

PROPERTY OFFERING
LISTING EDITION - SUMMARY

19 Hombre Ln Murrieta, CA 92562

19.92-Acre Parcel - La Cresta - Santa Rosa Plateau
- Riverside County

Jenny Jiang

HomeSmart, Evergreen Realty - CA

DRE #02013911

Cell: 949-838-7916

ASKING PRICE

\$438,000

LOT SIZE

19.92 ac

ZONING

R-A-5

APN

932-310-006

- 01 -

The Property

19 Hombre Lane is a 19.92-acre parcel on the Santa Rosa Plateau in the La Cresta neighborhood of Murrieta. The property includes a mature coast live oak grove, a seasonal stream, and panoramic canyon, mountain, and meadow views. R-A-5 (Rural Agricultural, 5-acre minimum) zoning permits single-family residential, agricultural, and private equestrian use without a public hearing under Riverside County Ordinance No. 348. Public water service is available at the street. Avenida La Cresta provides paved approach to the parcel.

Listing Agent: Jenny Jiang - HomeSmart, Evergreen Realty - CA DRE #02013911

Prepared by Obsidyn - Jennifer Jones, CA DRE #01454810

Visual Gallery



Conceptual site plan: a high-end visual that helps buyers understand one possible estate layout, amenity placement, and overall site organization.



Vacant land drone view: current site conditions shown from above so buyers understand the natural terrain and setting.



Arrival experience: refined landscape and architecture concept.



Estate vision: luxury exterior concept to frame potential.



Parcel boundary reference: approximate site area and surrounding context.

Six reasons the property stands out

01

Twenty acres of preserved Plateau land

19.92 acres of gently rolling Santa Rosa Plateau terrain, with mature coast live oak grove, seasonal stream, and natural building pads.

02

R-A-5 zoning supports estate, agricultural, and equestrian use

Residential, crop, orchard, vineyard, and non-commercial animal keeping are permitted automatically under Riverside County rules.

03

Public water service at the street

Public-water availability is a meaningful infrastructure advantage for rural acreage of this size.

04

La Cresta equestrian character

HOA-administered architectural standards, horse-trail easements, and adjacent Santa Rosa Plateau Ecological Reserve.

05

Cole Canyon Elementary, rated A

Assigned to Cole Canyon Elementary, Thompson Middle School, and Murrieta Valley High School.

06

Direct access to Temecula Wine Country and I-15

Approximately 15-20 minutes to Temecula wine corridor and 8-10 minutes to I-15 via Clinton Keith Road.

LOT SIZE

19.92 acres

867,715 sq ft

JURISDICTION

Riverside

County of Riverside - La Cresta POA

WATER

Public

Service available at street

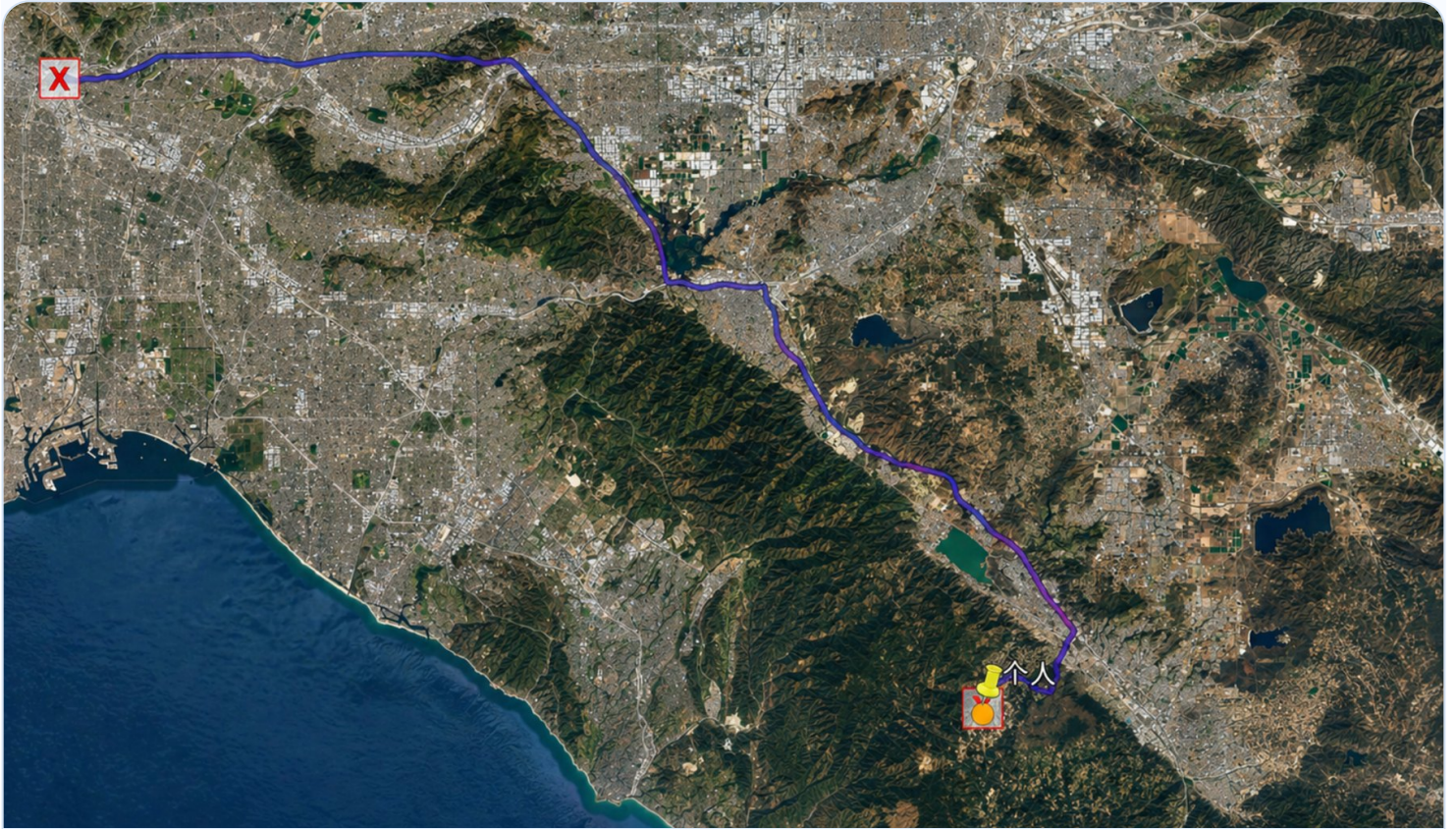
ACCESS

Paved

Avenida La Cresta approach

REGIONAL ACCESS

Location & Drive-Time Context



Regional route context: a broad view of the property's relationship to the coast, the I-15 corridor, and inland destinations.

LOCATION & ADJACENCIES

Drive-Time Context

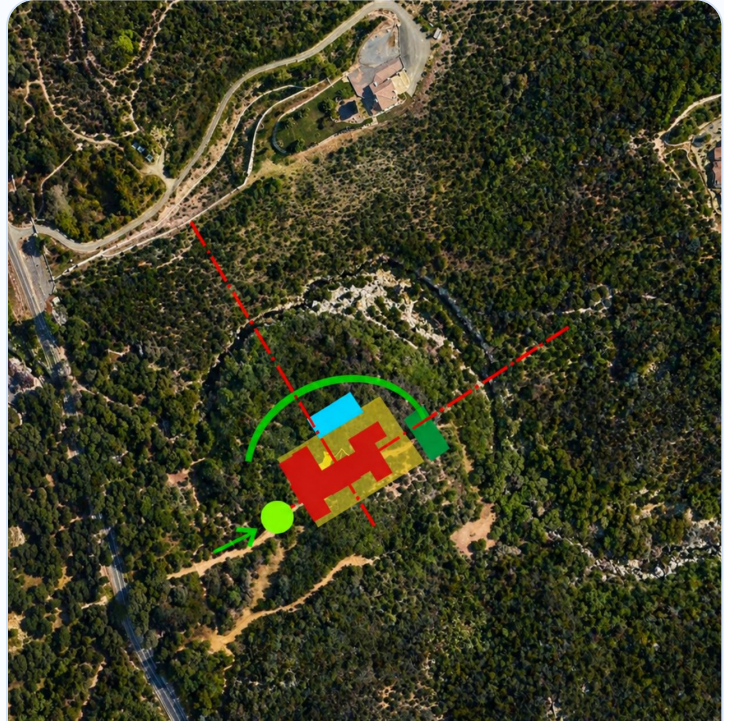
I-15 freeway - Clinton Keith Rd	~8-10 min	Temecula Wine Country - Rancho California Rd	~15-20 min
Old Town Temecula	~20 min	Loma Linda Univ. Medical Center, Murrieta	~12-15 min
Murrieta Hot Springs Resort	~18 min	Pacific Coast at Carlsbad / Oceanside	~40-50 min
San Diego International Airport	~75 min	Los Angeles - LAX	~90 min

Drive times are approximate, off-peak. Buyer is encouraged to confirm based on travel needs.

Approach + Orientation



Approach visual: shows the property in relation to surrounding hills, access roads, and natural open-space setting.



Site orientation: a visual reference for potential placement and nearby terrain.



Vacant land drone view: current terrain and natural open-space setting.



Parcel boundary reference: approximate boundary-line image for surrounding context.

AT A GLANCE

Property Overview

Lot Size	19.92 acres - 867,715 sq ft
Zoning	R-A-5 (Rural Agricultural, 5-acre minimum)
Jurisdiction	County of Riverside - La Cresta POA
Water	Public service available at street
Sewer	Septic system required (per rural standards)
Access	Avenida La Cresta - paved approach to Hombre Ln
Topography	Gently rolling with natural building pads
Site Features	Mature oak grove - seasonal stream - canyon, meadow, and mountain views
School District	Murrieta Valley Unified - Cole Canyon Elem. (rated A)
Recreation	Neighborhood horse trails - adjacent to Santa Rosa Plateau Ecological Reserve

KEY BUYER TAKEAWAYS

- Nearly 20 acres in a sought-after La Cresta / Santa Rosa Plateau setting.
- Public water at the street helps reduce rural infrastructure uncertainty.
- R-A-5 zoning supports custom estate, agricultural, and private equestrian use.
- Visual story supports estate, retreat, and long-term land opportunity marketing.



Vacant land drone view: current terrain and natural open-space setting.



Parcel boundary reference: approximate boundary-line image for surrounding context.

What R-A-5 allows on this parcel

The parcel is zoned R-A-5 (Rural Agricultural, 5-acre minimum) by Riverside County. The following summary is drawn from Riverside County Ordinance No. 348 and is presented for buyer reference; current code controls in any disagreement.

PERMITTED - NO PUBLIC HEARING

- One-family dwelling
- Crop production - orchards - vineyards
- Animal keeping for non-commercial use: private equestrian, livestock
- Accessory dwelling unit, per California state law
- Greenhouses and accessory agricultural structures

CONDITIONAL - PUBLIC HEARING REQUIRED

- Mobile home park
- Daycare facility
- Commercial boarding stable
- Commercial winery operations above set thresholds

Source: Riverside County Ordinance No. 348, R-A zone classification. Buyer is responsible for verifying current zoning, permitted uses, and any overlay or HOA constraints with the Riverside County Planning Department prior to any transaction.

LISTING DETAILS

Transaction Snapshot

Asking Price	\$438,000
Per Acre	\$21,988
MLS - CRMLS	OC25147677
APN	932-310-006

SCHEDULE A PRIVATE TOUR

Contact Jenny



Jenny Jiang

HomeSmart, Evergreen Realty
CA DRE #02013911

949-838-7916

CAEZrealestate@gmail.com