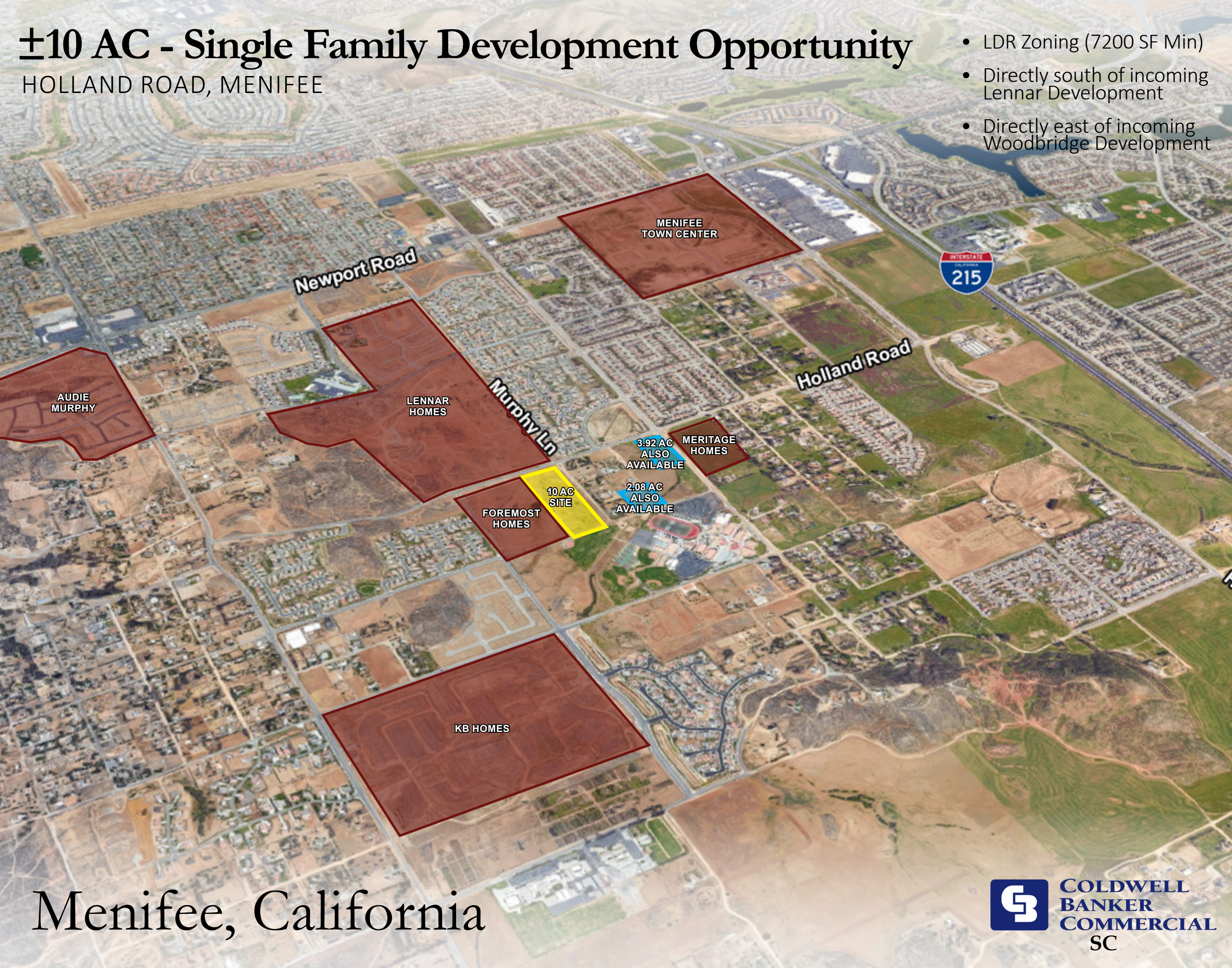


# ±10 AC - Single Family Development Opportunity

HOLLAND ROAD, MENIFEE

- LDR Zoning (7200 SF Min)
- Directly south of incoming Lennar Development
- Directly east of incoming Woodbridge Development



Menifee, California



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# Executive Summary

## PROPERTY FACTS

- LOCATION: Menifee, Riverside County, CA
- TOTAL SITE AREA: ±10 Acres
- APN: 360-150-002
- PRICE: \$2,500,000
- PRICE PER SF: \$5.74/SF
- 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 10 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 east 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 Foremost is currently grading for a single-family development project.

## ZONING

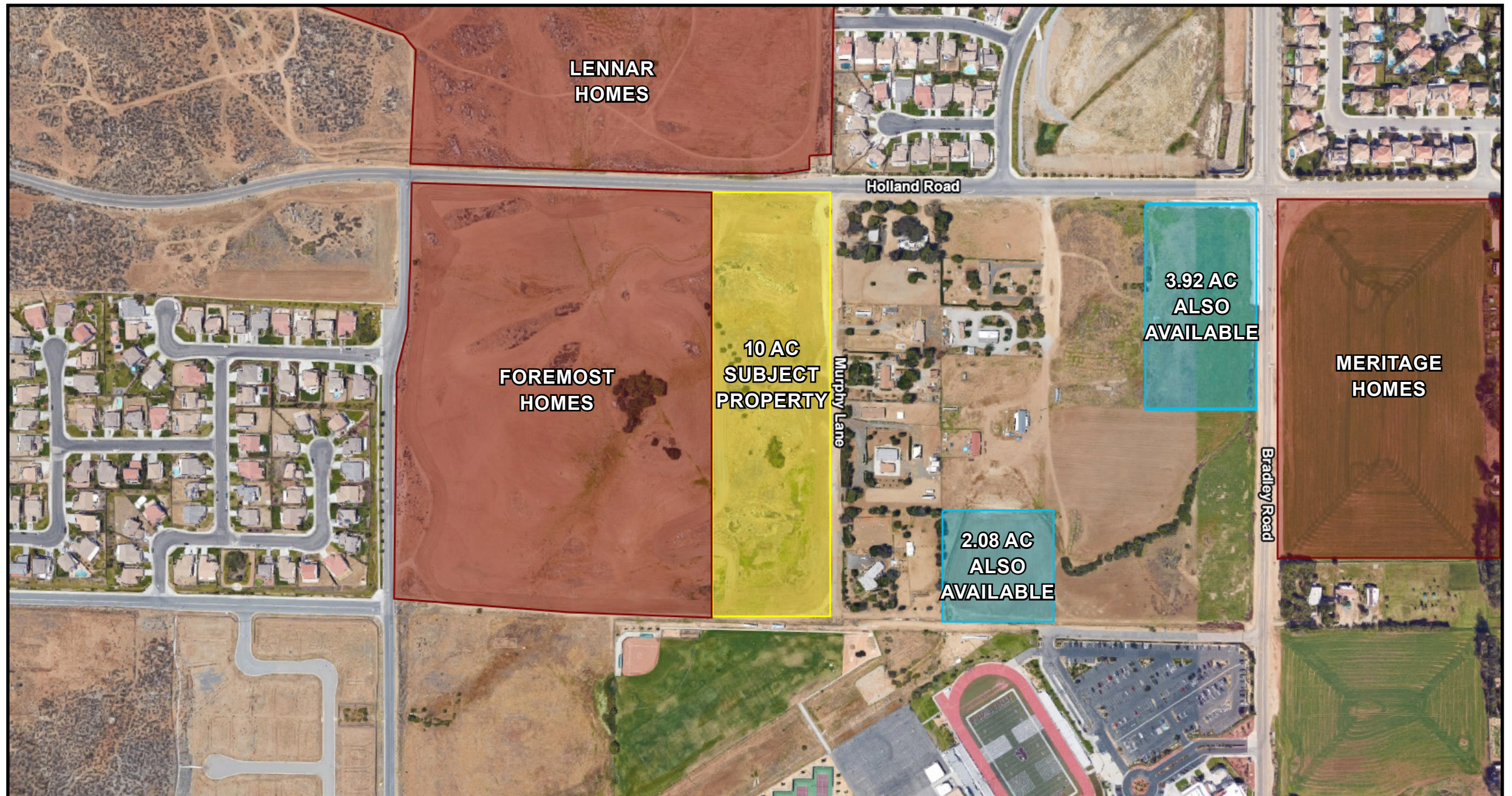
The subject property is zoned LDR-2 (Low Density Residential-2) with a General Plan of 2.1-5 R. This zoning allows for the development of single-family detached and attached residences with a minimum parcel size of 7,200 SF. This zoning also allows for limited agriculture and animal keeping. The General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





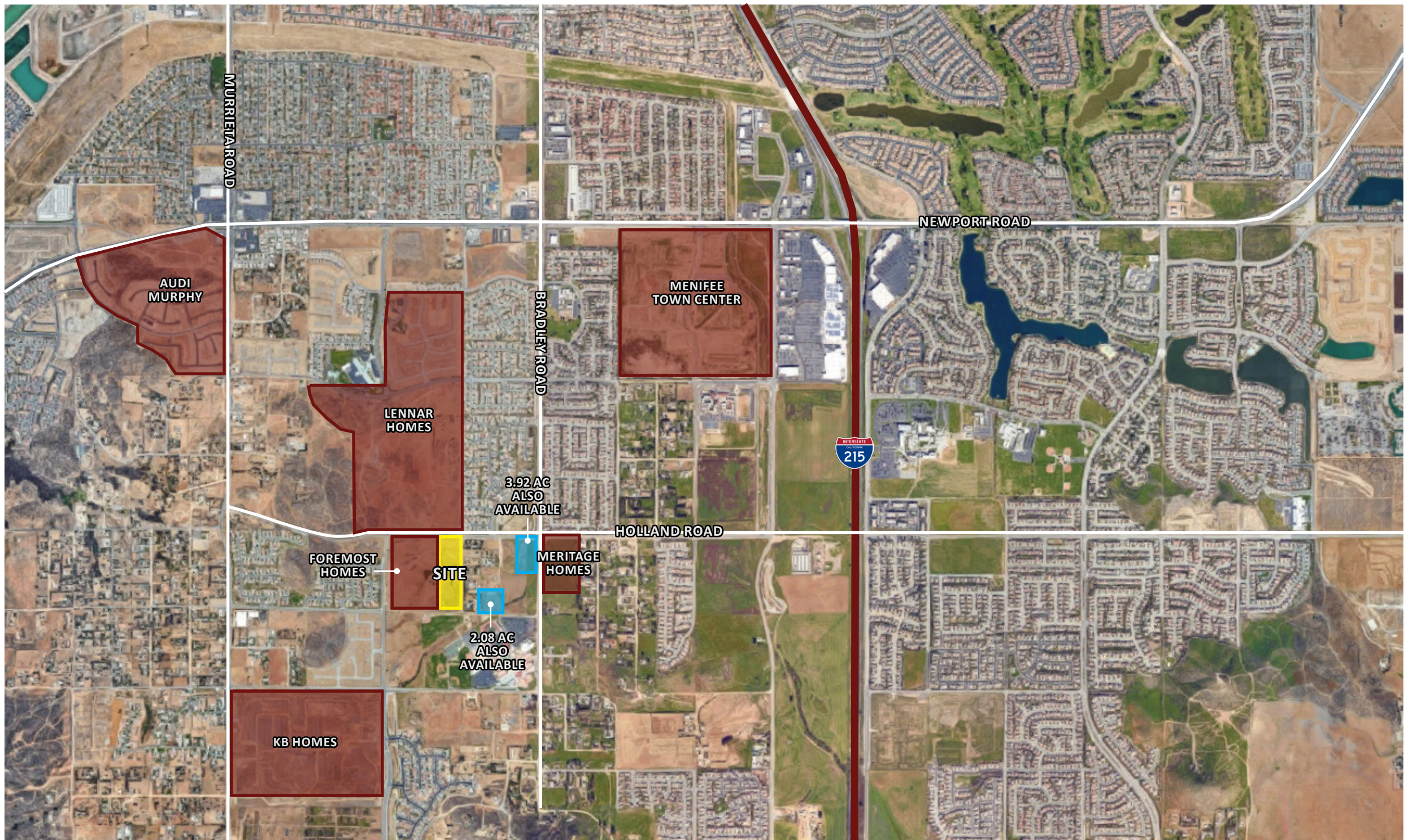
# Local Aerial

## PROPERTY OVERVIEW





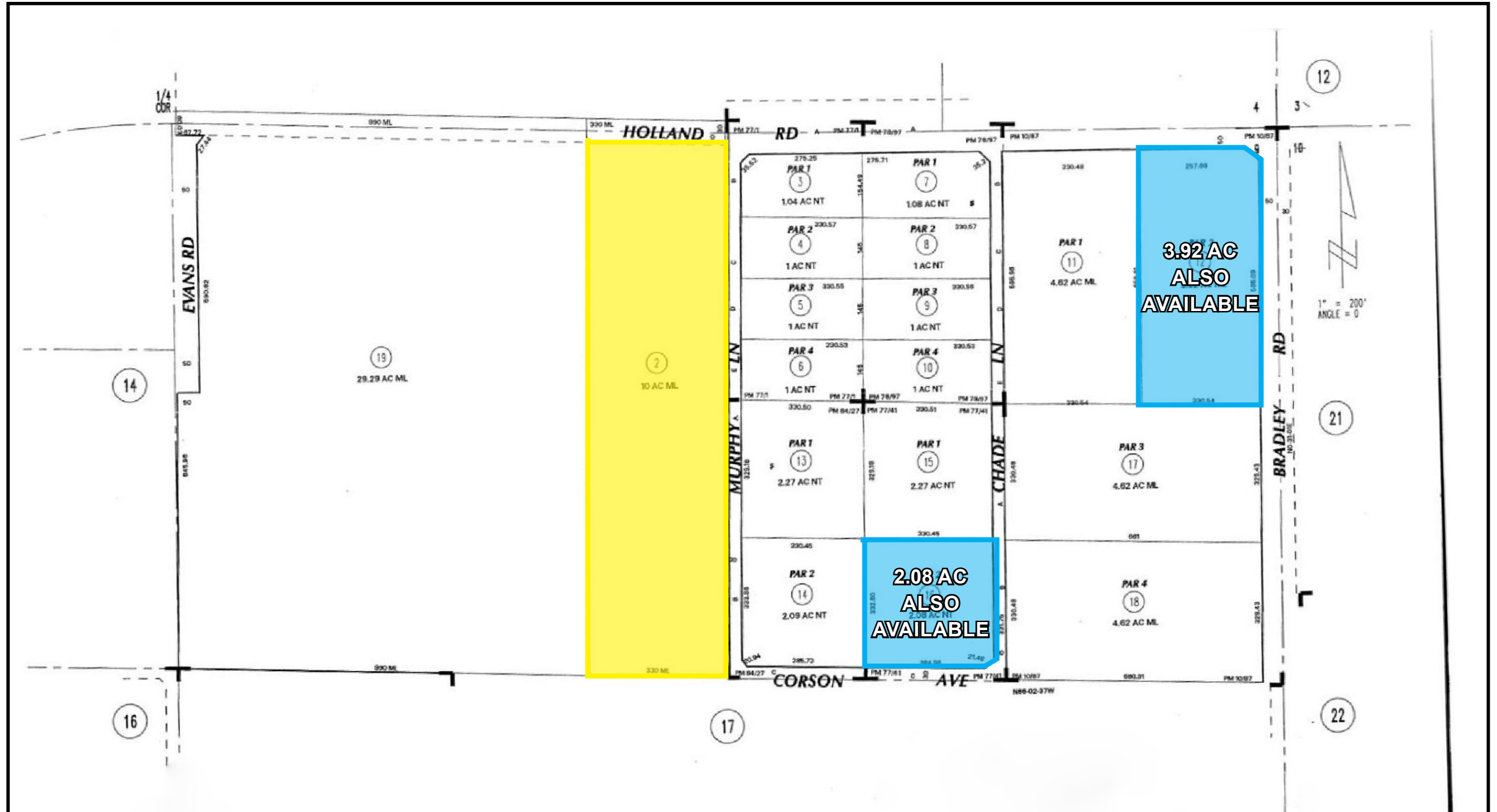
# Aerial Map





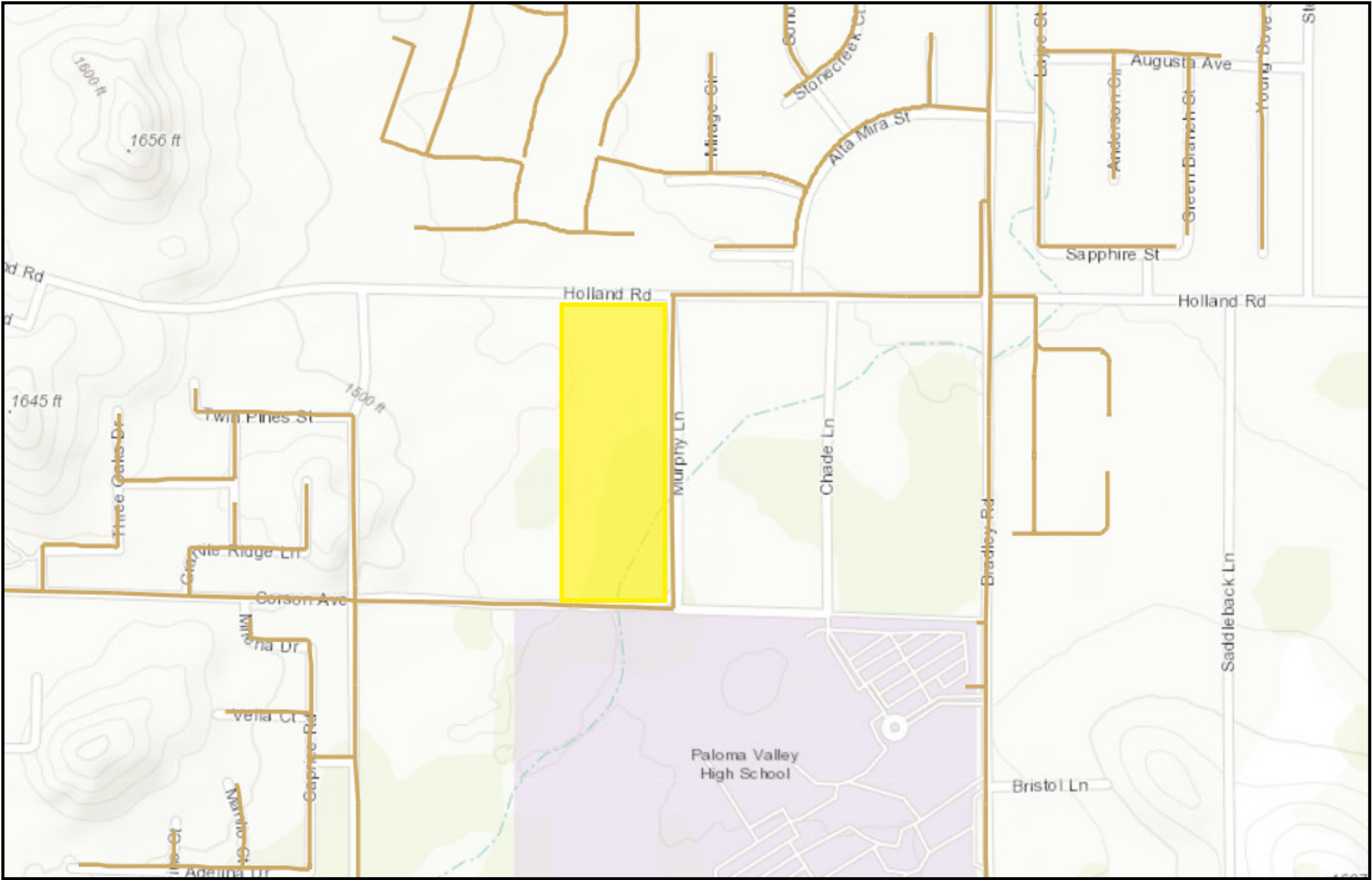
# Assessor's Map

## PROPERTY OVERVIEW



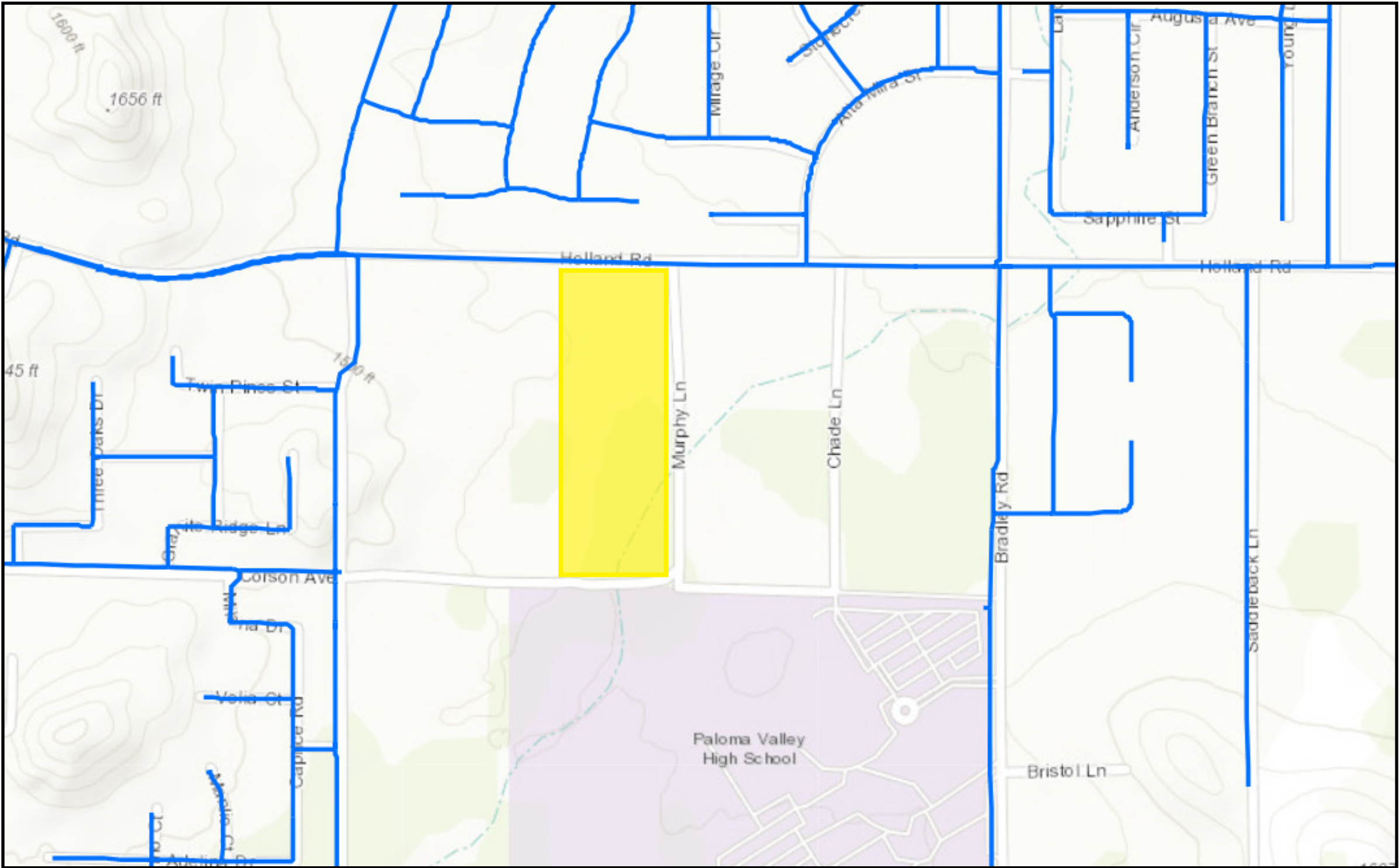
# Sewer Map

## PROPERTY OVERVIEW



# Water Map

## PROPERTY OVERVIEW



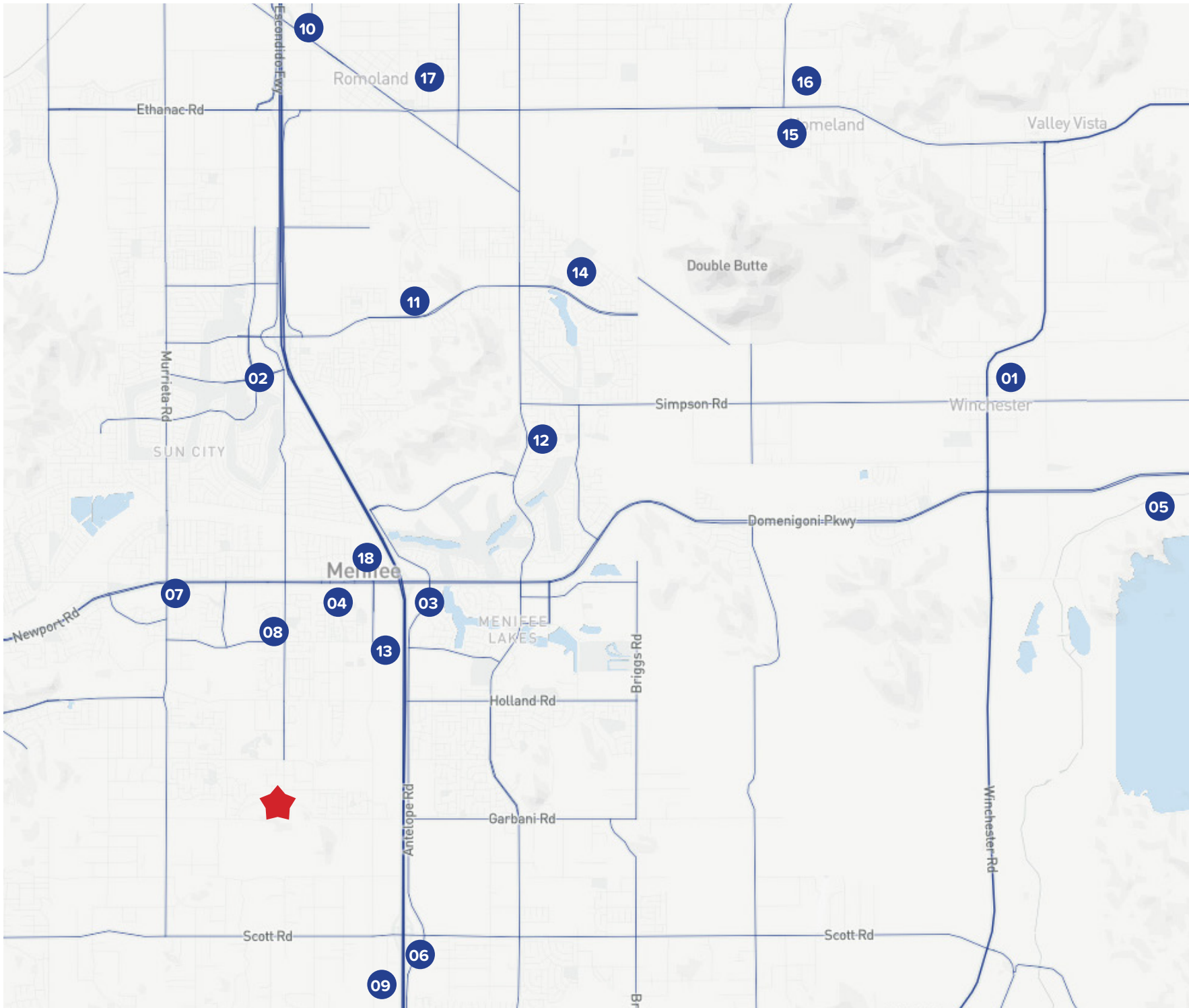


# Surrounding Residential Development





# 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:

5-mile radius from Interstate 215/Newport Road

2022: 131,500

2027 Projected: 147,000



### MEDIAN AGE:

38 years

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

### NUMBER OF HOUSEHOLDS:

2018: 36,465

2020 Projected: 39,390

Owner occupied: 69%





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