

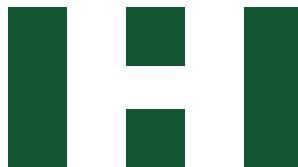
±26.57 ACRES

NUEVO, CALIFORNIA



18881 Von Karman Ave., Ste 150
Irvine, CA 92612
T (949) 553-2020
www.hoffmanland.com
CA Lic #01473762

OFFERING MEMORANDUM



**HOFFMAN
COMPANY**

JD VICKERS
(949) 677-7873
Associate Broker
jvickers@
hoffmanland.com
CA DRE #02236517

TOM DALLAPE
(949) 705-0928
Principal
tdallape@
hoffmanland.com
CA DRE #01100284

www.hoffmanland.com

The information contained in this offering material ("Brochure") is furnished solely for the purpose of a review by prospective purchaser of any portion of the subject property in the Area of Nuevo, County of Riverside, California ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Scheel Dallape Inc. d/b/a The Hoffman Company ("The Hoffman Company"). The material is based in part upon information obtained by The Hoffman Company from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, The Hoffman Company, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Brochure was prepared by The Hoffman Company. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Hoffman Company or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and The Hoffman Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. The Hoffman Company is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of The Hoffman Company and may be used only by parties approved by The Hoffman Company. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to The Hoffman Company immediately upon request of The Hoffman Company or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Hoffman Company and Seller.

Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.

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1 PROPERTY OVERVIEW



THE OPPORTUNITY

Discover a rare investment opportunity of 26.57 acres in the unincorporated community of **Nuevo**, located in the heart of Riverside County. With increasing demand for housing and development spreading eastward from the Inland Empire, Nuevo is emerging as a promising area for future growth. This property offers investors a chance to get ahead of the curve in a community poised for transformation. Whether you're looking at residential development, buy-and-hold strategies, or agricultural-to-residential conversion potential, this land provides flexibility and strong long-term upside.

Key Highlights:

- Located near the expanding corridors of Perris, Menifee, and Hemet
- Flat, usable land with rural character and development potential
- Zoned for various residential and agricultural uses
- Affordable entry point with increasing values in surrounding areas
- Potential for subdivision, manufactured home placement, or future resale

With ongoing infrastructure improvements and migration from urban centers, Nuevo is becoming a hidden gem for savvy investors. This is your chance to secure land in a growth-ready area before prices catch up with neighboring cities.



Site Detail

Municipality

Nuevo, Riverside County

Assessor's Parcel Map

427-030-055, 056

Zoning

R- A (Residential Agricultural)

Land Use Regulations

RC-LDR

(Rural Community: Low Density Residential)

[**LAND USE ELEMENT LINK**](#)

Density

.5-1 du/ac

Size

±26.57 Acres

Topography

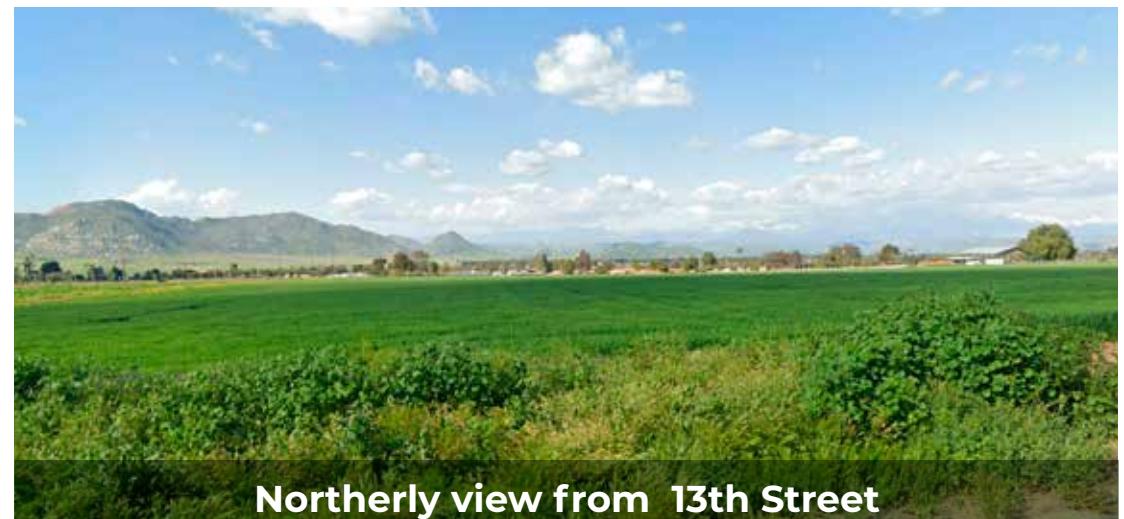
Flat

Condition

Raw land with no improvements

Entitlement Status

Currently un-entitled



Offering Guidelines

Seller

Sweeney Family Trust

Proposed Deal Structure

Cash At Close | Bulk Purchase

Purchase Price

\$25,000 per Acre

Due Diligence Period

The Due Diligence Period shall commence upon buyer acceptance of the LOI and delivery of all due diligence materials. The due diligence period shall be 45 days.

Deposits

The Initial Deposit of two percent (2.0%) of the purchase price shall be made at the Opening of Escrow and shall remain refundable during the Due Diligence Period. A Second Deposit of eight percent (8.0%) shall be placed into Escrow prior to expiration of the Due Diligence Period. The sum of the Initial Deposit and Second Deposit shall equal a Total Deposit of ten percent (10.0%) of the

Purchase Price. Upon Buyer's approval of its Due Diligence, the Total Deposit shall be non-refundable, remain in escrow and applicable to the Purchase Price.

Escrow

Escrow shall be held with First American Title Company.

Opening of Escrow

Upon delivery to Escrow of (i) the mutually executed Purchase & Sale Agreement and (ii) the Initial Deposit equal to (2.0%) of the Purchase Price.

Close of Escrow

The Close of Escrow shall occur within 30 days of approval of Due Diligence. Seller may consider longer escrow to allow time for entitlement.

Offer Date

Offers will be considered and responded to as submitted.

Agency Relationship Disclosure Form: Per California law, Brokers are required to obtain an executed form from both Buyers and Sellers, providing a disclosure of the Real Estate Agency Relationship for all real property transactions.(S.B. 1171). Please request forms from Christina Buchanan (cbuchanan@hoffmanland.com) and return them with your offer.





② AERIALS + MAPS



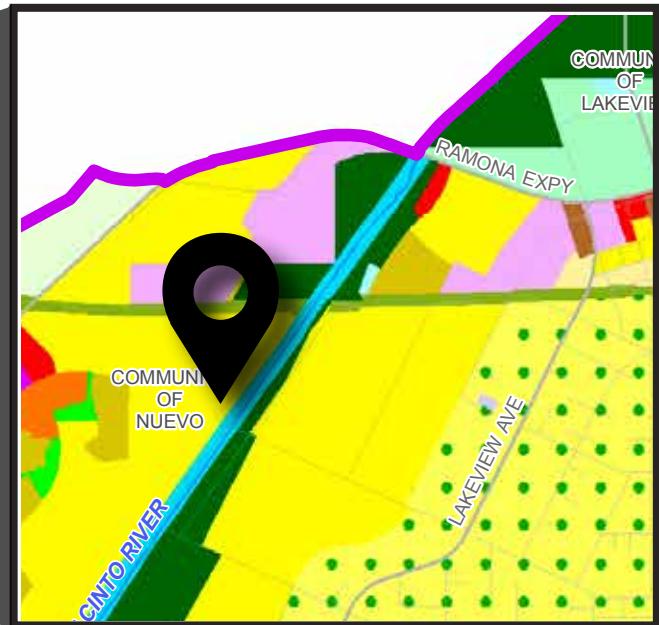
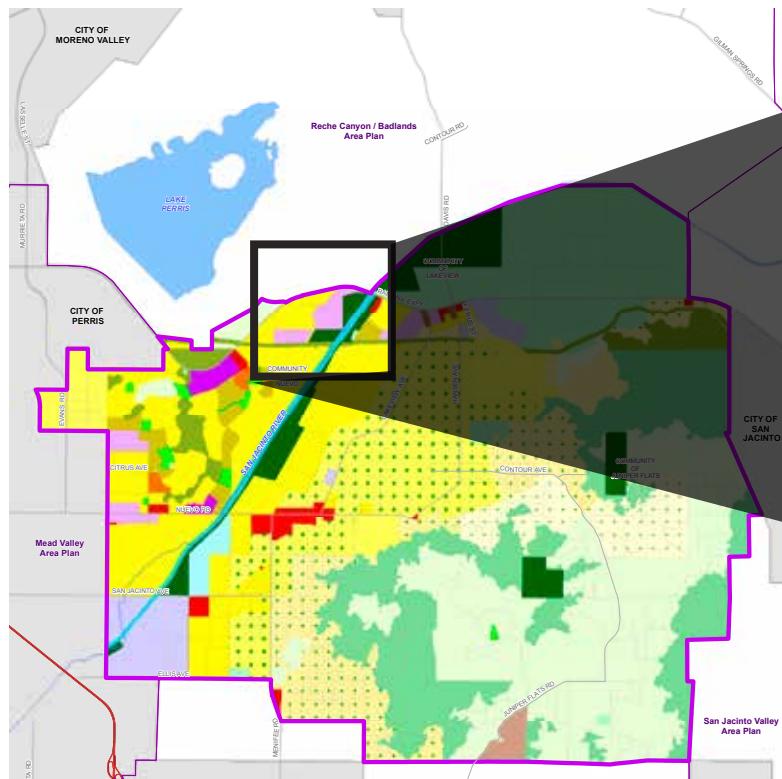
Close-Up Aerial



Vicinity & Retail Aerial



Nuevo/Lakeview Area Zoning Map



Low Density Residential

COMMUNITY DEVELOPMENT

- Very Low Density Residential
- Low Density Residential**
- Medium Density Residential
- Medium High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Light Industrial

RURAL COMMUNITY

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Rural Residential

RURAL

- Rural Residential

RURAL MOUNTAINOUS

- Rural Mountainous
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Mineral Resources
- Water

HIGHWAYS

- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies



Drone Aerial Photos



Street View Photos | South Portion of the Site



Northerly view from 13th Street



Northerly view from 13th Street



Easterly view from North Drive



Southerly view from Apricot Avenue



Street View Photos | North Portion of the Site



Northwesterly view from North Drive



Westerly view from North Drive



Northeasterly view from Apricot Avenue



Northerly view from Apricot Avenue





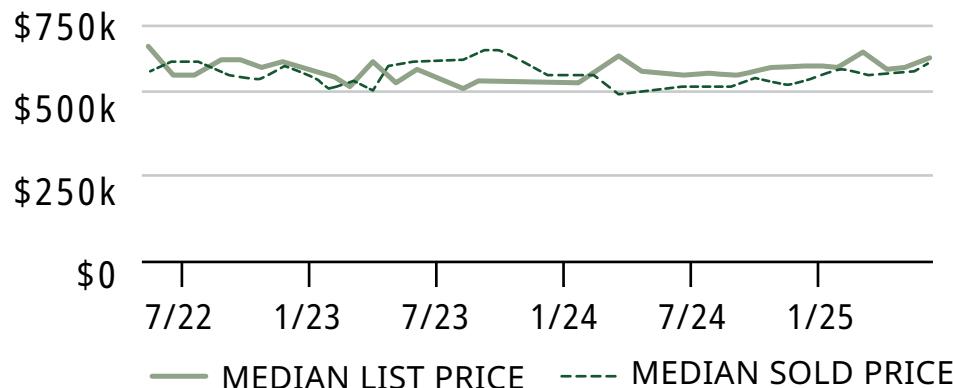
3 MARKET OVERVIEW

NUEVO MARKET SNAPSHOT



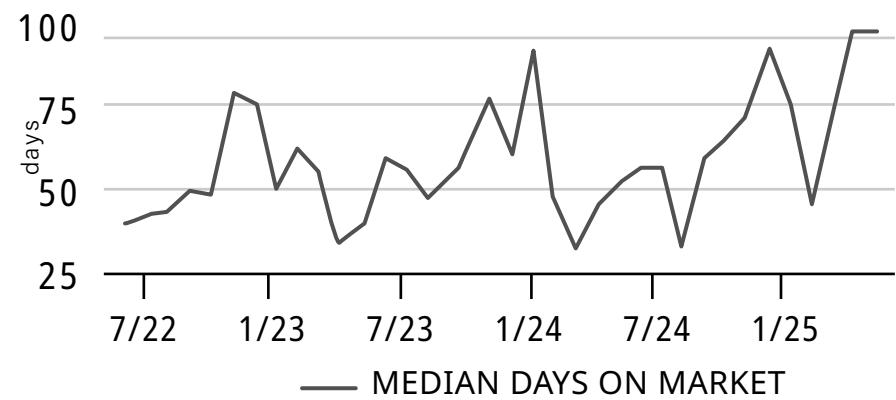
MEDIAN LISTING PRICE VS. SOLD PRICE

In May 2025, the median listing home price in Nuevo, CA was \$600K, trending up 9.3% year-over-year. The median listing home price per square foot was \$280. The median home sold price was \$580K.



MEDIAN DAYS ON MARKET: 94 DAYS (3 YEAR)

On average, homes in Nuevo, CA sell after 94 days on the market. The trend for median days on market in Nuevo, CA is flat since last month, and slightly up since last year.

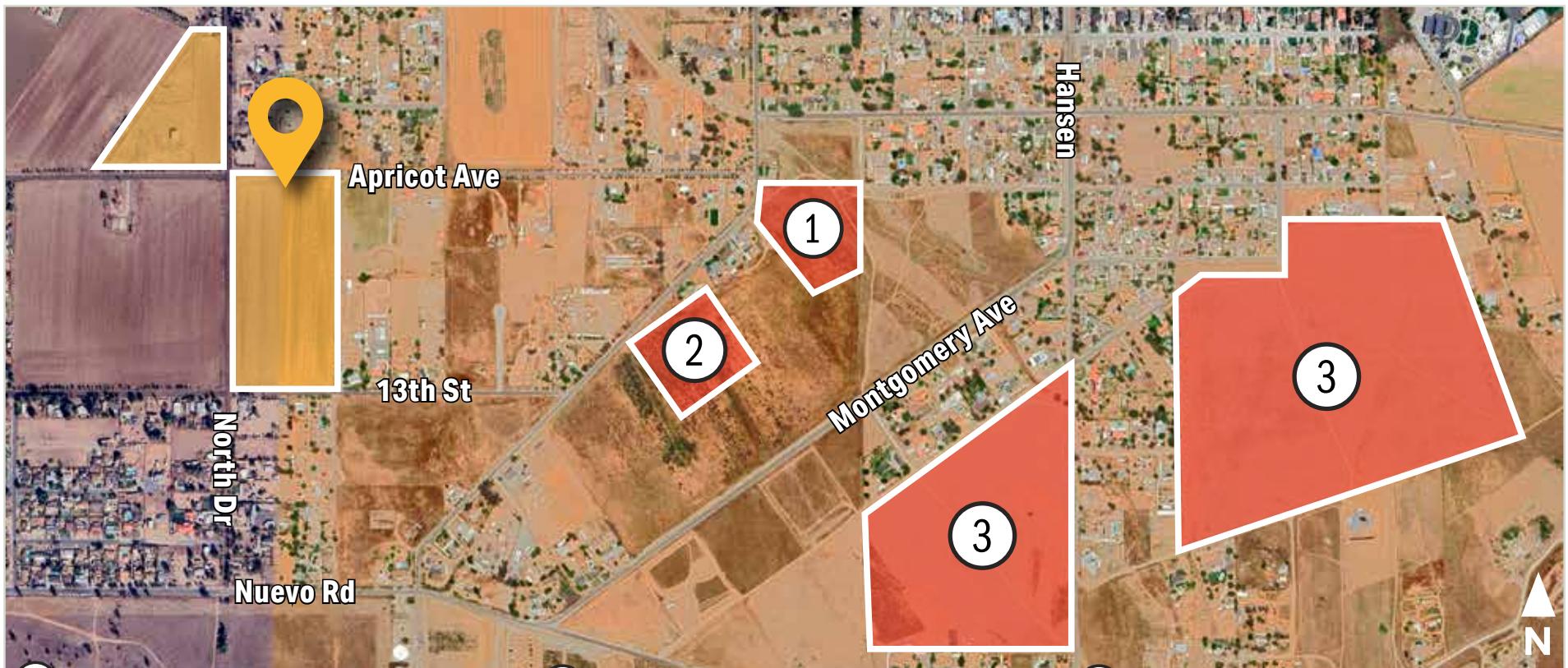


Source: Realtor.com | July 2, 2025



Nuevo Sales Comparables

Source: Zonda | July 2025



1

APN: 427-100-001

Price: \$185,000

Size: 8.58

Date Sold: 10/21/24

Price Per Acre: \$21,561

Zoning: R-A (Residential Agriculture)

Land Use Designation: RC-LDR (Low Density Residential)

2

APN: 427-120-043

Price: \$190,000

Size: 7.64

Date Sold: 8/9/24

Price Per Acre: \$24,869

Zoning: R-A (Residential Agriculture)

Land Use Designation: RC-LDR (Low Density Residential)

3

APN: 427-370-010 & 427-130-008

Price: \$1,350,000

Size: 94.95

Date Sold: 05/22/25

Price Per Acre: \$14,027

Zoning: R-A (Residential Agriculture)

Land Use Designation: RC-LDR (Low Density Residential)

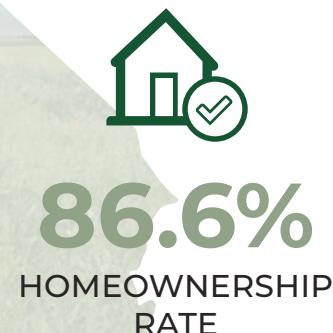




4 AREA OVERVIEW

NUEVO DEMOGRAPHICS

Nuevo (Spanish for “New”) is a rural community located east of Lake Perris and the city of Perris in Riverside County, California.

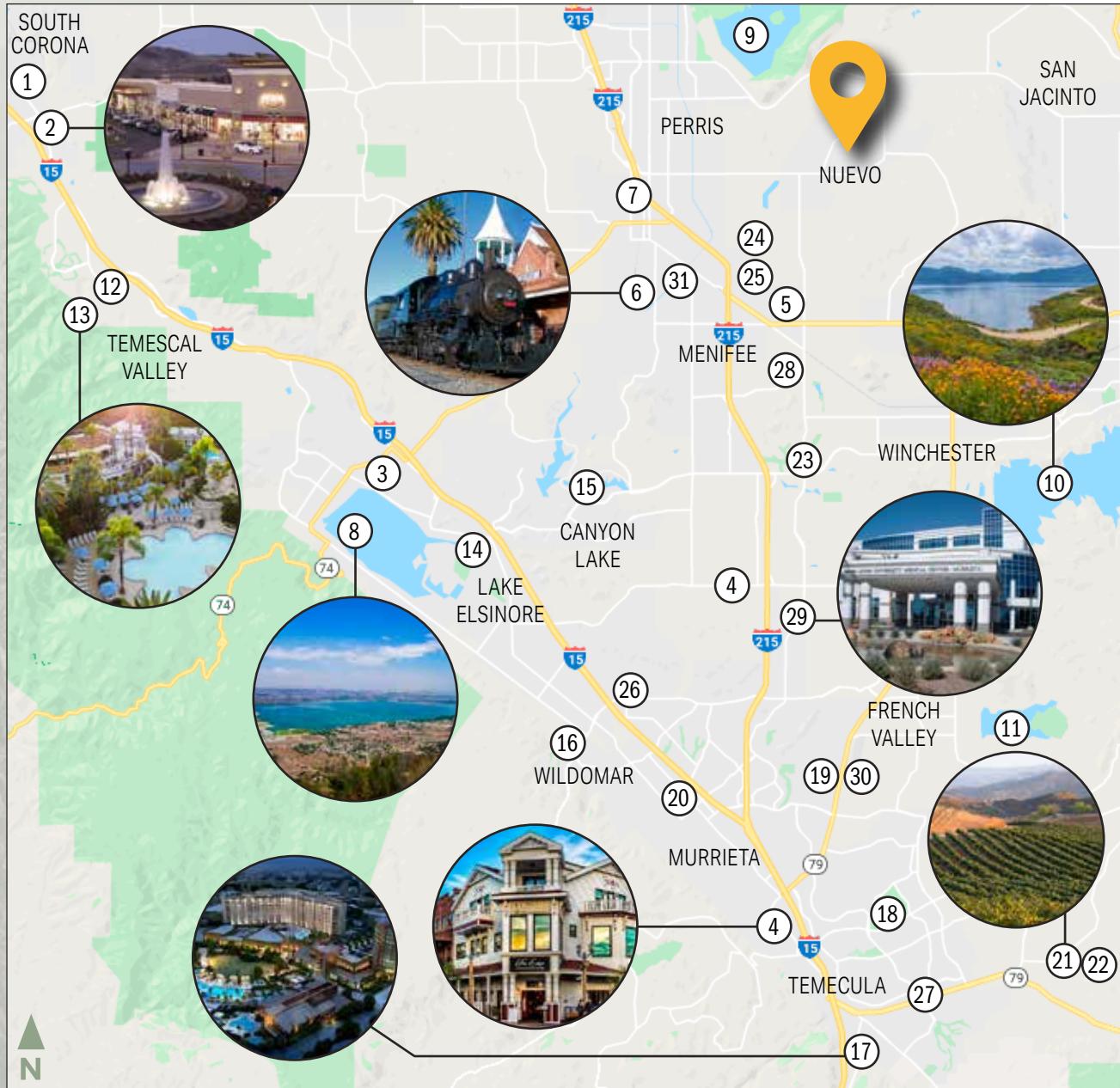


Weather		
		
January Average 65° Hi 34° Lo	July Average 96° Hi 58° Lo	Precipitation Average 10.42" per Year

Source: datausa.io/profile/geo/nuevo-ca & [wikipedia.org](https://en.wikipedia.org)



Area Attractions West Inland Empire



MAJOR RETAIL

1. Corona Crossing
2. The Shops at Dos Lagos
3. Outlets at Lake Elsinore

HISTORICAL

4. Old Town Temecula
5. Motte Historical Car Museum
6. SoCal Railway Museum
7. Perris Valley Historical Museum

LAKE RECREATION

8. Lake Elsinore
9. Lake Perris
10. Diamond Valley Lake
11. Lake Skinner Park

RECREATION

12. Tom's Farms
13. Glen Ivy Hot Springs & Spa
14. Storm Baseball Stadium
15. Canyon Lake Country Club
16. Bear Creek Golf Club
17. Pechanga Resort & Casino
18. The Legends Golf Club
19. The Golf Club at Rancho California
20. Mulligan Family Fun Center
21. Temecula Wine Country
22. Hot Air Balloon Rides
23. Menifee Lakes Country Club
24. DropZone Waterpark
25. Big League Dreams Perris

MEDICAL & WELLNESS

26. Inland Valley Medical Center
27. Temecula Valley Hospital
28. Menifee Valley Medical Center
29. Loma Linda Medical Center

MAJOR TRANSPORTATION

30. French Valley Airport
31. Perris Airport

AREA OVERVIEW

±26.57 ACRES | NUEVO



Area Designated Schools

Source: GreatSchools.org

Nuvview Elementary School (K-6)

29680 Lakeview Ave,

Nuevo, CA 92567

Tel 909.591.2755

Nuvview Union School District

Great Schools Score: **5/10**

Mountain Shadows Junior High School (7-8)

30401 Reservoir Ave,

Nuevo, CA 92567

Tel (951) 928-3836

Nuvview Union School District

Great Schools Score: **7/10**

Heritage High School (9-12)

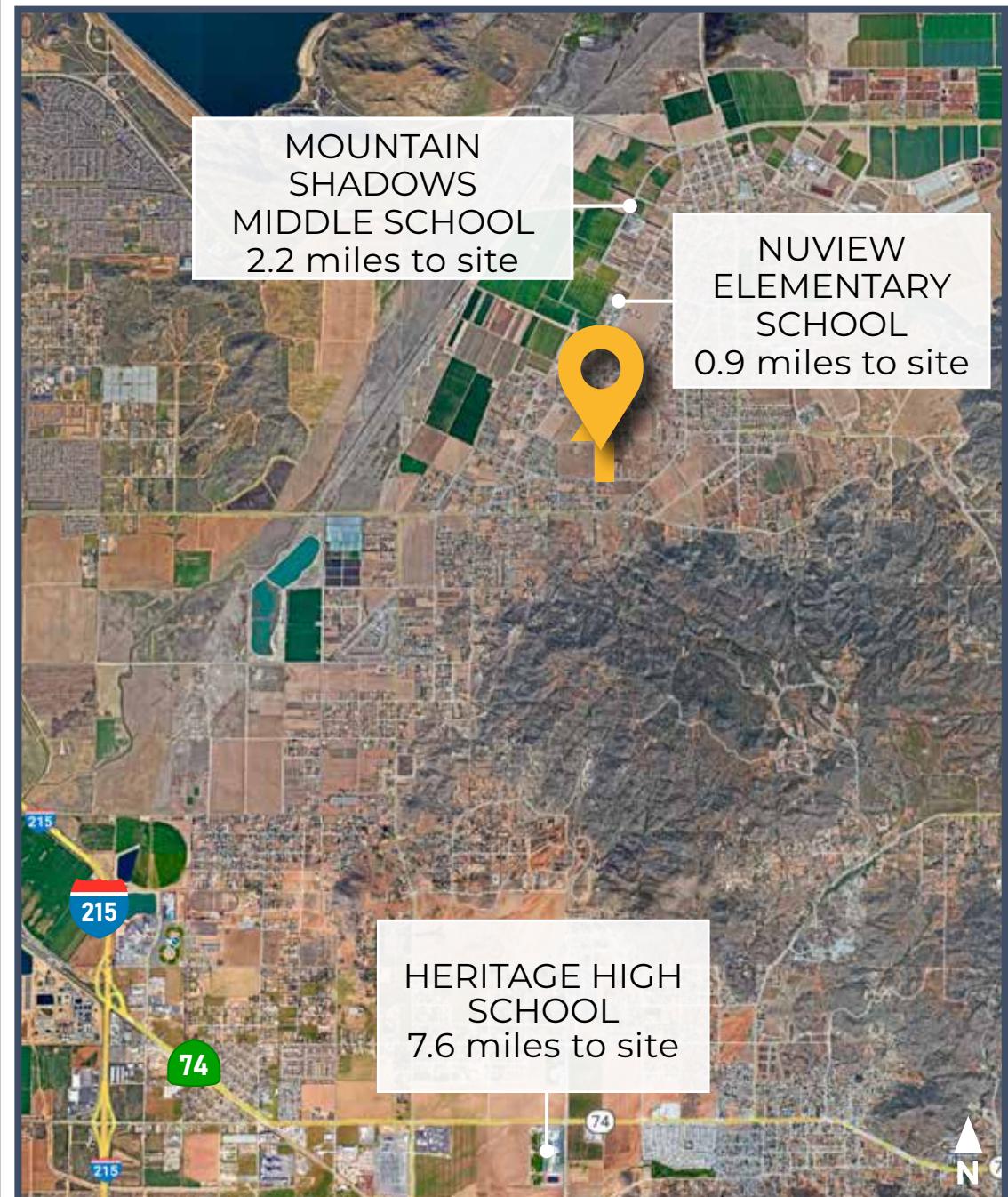
26001 Briggs Rd,

Romoland, CA 92585

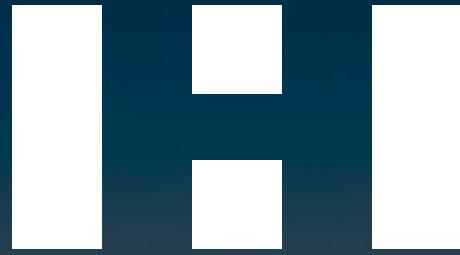
Tel (951) 940-5447

Perris Union School District

Great Schools Score: **5/10**



*School boundaries subject to change.



HOFFMAN COMPANY

Southern California Office
18881 Von Karman Ave, Suite 150
Irvine, California 92612
T (949) 553-2020

Northern California Office
3447 Mt Diablo Boulevard
Lafayette, California 94549
T (925) 310-4857

Coachella Valley Office
777 E Tahquitz Way, Suite 200
Palm Springs, California 92262
T (760)969-7357

Nevada Office
410 S Rampart #390
Las Vegas, Nevada 89145
T (702) 726-6927

CA DRE Lic #01473762 | NV Lic #B.1000466

www.hoffmanland.com

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