



**RAW LAND SUITABLE FOR  
APARTMENT BUILDING  
4.86 ACRES LAND  
LAKE ELSINORE,  
RIVERSIDE COUNTY**



**JCA INTERNATIONAL REALTY**  
5927 Balfour Court, Suite 112  
Carlsbad, CA 92008



**Kay Wolf**

Principal, Broker  
Main 760.331.3900  
Kay@JCAIntlRealty.com  
LIC 01984469

## ABOUT THE PROPERTY

General Description: **The subject property is a flat vacant lot located in a residential neighborhood of Riverside County. The surrounding community is composed of single family homes, mobile home parks, Lake Side High School and Lake Elsinore.**

Topography: **Flat**

Address: **Machado Street, Lake Elsinore, CA 92530**

Total Land Area: **4.86 Acres**

Total Land Sq Ft: **211,701 Sq ft**

Zoning: **R1-1**

APN: **379-352-020**

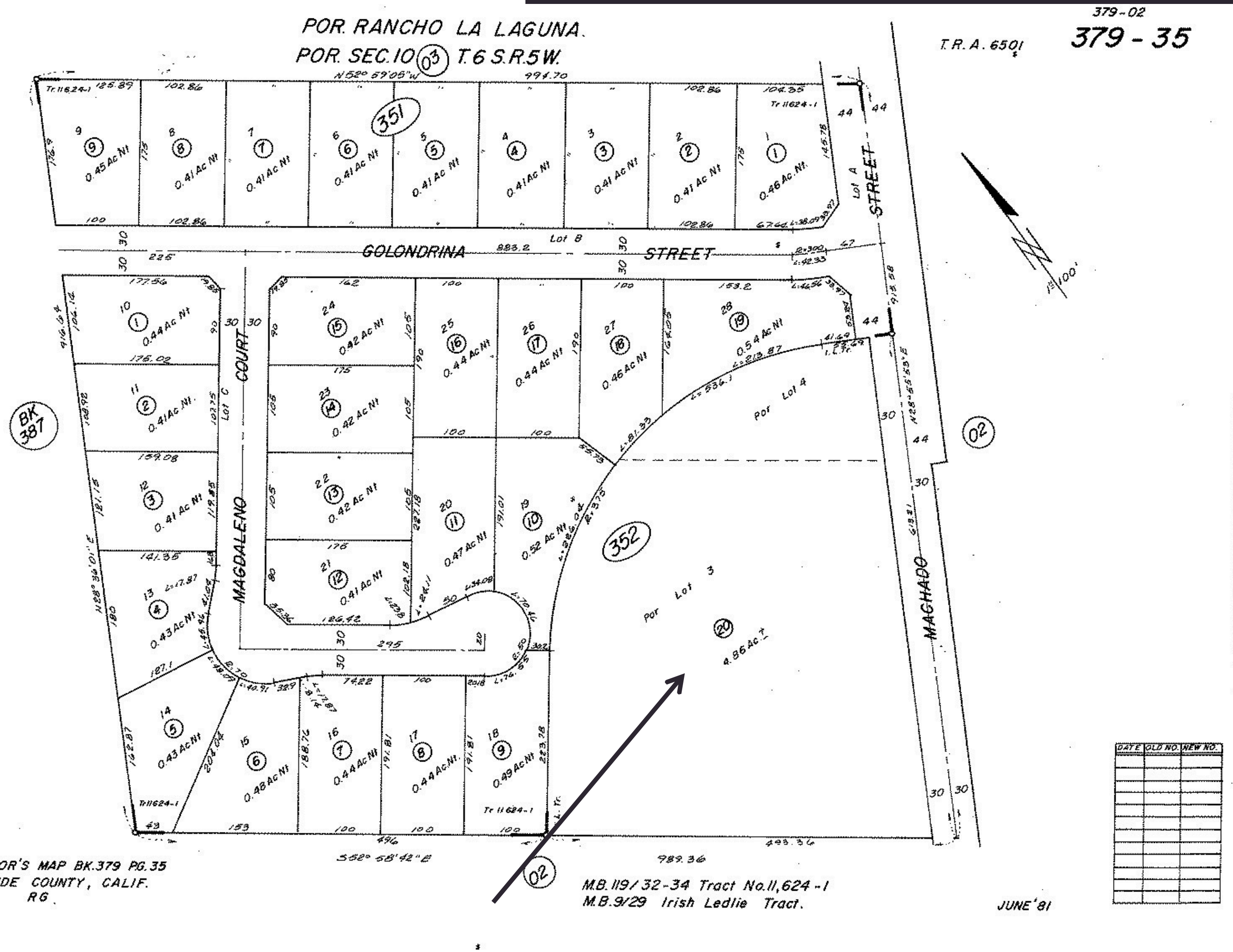
Asking Price: **\$3,000,000**



Due to this being an off-market property, we make no representation as to the condition of the subject property. All information has been obtained verbally from the seller, buyer, and buyer's agent and must be verified during due diligence. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).



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**ARTICLE VI FOR R1 ZONING AND ALLOWABLE USES:**

- Beauty shops are operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.
- Temporary real estate tract offices located within a subdivision, are to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.
- Nurseries, horticulture
- Public Parks and playgrounds, golf courses with standard-length fairways, and country clubs.
- Class 1 kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45. of this ordinance.
- Child Day Care Center

**The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:**

- Apartment Building

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## INVESTMENT HIGHLIGHT: PRIME DEVELOPMENT OPPORTUNITY IN LAKE ELSINORE, CALIFORNIA

Discover an exceptional investment opportunity in the heart of Lake Elsinore, California, with this 4.86-acre parcel of land. Located in a rapidly growing area known for its scenic beauty and vibrant community, this property offers the potential to develop a prestigious 40-unit mobile home park complete with an array of amenities.

### Key Features:

- **Ideal Location:** Situated in Lake Elsinore, a city renowned for its stunning lake views and outdoor recreational activities, the property enjoys proximity to major highways, schools, shopping centers, and essential services.
- **Development Potential:** Zoned for residential use, the 4.86 acres provide ample space for a planned community of 40 mobile homes. The layout can include spacious lots with modern designs tailored to meet the demands of contemporary living.
- **Luxurious Amenities:** Envisioned as a sanctuary for residents, the development can boast a variety of upscale amenities such as swimming pools, parks, and dedicated dog parks. These features enhance the quality of life and attract potential buyers seeking a blend of comfort and convenience.
- **Community Appeal:** Designed to foster a sense of community, the mobile home park will offer a tranquil environment amidst natural surroundings. Residents can enjoy leisurely strolls, social gatherings, and recreational activities within the secure confines of this thoughtfully planned neighborhood.
- **Investment Potential:** With the burgeoning demand for housing in Lake Elsinore, investing in this development project promises substantial returns. The city's strategic location within Southern California and its steady economic growth make it an attractive destination for homebuyers and investors alike.
- **Visionary Opportunity:** This project not only meets the housing needs of the local market but also aligns with sustainable development practices, ensuring long-term viability and appeal.

Don't miss out on this rare opportunity to capitalize on the burgeoning real estate market in Lake Elsinore. Whether you're an investor looking to diversify your portfolio or a developer seeking to create a distinctive residential community, this 4.86-acre parcel offers the perfect canvas. Contact us today to explore how you can be a part of this visionary project and secure your stake in the future of Lake Elsinore's thriving community.

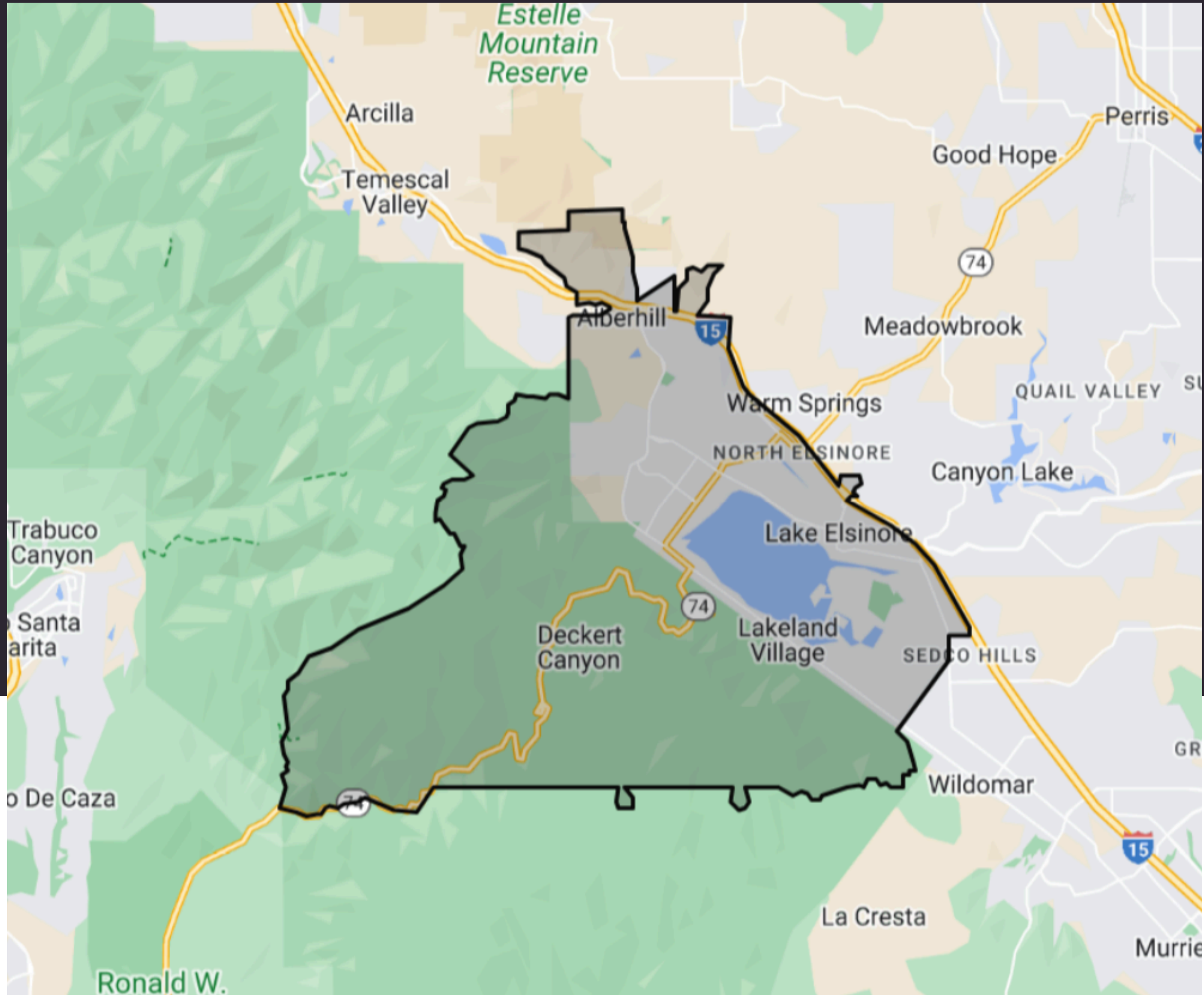
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# NEIGHBORHOOD: HOUSING STATS AND CHARTS

	92530	Riverside County
Median Estimated Home Value	\$552K	\$602K
Estimated Home Value 12-Month Change	+4.9%	+4.5%
Median List Price	\$600K	\$655K
List Price 1-Month Change	0%	+0.9%
List Price 12-Month Change	+6.2%	+7.3%
Median Home Age	33	33
Own	65%	69%
Rent	35%	31%
\$ Value of All Buildings for which Permits Were Issued	–	\$3.12B
% Change in Permits for All Buildings	–	+6%
% Change in \$ Value for All Buildings	–	+19%



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# DEMOGRAPHICS

Population		
Year	Zip 92530	National
2011	48,418	306,603,772
2020	56,442	326,569,308
Growth Rate	16.60%	6.50%
Growth Centile	78.90%	62.50%

Households		
Year	Zip 92530	National
2011	14,155	114,761,359
2020	15,010	122,354,219
Household Growth Rate	6.00%	6.60%
Average Household Size	3.8	2.6

Families		
Year	Zip 92530	National
2011	11,015	76,507,230
2020	11,585	79,849,830
Family Growth Rate	5.20%	4.40%

Household Income		
Income	Zip 92530	National
% < \$25K	15.10%	18.40%
% \$25K-50K	23.40%	20.60%
% \$50K-100K	32.80%	30.00%
% \$100K-150K	15.30%	15.60%
% >\$150K	8.90%	7.10%

Age Distribution/Gender Ratio		
Age	Zip 92530	National
0-4	9.20%	6.00%
5-9	7.90%	6.10%
10-14	8.00%	6.50%
15-19	7.50%	6.50%
20-24	6.60%	6.70%
25-44	28.70%	26.50%
45-64	22.40%	25.60%
65-84	8.30%	14.10%
85+	1.20%	2.00%

Gender Ratio		
Male Ratio	49.80%	49.20%
Female Ratio	50.20%	50.80%

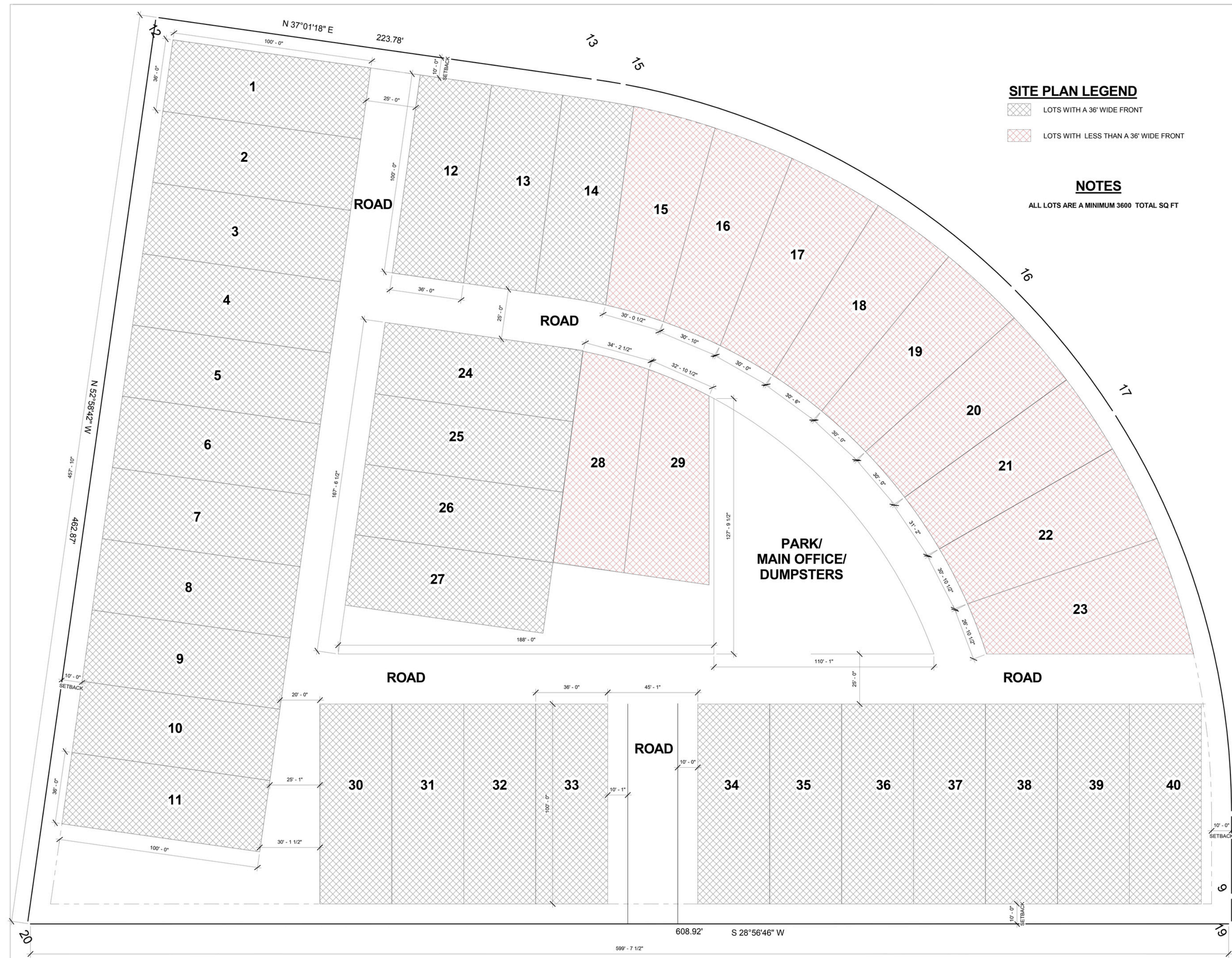
Median Household Income		
Year	Zip 92530	National
2020	\$64,270.00	\$64,994.00
Per Capita Income	\$21,161.91	\$34,299.49

Household Income Centile	
National	61.80%
State	39.70%

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# DENSITY STUDY



## SITE PLAN LEGEND

- LOTS WITH A 36' WIDE FRONT
- LOTS WITH LESS THAN A 36' WIDE FRONT

## NOTES

ALL LOTS ARE A MINIMUM 3600 TOTAL SQ FT



199 W. HILLCREST AVE.  
THOUSAND OAKS, CA 91362  
PHONE: 805.719.2223

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PROJECT:

OWNER:

PROJECT DESCRIPTION:  
MOBILE HOME DENSITY MAP



No. By Date Revision

No.	By	Date	Revision

SHEET TITLE

Unnamed

Scale

Project No.

Date: 05/09/18

Drawn by: Author

Checked by:

Scale:

SHEET No.

# A101

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## PARTNER FOR SUCCESS

### YOUR REAL ESTATE SUCCESS, POWERED BY JCA INTERNATIONAL REALTY

JCA International Realty is your partner for success in commercial real estate. We simplify the commercial real estate process by leveraging our expert knowledge and wide network of resources to provide you with the necessary research and data so that you are able to make informed investment decisions. Whether if you're seeking to sell or buy, you can count on JCA International to work relentlessly in getting you in front of the best deals.

JCA International Realty, Inc. is founded by Kay Wolf, five-year running top nationwide producer (Berkshire Hathaway Real Estate Commercial Division) and recently named as a commercial real estate rising star by Vogue Magazine (April '22). Today, Kay employs a team of commercial real estate professionals in powering the successes of real estate investors throughout California.

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