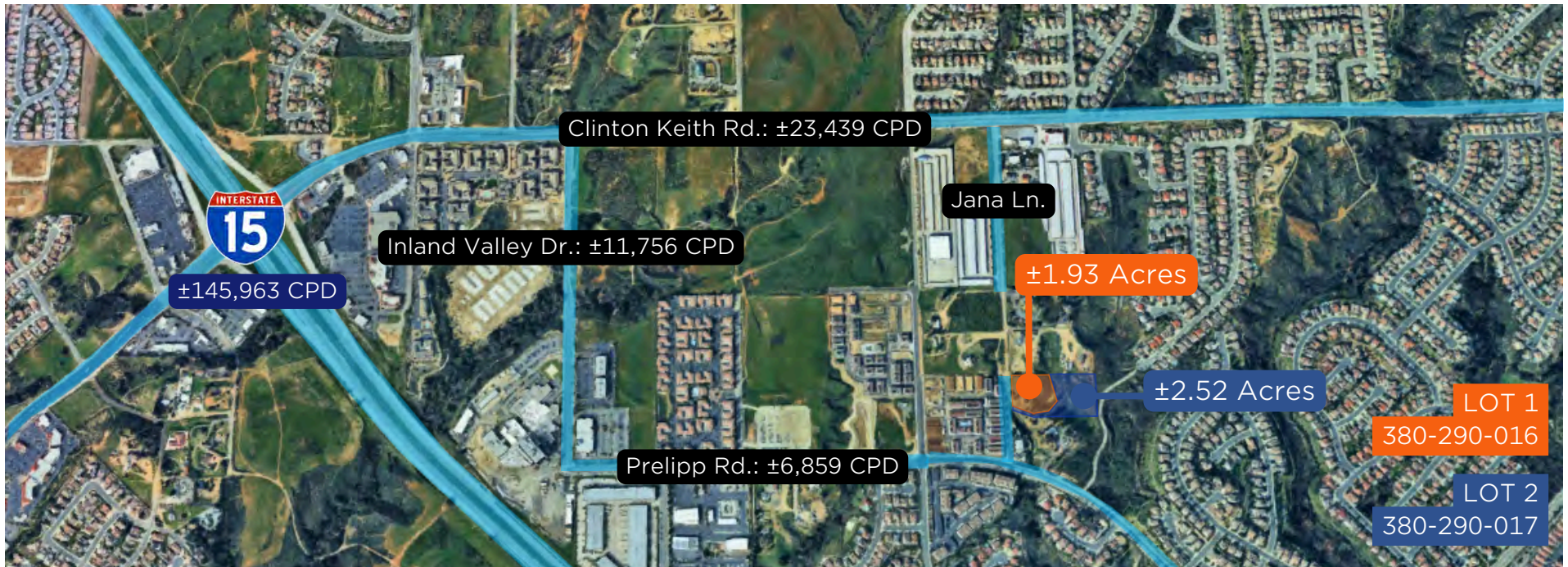






LAND FOR SALE

2 PARCELS TOTALING 4.45 ACRES



ROBERT KIRKPATRICK
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bob.kirkpatrick@svn.com
CaDRE #00575633



-  Priced at \$1,495,000 (±\$7.00 PSF)
-  Two prime parcels of vacant land in Wildomar, CA, totaling ±4.45 acres.
-  Jana Lane nearly complete
-  R-3 zoning (see page 3)

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Residential Uses:

- One-family dwellings, two-family dwellings, and multiple-family dwellings
- Senior living facilities
- Mobile home parks

Office/Medical Space:

- Professional offices: Suitable for medical, dental, chiropractic, law offices, etc.

Public/Commercial Parking:

- Public and commercial parking areas can be permitted with a conditional use permit

Recreational and Public Uses:

- Public parks, playgrounds, and golf courses.
- Nurseries (horticultural), nonprofit clubs, and public institutions (e.g., libraries, museums).

[CLICK HERE TO REVIEW ALL R-3 ALLOWED USES](#)



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DEMOGRAPHICS

Wildomar, CA



- State California
- County Riverside
- Mayor Bridgette Moore
- Website cityofwildomar.org

POPULATION

Source: ESRI



77,768
POPULATION

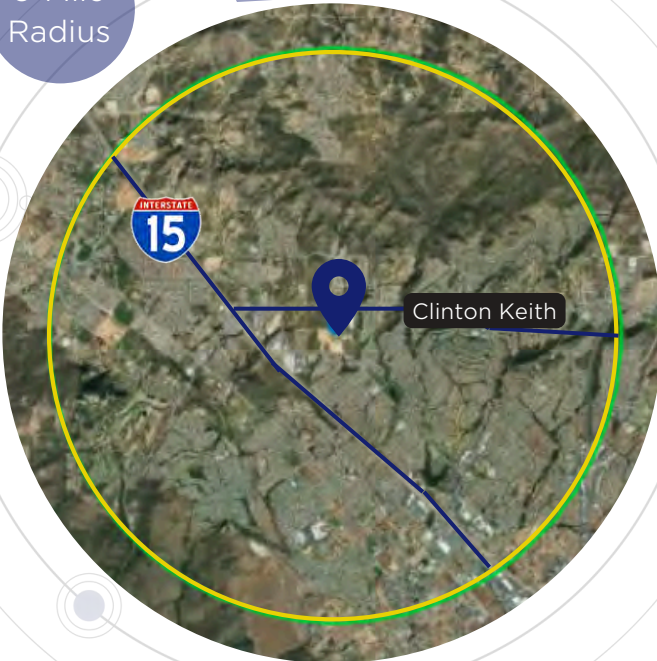


36.7
MEDIAN AGE



25,499
HOUSEHOLDS

5-Mile
Radius



EMPLOYMENT



68%
WHITE COLLAR



18%
BLUE COLLAR



16%
SERVICES



5.6%
UNEMPLOYMENT RATE

EDUCATION



25%
HIGH SCHOOL
GRADUATE



36%
SOME COLLEGE



32%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$103,664
MEDIAN HOUSEHOLD
INCOME



\$43,598
PER CAPITA
INCOME



\$281,460
MEDIAN NET
WORTH

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