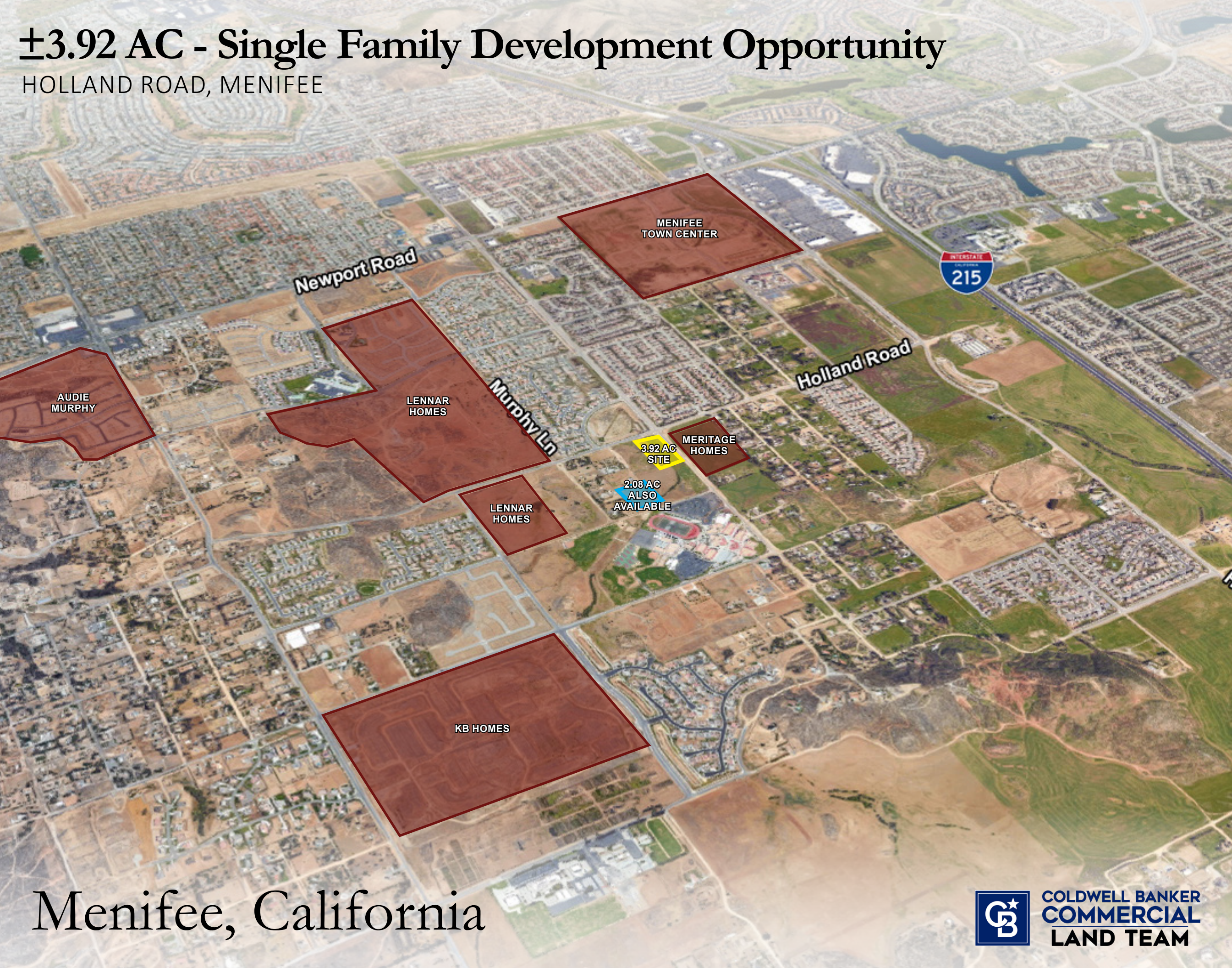


±3.92 AC - Single Family Development Opportunity

HOLLAND ROAD, MENIFEE



Menifee, California

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Executive Summary

PROPERTY FACTS

- LOCATION: Menifee, CA
- TOTAL SITE AREA: ±3.92 Acres
- APN: 360-150-012
- PRICE: \$1,100,000.00
- PRICE PER AC: \$280,000
- ZONING: LDR-2 Low Density Residential (7,200 SF)
- GENERAL PLAN: 2.1-5 R (2.1-5 DU/AC)

PROPERTY OVERVIEW

The subject property is approximately 3.92 acres in size and is located in Menifee, California. The property is relatively flat in topography and has approximately 330 feet of frontage on Holland Rd. To the south of the property is Paloma Valley High School. To the west are a group of 12 lots with the potential to assemble more properties. To the north of the property are 451 low density (approx. 7,200 SF) lots that are under construction with Lennar. To the west of the subject property is 29.29 acres that Lennar is currently grading for a single-family development project. To the west of the property across Bradley Road, Meritage Homes recently completed the construction of 75 single family homes that are completely sold out.

ZONING

The subject property is zoned LDR-2 (Low Density Residential-2) with a General Plan of 2.1-5 R. This zoning allows for the development of single-family detached and attached residences with a minimum parcel size of 7,200 SF. This zoning also allows for limited agriculture and animal keeping. The General Plan of 2.1-5 R allows for the development of 2.1 – 5 dwelling units per acre.



Local Aerial

PROPERTY OVERVIEW



MURRIETA ROAD

NEWPORT ROAD

AUDI MURPHY

LENNAR HOMES

MENIFEE TOWN CENTER

BRADLEY ROAD

SITE

HOLLAND ROAD

LENNAR HOMES

MERITAGE HOMES

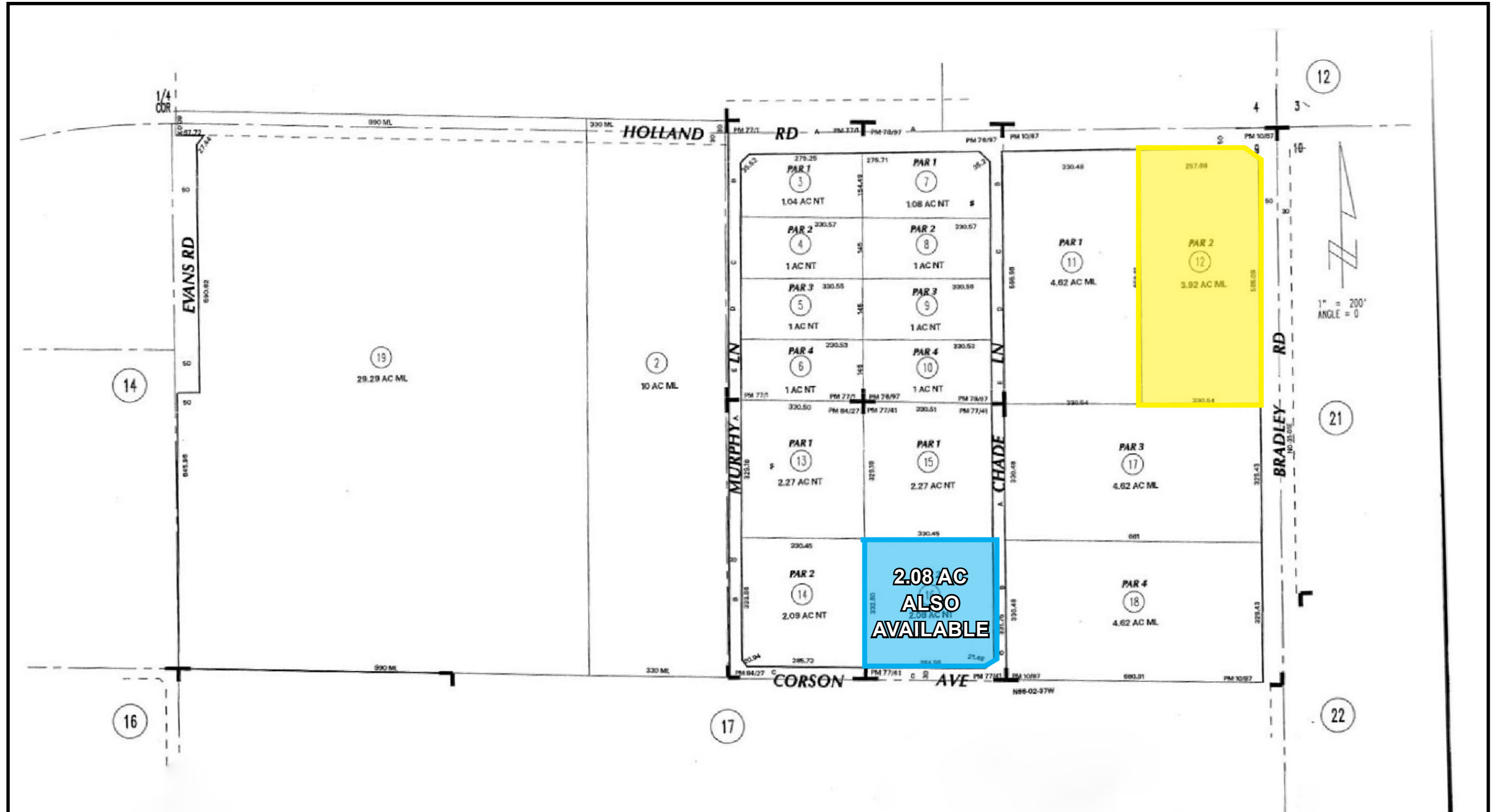
2.03 AC ALSO AVAILABLE

KB HOMES

INTERSTATE 215

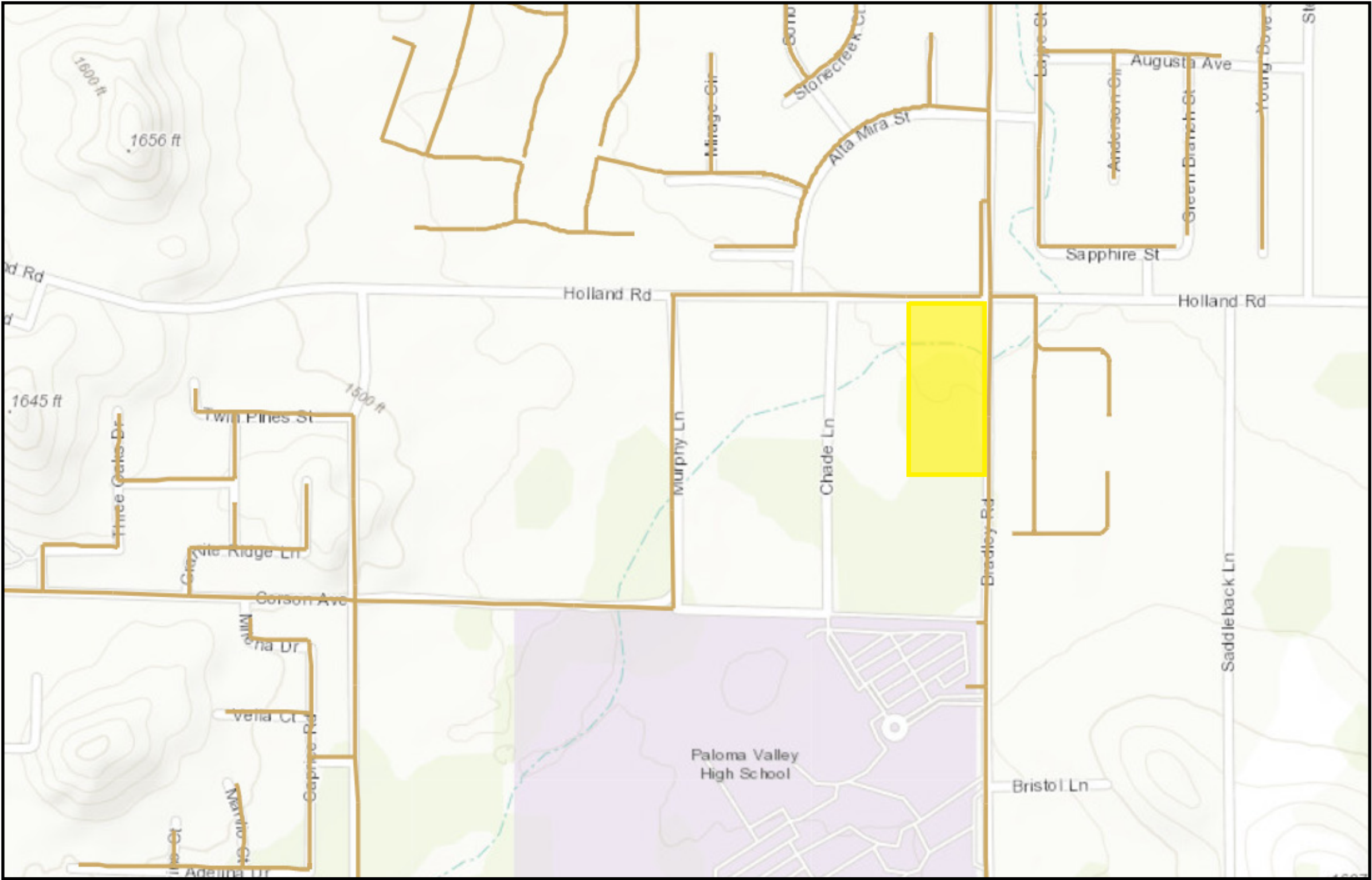
Assessor's Map

PROPERTY OVERVIEW



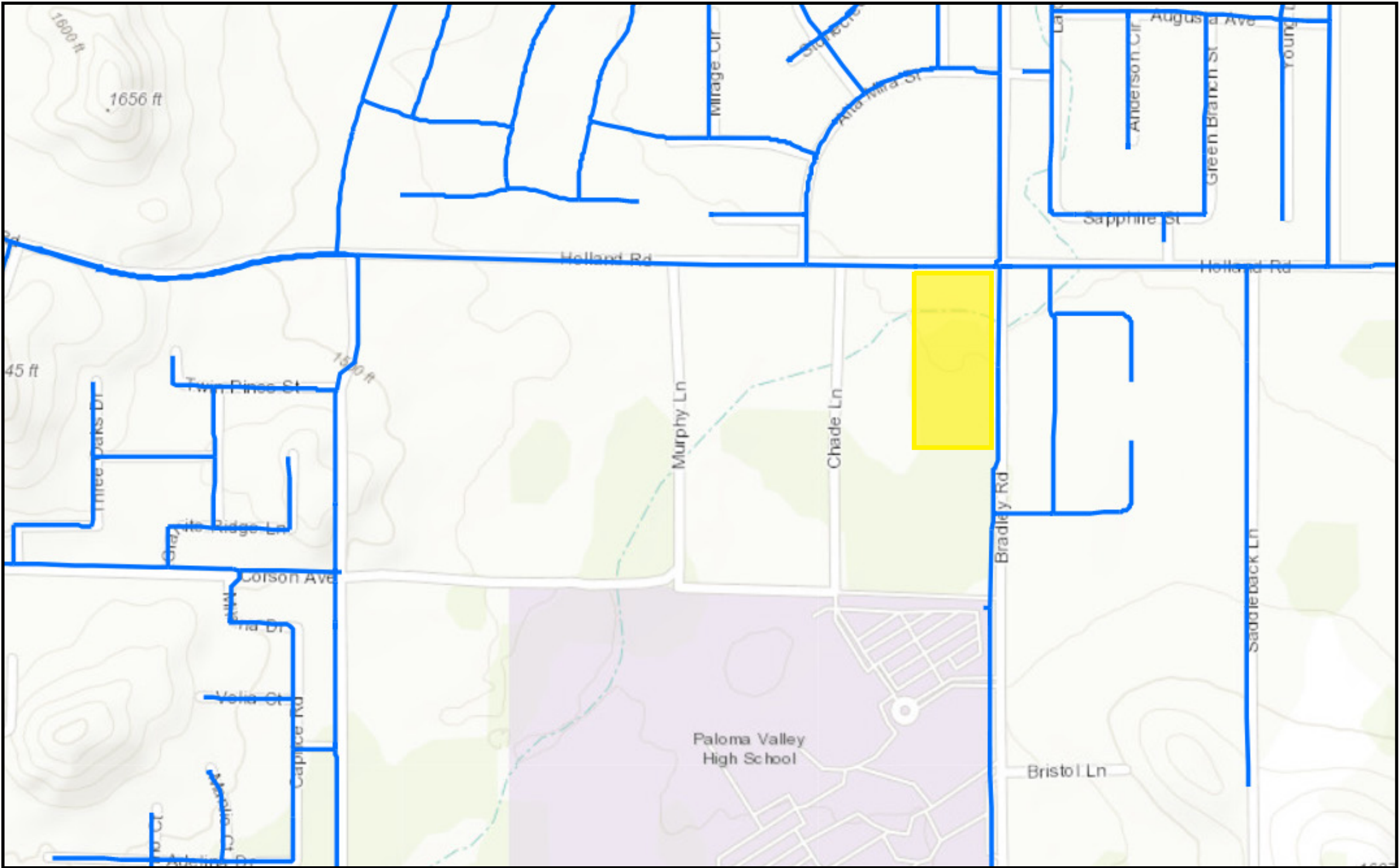
Sewer Map

PROPERTY OVERVIEW



Water Map

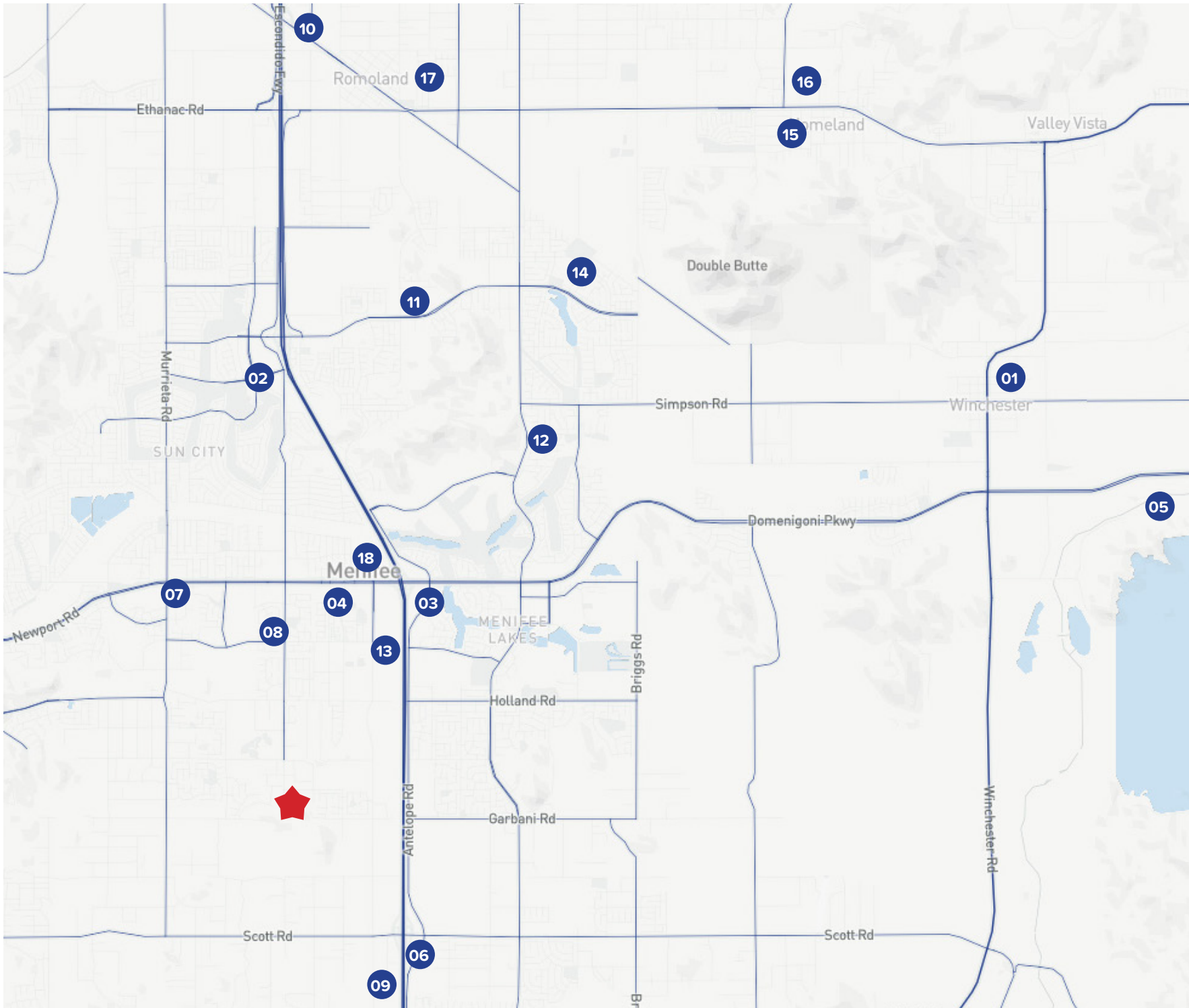
PROPERTY OVERVIEW



Surrounding Residential Development



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Winchester Town Center
- 02 Sun City Shopping Center
- 03 Menifee Town Center
- 04 Town Center Marketplace
- 05 Village West Shopping Center
- 06 Heritage Market Place
- 07 Shopping Center
- 08 Shops at Newport
- 09 Shops at Scott

ENTERTAINMENT

- 10 DropZone Waterpark

MEDICAL FACILITIES

- 11 Menifee Global Medical Center

EDUCATION

- 12 Freedom Crest Elementary School
- 13 Santa Rosa Academy
- 14 Mesa View Elementary School
- 15 Heritage High School
- 16 Harvest Valley Elementary School
- 17 Romoland Elementary School

GOVERNMENT FACILITIES

- 18 City of Menifee

Location Overview

CITY OF MENIFEE

OVERVIEW:

The City of Menifee is recognized as one of the top 10 cities for growth in Southern California with a 2.4% growth rate per year.

POPULATION:

2025: 117,041

NUMBER OF HOUSEHOLDS:

2025: 40,941

AVERAGE HOUSEHOLD INCOME:

2025: 109,395

MEDIAN AGE:

38.2 years

57% of the Menifee population is between the ages of 18-44 years



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