92585

2 **Hans Christensen Middle School**
2675 Sierra Rd
Menifee, CA 92585

3 **Paoma Valley High School**
33175 Bradely Rd
Menifee, CA 92584

2024 Demographics

within 5 Miles of Valley Blvd, Menifee



159,948

POPULATION



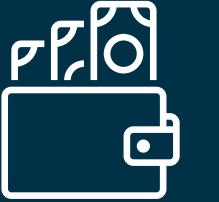
51,541

HOUSEHOLDS



37.0

AVG. AGE



\$120,698

AVG. HH INCOME



19,842

DAYTIME EMPLOYEES





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