



FOR SALE

# 11.79 Acres Menifee, CA

TBD Hampshire Drive, Menifee, CA 92587



eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

**Kris McGee**

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# FOR SALE | Table of Contents

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
LOCATION INFORMATION	8	
DEMOGRAPHICS	12	
ADVISOR BIOS	15	

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

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# 1

## PROPERTY INFORMATION



FOR SALE

|

Executive Summary



OFFERING SUMMARY

Sale Price:	\$299,000
Available SF:	
Lot Size:	11.79 Acres
Price / Acre:	\$25,360
Zoning:	W-2
Market:	Inland Empire
Submarket:	SW Riverside

PROPERTY OVERVIEW

Introducing a prime opportunity for residential investment: this property, located in the sought-after city of Menifee. This 11.79-acre property presents an incredible development opportunity in the growing community of Menifee. Zoned W-2, this parcel allows for the construction of two homes, a barn/garage, and outbuildings, offering flexibility for investors, developers, or those looking to build a custom estate.

With access to a growing market for residential properties. Don't miss the chance to capitalize on this exceptional zoning and location to bring your residential development plans to life. Located in Quail Valley, this property enjoys a peaceful rural setting while still being close to the conveniences of Menifee, making it a desirable location for development. Unlock the potential of this property and seize the opportunity for a lucrative investment in the thriving Inland Empire market.

PROPERTY HIGHLIGHTS

- Lot Size: 11.79 Acres
- Zoning: W-2 – Permitting residential development with outbuildings
- Potential for Lot Split – Unlock additional value and possibilities
- Proximity to Essential Amenities – Near shopping centers, grocery stores, and restaurants
- Investment Potential – Ideal for future development or long-term hold

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# FOR SALE | Property Description



## PROPERTY DESCRIPTION

Introducing a prime opportunity for residential investment: this property, located in the sought-after city of Menifee. This 11.79-acre property presents an incredible development opportunity in the growing community of Menifee. Zoned W-2, this parcel allows for the construction of two homes, a barn/garage, and outbuildings, offering flexibility for investors, developers, or those looking to build a custom estate.

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## LOCATION DESCRIPTION

Discover the potential of investing in the Inland Empire with 11.79 Acres in Menifee, CA. This prime location offers residential investors a promising opportunity in a rapidly growing area. Situated near the Menifee Countryside Marketplace and Menifee Lakes Country Club, the property provides convenient access to shopping, dining, and outdoor recreational activities. With the finishing development of Menifee Town Center, the area is poised for further growth and increased demand for residential properties. Embrace the chance to be part of this dynamic market and capitalize on the potential for future returns on investment.

- Easy access to major roads and highways
- Close to dining, shopping, and recreational options
- Growing area with strong investment potential

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# FOR SALE | Complete Highlights



## PROPERTY HIGHLIGHTS

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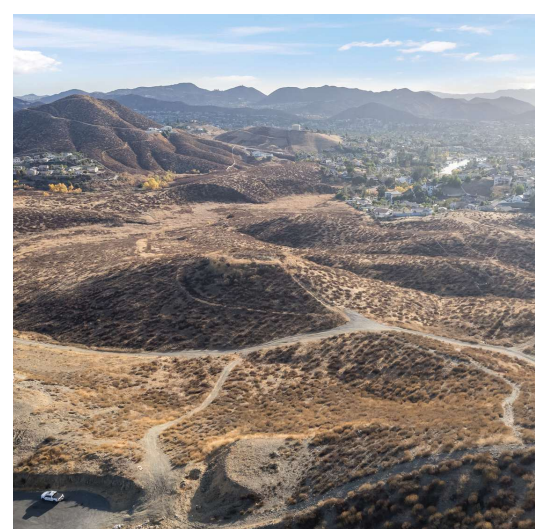
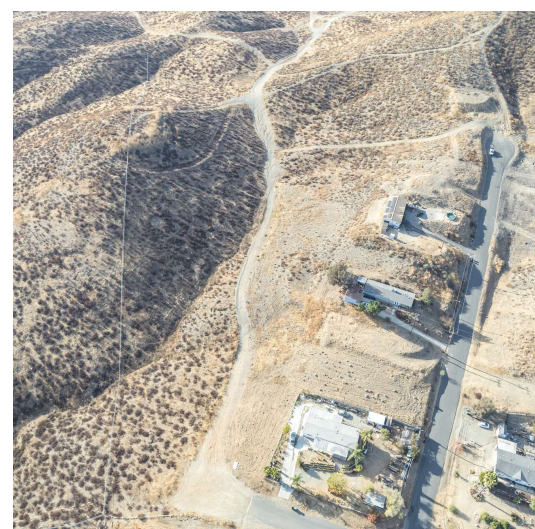
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# FOR SALE | Additional Photos



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# 2

## LOCATION INFORMATION





# FOR SALE | Regional Map



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FOR SALE | **Location Map**



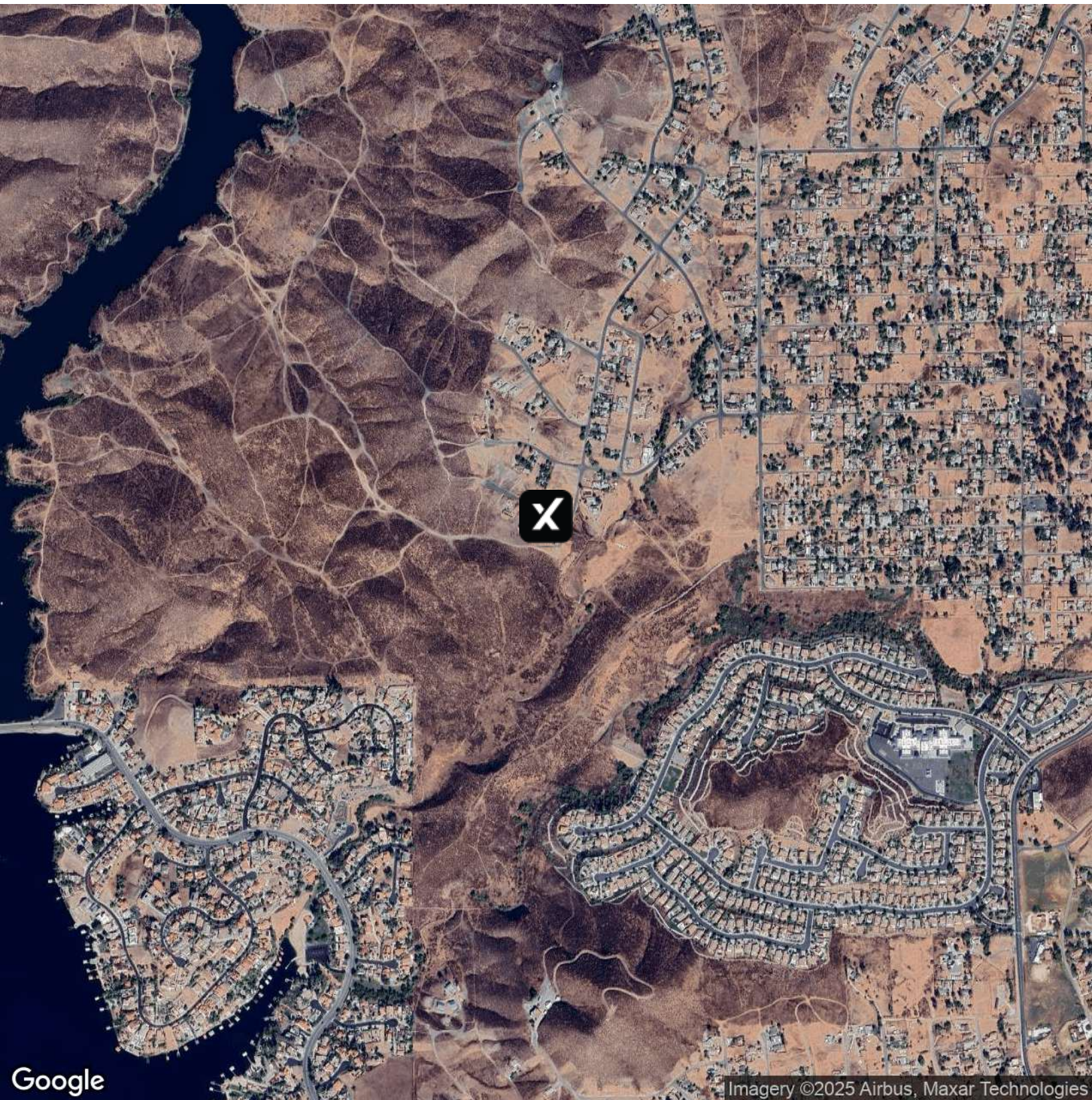
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# FOR SALE | Aerial Map



Google Imagery ©2025 Airbus, Maxar Technologies

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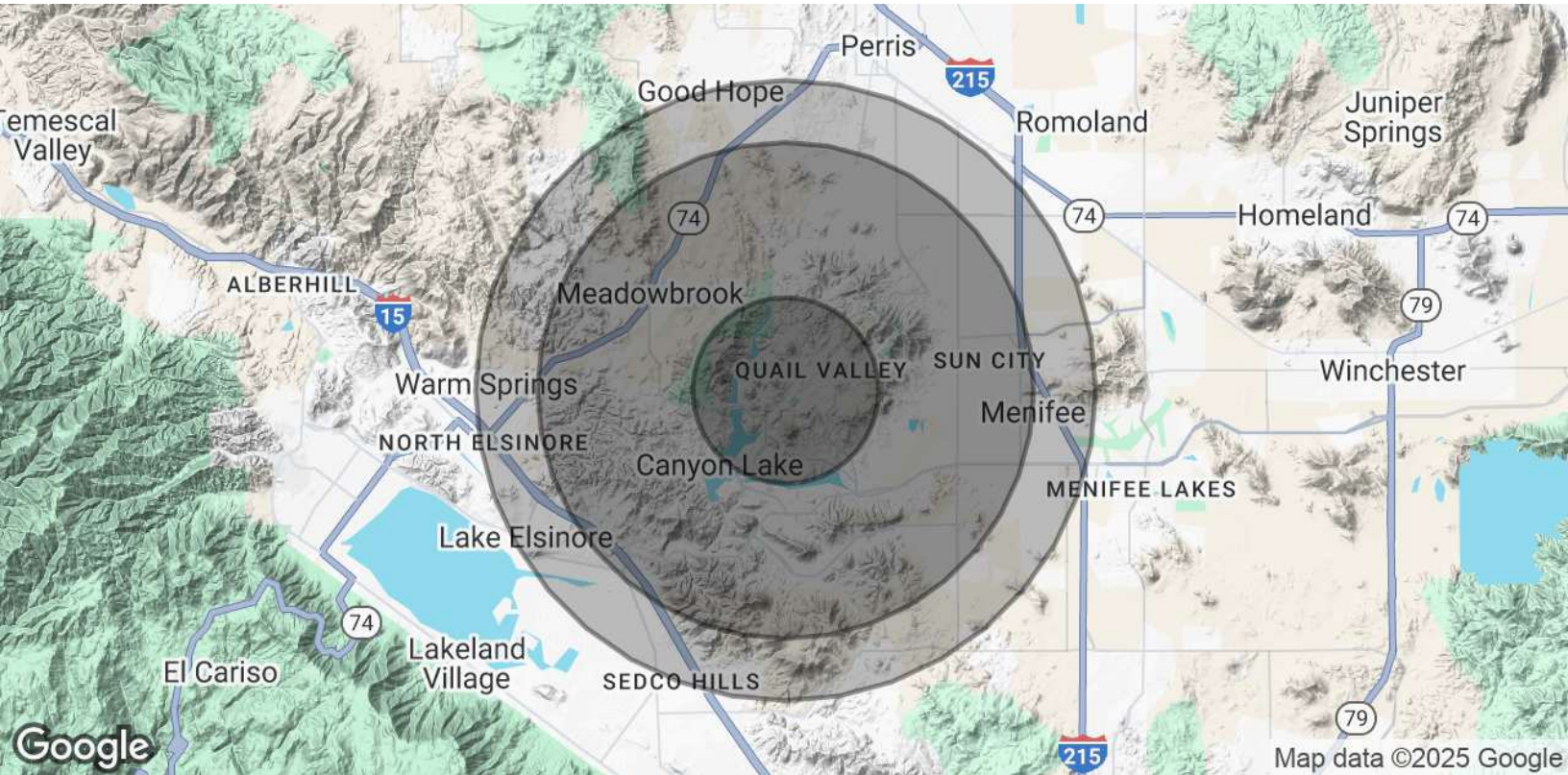
## DEMOGRAPHICS





FOR SALE |

Demographics Map & Report



POPULATION	1.5 MILES	4 MILES	5 MILES
Total Population	13,399	96,732	132,848
Average Age	38	40	40
Average Age (Male)	38	40	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1.5 MILES	4 MILES	5 MILES
Total Households	4,347	31,786	43,456
# of Persons per HH	3.1	3	3.1
Average HH Income	\$122,986	\$116,892	\$113,791
Average House Value	\$610,993	\$557,531	\$543,272

Demographics data derived from AlphaMap

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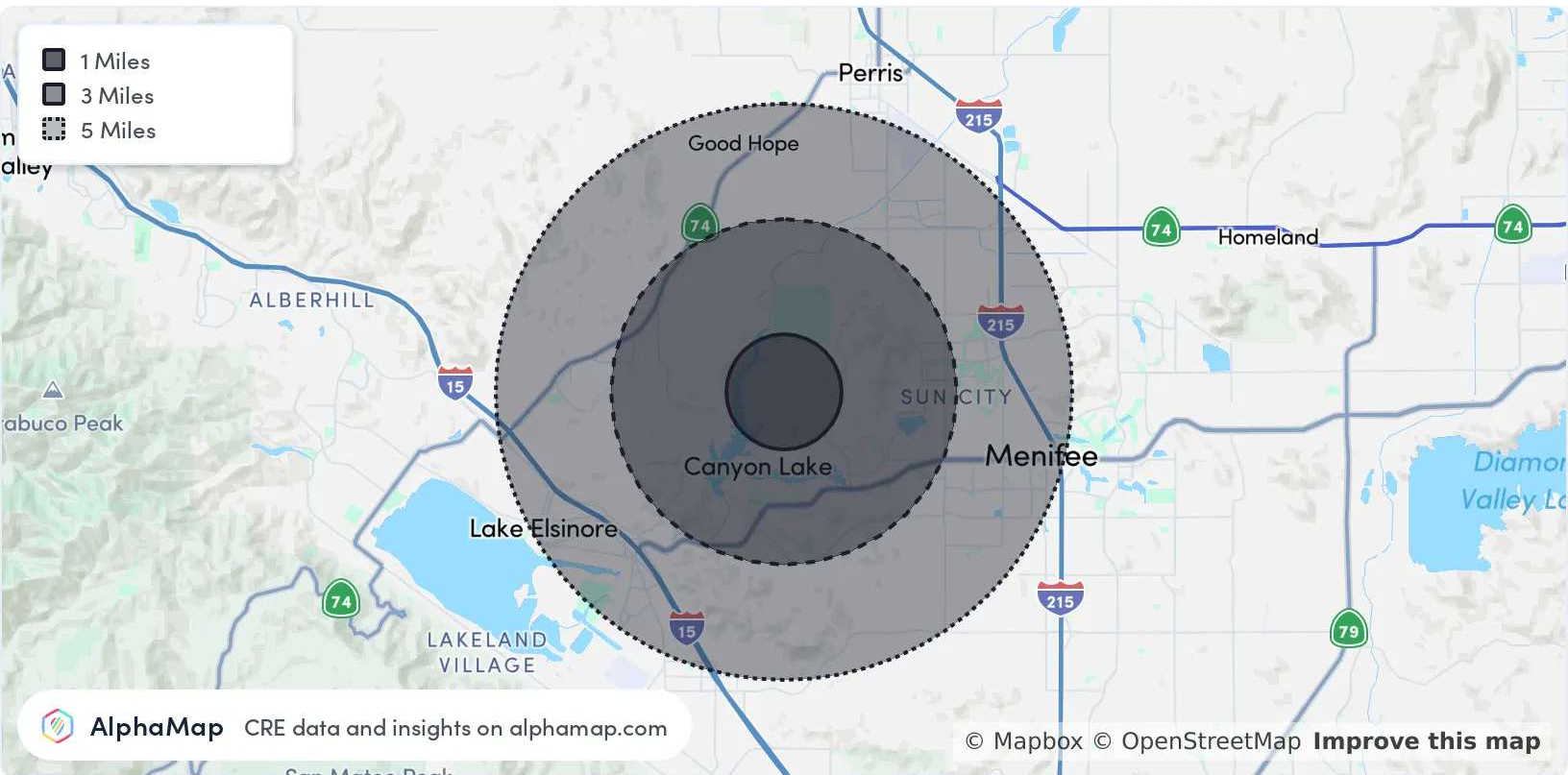
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# FOR SALE | Area Analytics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,363	55,186	132,848
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	37	40	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,923	17,287	43,456
Persons per HH	3.3	3.2	3.1
Average HH Income	\$105,249	\$128,001	\$113,791
Average House Value	\$524,365	\$600,395	\$543,272
Per Capita Income	\$31,893	\$40,000	\$36,706

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# 4

## ADVISOR BIOS





# FOR SALE | Advisor Bio 1



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