

# 75 Lots - Ramona Village

FINAL ENGINEERING PLANS COMPLETE WITH APPROVED TTM

OFFERING  
MEMORANDUM



San Jacinto, California



# Table of Contents

**01 OPPORTUNITY OVERVIEW**

- 05 Executive Summary
- 07 Tentative Tract Map 28214
- 09 Aerial Map
- 10 Surrounding Retail and Public Works
- 11 Education

**02 MARKET OVERVIEW**

- 12 Communities
- 13 Riverside County Overview
- 14 Riverside County Demographics

**03 OPPORTUNITY GUIDELINES**

- 16 Offering Guidelines
- 16 Confidentiality Disclaimer
- 16 Brokerage Disclosure

SUBMIT OFFERS AND REQUEST INFORMATION:

**BRANDON SUDWEEKS, CCIM**  
**PRESIDENT**  
27720 Jefferson Avenue, Suite 100-B  
Temecula, CA 92590  
(951) 442-3763  
[brandons@cbcsocalgroup.com](mailto:brandons@cbcsocalgroup.com)  
CALDRE: 01435174

**ERIC WASHLE,**  
**SENIOR ASSOCIATE**  
27720 Jefferson Avenue, Suite 100-B  
Temecula, CA 92590  
(951) 297-7429  
[ericw@cbcsocalgroup.com](mailto:ericw@cbcsocalgroup.com)  
CALDRE: 02076218







# 01 PROPERTY OVERVIEW



# Executive Summary

## PROPERTY OVERVIEW

Located in the heart of San Jacinto in the County of Riverside, this 75 lot single family development will be ready for development in early 2022.

The site has great frontage on Ramona Expressway, San Jacinto main throughfare. The site is near Hwy 79, several new shopping centers, Soboba Springs Golf Course and San Jacinto College. There is no doubt this is the most desirable area of the San Jacinto Valley.

The community features a new elementary school which is scheduled to begin construction soon, parks and open space.

**Lots ranging from 7,200 – 15,000 square feet with multiple cul-de-sac's.**

Entitlement Status:

- Final engineering plans for final map complete
- Final map approval estimated to be complete in 4 months
- CEQA approved

## PROPERTY FACTS

- LOCATION: San Jacinto, Riverside County, CA
- PRODUCT TYPE: Single Family Detached Residential
- TOTAL SITE AREA: 26.32 Acres
- LOT COUNT: 75 lots Ranging from 7,200 – 15,000 square feet
- ENTITLEMENTS: Final engineering plans for final map complete. Final map approval estimated to be complete in 4 months.
- PROPERTY CONDITION: Unimproved
- PURCHASE PRICE: \$1,500,000
- PRICE PER SF: \$1.30
- COST TO COMPLETE: \$167,357 per lot
- CFD: Prelim Estimate of \$26,557 per unit
- SCHOOL DISTRICT: San Jacinto Unified School District



[Click here for Cost to Complete](#)



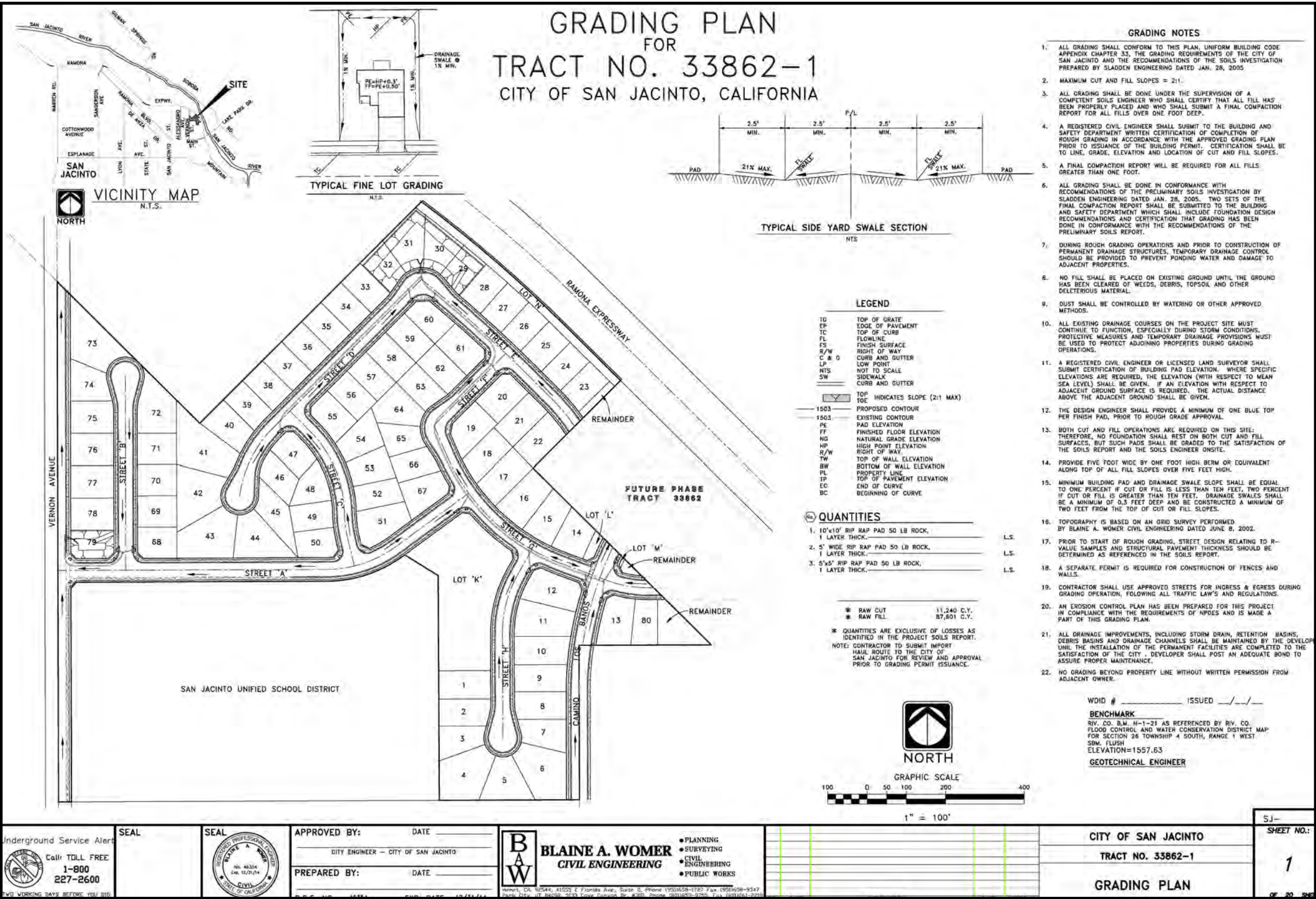
[Click here for CFD Information](#)





# Tentative Tract Map 33862

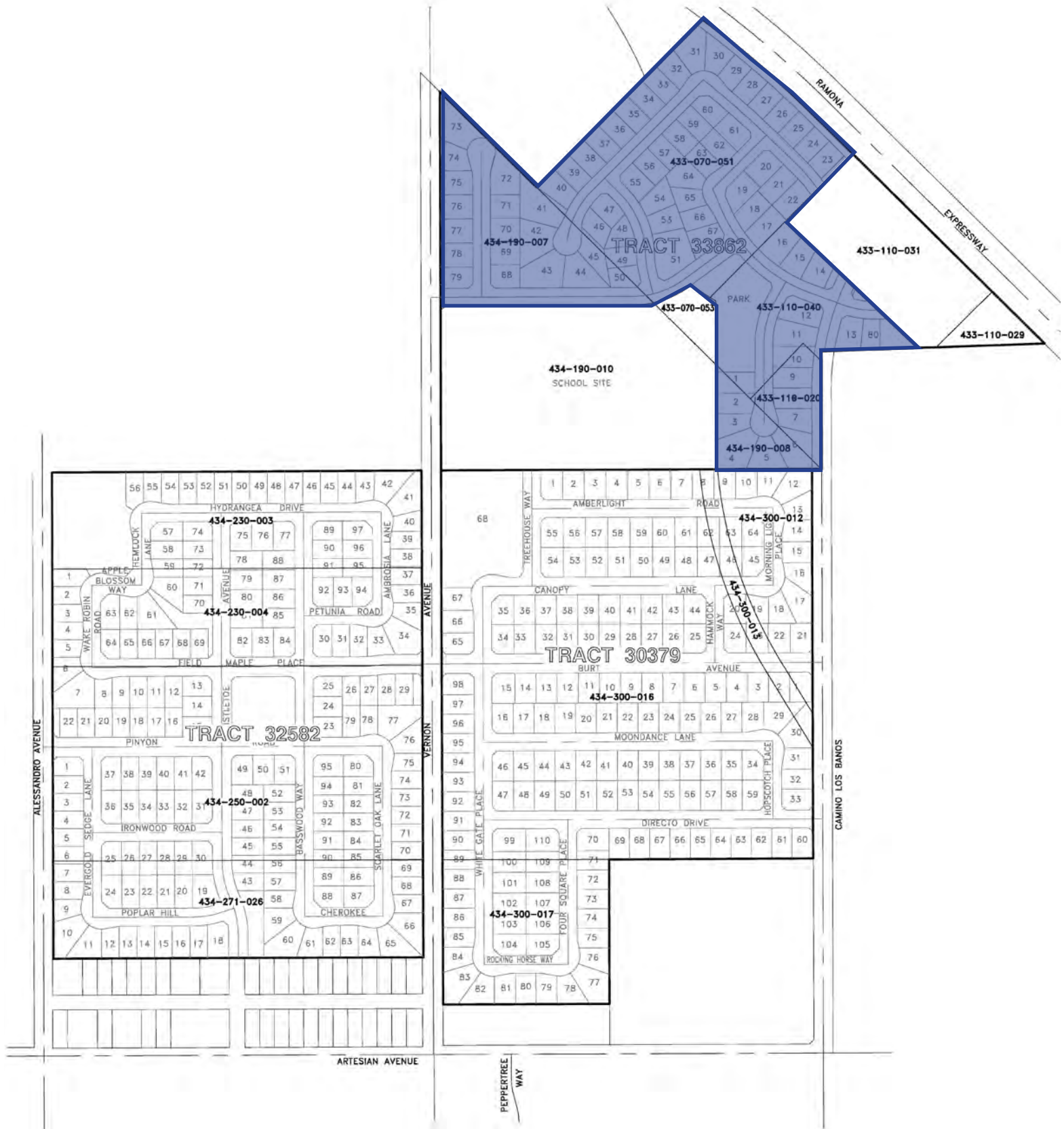
## PROPERTY OVERVIEW





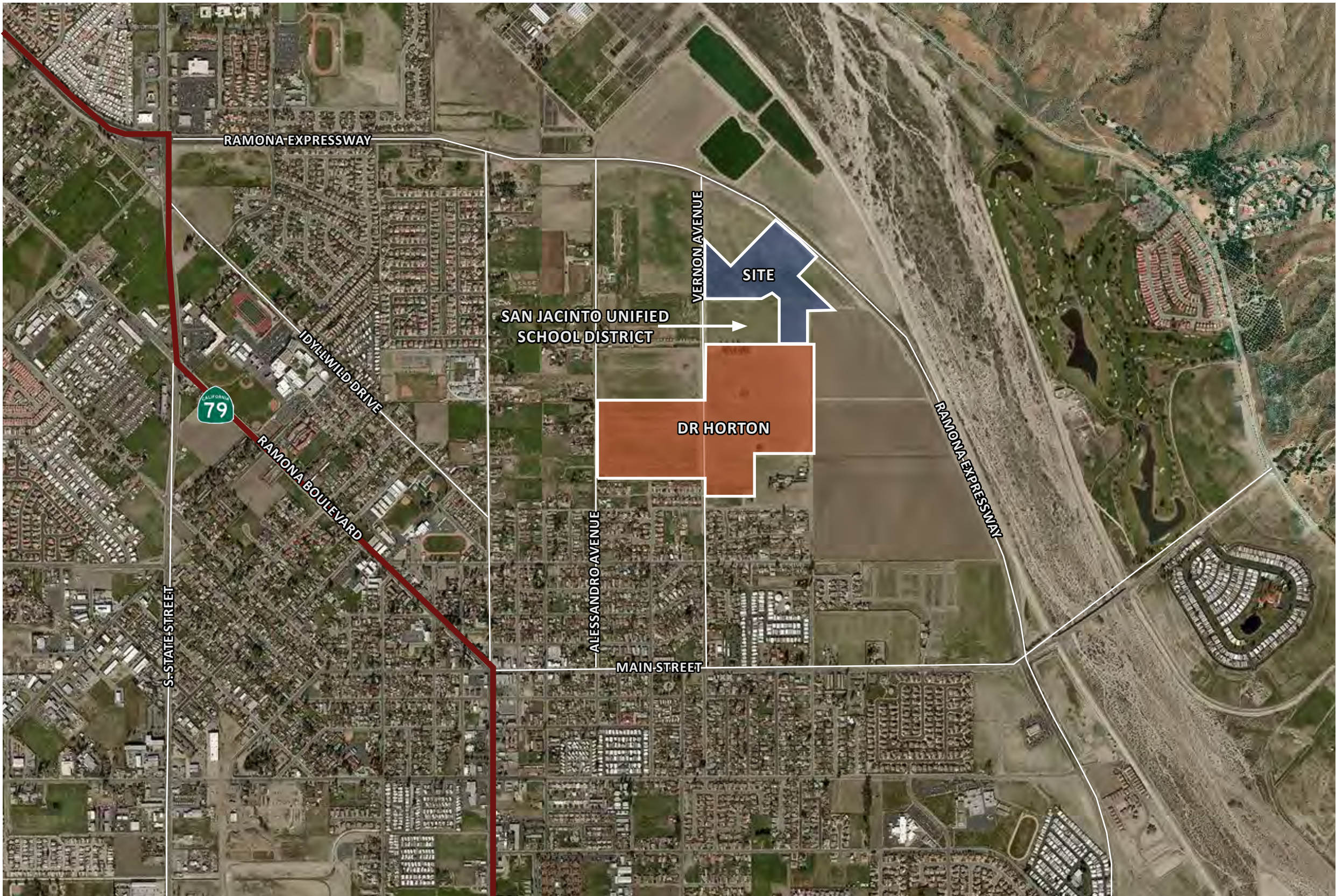
# Development Map

COMPOSITE MAP





# Aerial Map



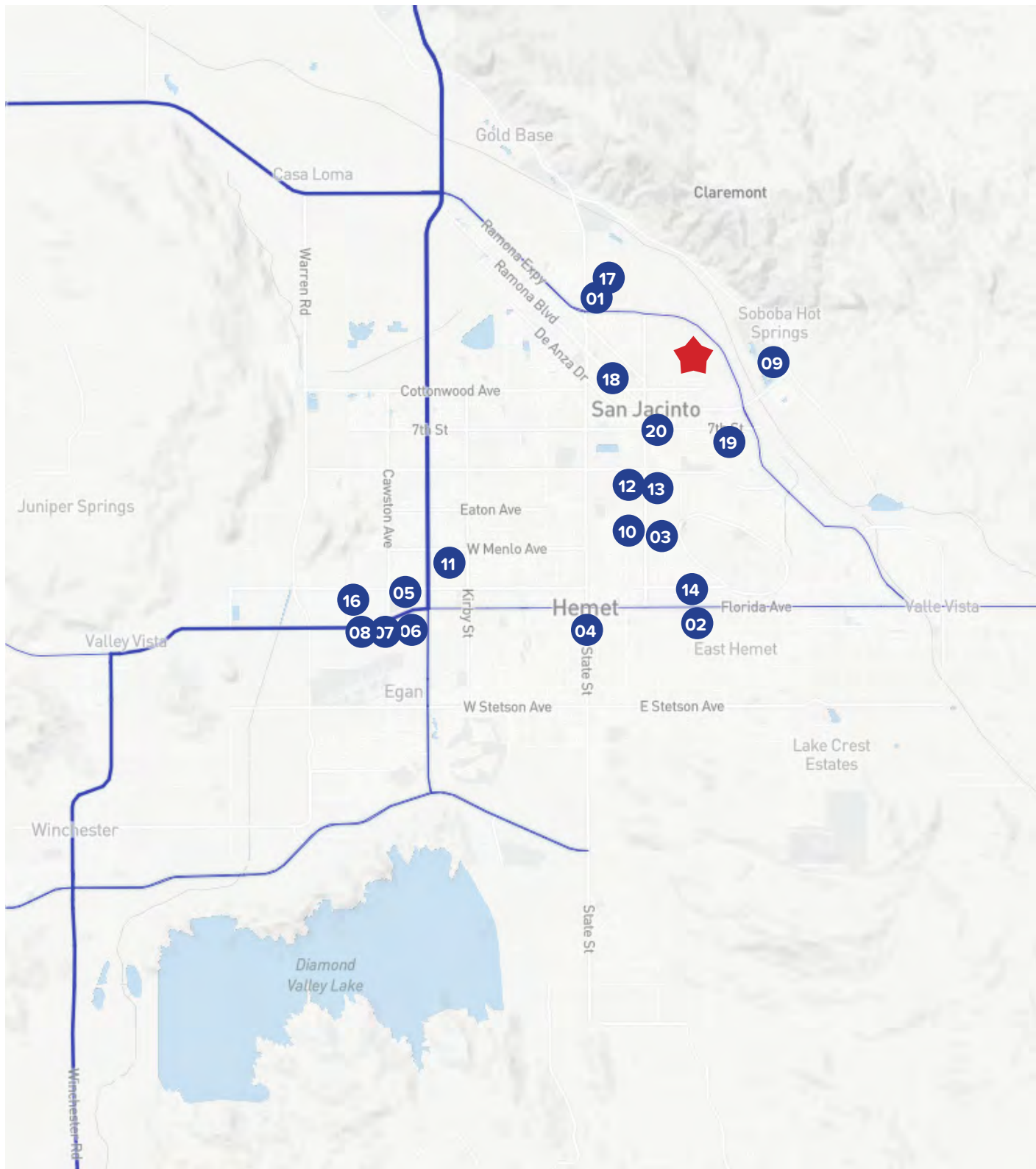


# Aerial





# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Village at San Jacinto
- 02 Hemet Shopping Center
- 03 Farmer's Corner
- 04 Diamond Valley Shopping Center
- 05 Hemet Valley Mall
- 06 KPC Towne Centre
- 07 Hemet Village
- 08 Village West Shopping Center

## ENTERTAINMENT

- 09 Saboba Casino and Resort
- 10 Lowes Custom Golf
- 11 Colonial Golf & Country Club

## MEDICAL FACILITIES

- 12 SJ Medical Clinic Urgent Care
- 13 Valley Medical Center
- 14 KPC Medical Center
- 15 Hemet Global Medical Center
- 16 Cawston Medical Center

## EDUCATION

- 17 Mt. San Jacinto College
- 18 San Jacinto High School
- 19 North Mountain Middle School

## GOVERNMENT FACILITIES

- 17 San Jacinto City Hall



# Education

## SAN JACINTO SCHOOL DISTRICT

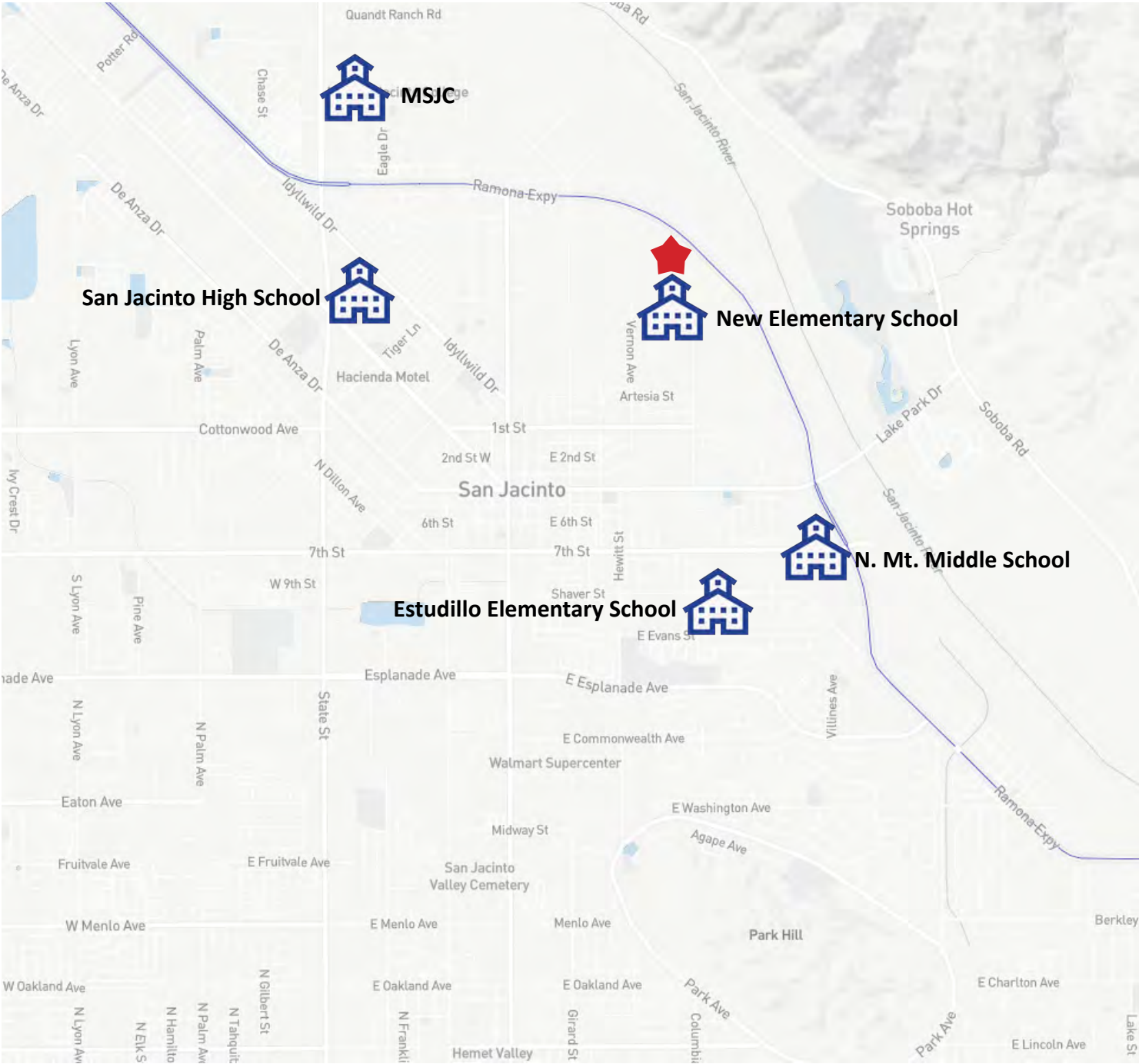
### DISTINGUISHED SCHOOLS

There are several distinguished schools in close proximity to the subject property including San Jacinto High School and North Mountain Middle School. There is also an 11 acre parcel adjacent to the subject property owned by San Jacinto Unified School District where they plan to build their next elementary school.

- **New Elementary School**  
Located on Site
- **San Jacinto High School**  
500 Idyllwild Dr, San Jacinto, CA 92583
- **MT. San Jacinto College**  
1499 N State St, San Jacinto, CA 92583
- **North Mountain Middle School**  
1202 E 7th St, San Jacinto, CA 92583
- **Estudillo Elementary School**  
900 Las Rosas Dr S, San Jacinto, CA 92583

### PRIVATE SCHOOLS

The City of San Jacinto also offers several prominent private schools nearby such as San Jacinto Valley Academy and St Hyacinth Academy as well as San Jacinto Charter Academy.







02

MARKET OVERVIEW



# Communities

**KB Homes Savannah – McSweeny**

- 1400 – 2100 SF
- \$432K - \$485K

**Seasons at McSweeny Farms by Richmond American Homes**

- 2000 – 2700 SF
- \$478K – \$504K

**Oakridge at McSweeny Farms by D.R. Horton**

- 1900 – 2500 SF
- \$469K – \$500K

**Seasons at Potter Ranch by Richmond American Homes**

- 2000 – 2700 SF
- \$350K – \$400K

**Pacific Mosacio by Pacific Communities**

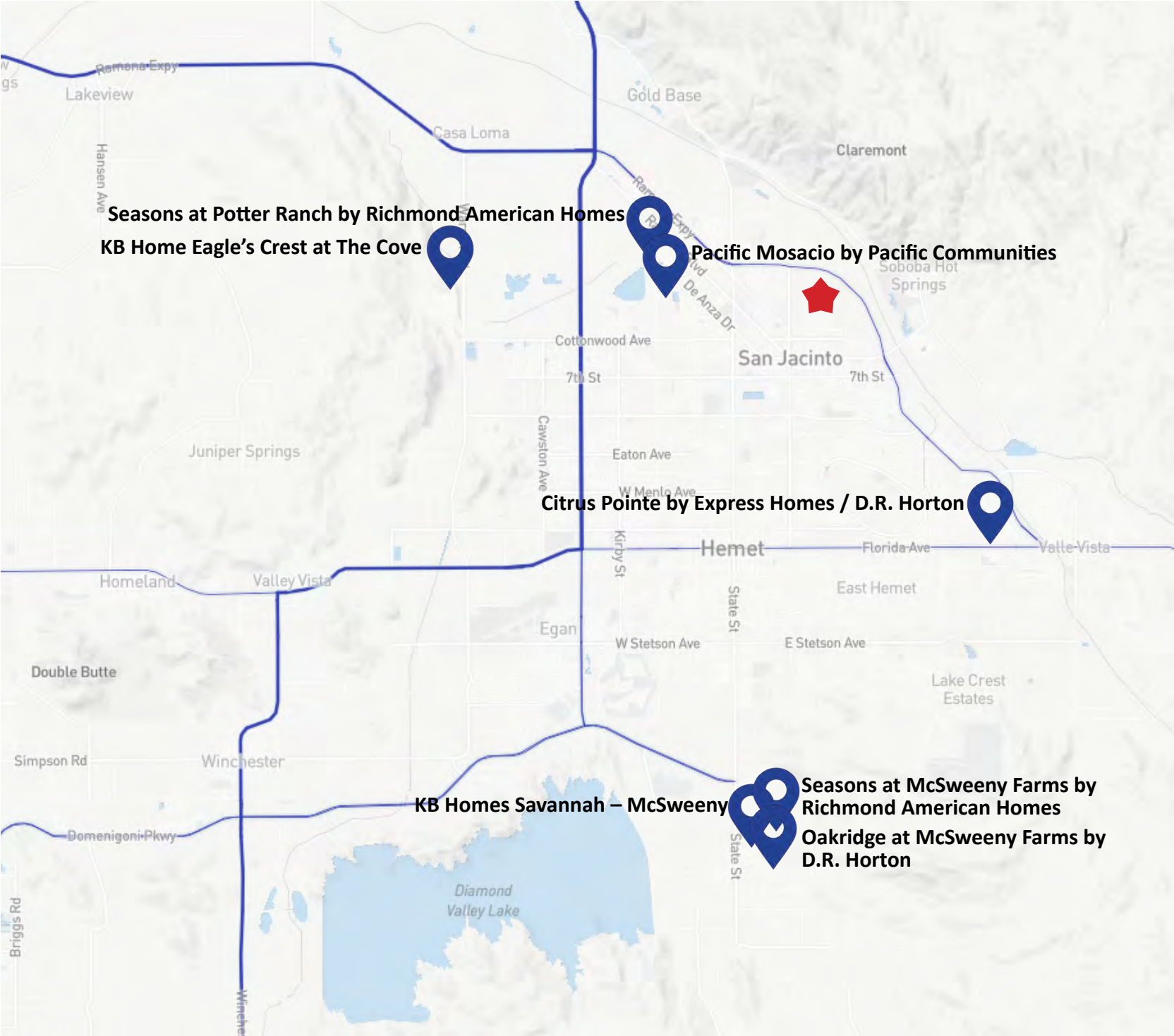
- 1900 – 2250 SF
- \$500K - \$520K

**Citrus Pointe by Express Homes / D.R. Horton**

- 1300 – 2400 SF

**KB Home Eagle’s Crest at The Cove**

- 1700 – 2500 SF
- \$462K - \$514K





# Location Overview

## RIVERSIDE COUNTY

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km<sup>2</sup>) and has a population of approximately 4 million.[3] Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.
- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.





# Location Overview

## RIVERSIDE COUNTY DEMOGRAPHICS

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties. In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario International Airport, Palm Springs International Airport and San Bernardino International Airport.

Source: [cbcblueprint.com](http://cbcblueprint.com)

Census 2010 Summary	
Population	2,189,641
2021 Summary	
Population	2,416,961
Households	770,508
Median Age	35.9
Median Household Income	\$63,474
Average Household Income	\$86,589
2025 Summary Est.	
Population	2,530,637
Households	808,687







03

OFFERING GUIDELINES



## Submit offers in writing to:

Brandon Sudweeks, CCIM  
951.442.3763  
brandons@cbcsocalgroup.com

Eric Washle  
951.297.7429  
ericw@cbcsocalgroup.com

## OFFER DETAILS

Please submit offer in the form of a Letter of Intent. Offers should identify the Buyers proposed purchase price, feasibility period and close of escrow and deposits. Buyer’s submission should include information regarding Buyer’s relevant experience and financial wherewithal, and its intended equity and debt sources for consummating the Transaction.

## “AS-IS” SALE: NO REPRESENTATIONS & WARRANTIES

The Property is being sold “as-is” with no representations or warranties from either the Seller or its Affiliates. The information provided is intended to help a Buyer develop an offer to purchase the Property, but the buyer must not rely on anything other than its own due diligence.

## BROKERAGE FEE

The brokerage fees will be paid for by the Seller. Sellers agent will cooperate with outside agents and a cooperating brokerage fee of 2% of the total purchase price will be paid for by the Seller per separate agreement.

# Confidentiality and Disclosure

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial SC (“CBC SC”) and should not be made available to any other person or entity without the written consent of CBC SC. This Offering Summary has been prepared to provide summary, unverified, information to prospective clients.

*© 2021 Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office is Independently Owned and Operated Except Offices Owned and Operated by NRT Incorporated.*

*Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.  
CalDRE License # 02089395*



**FOR MORE INFORMATION CONTACT:**

**BRANDON SUDWEEKS**

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: [brandons@cbcsocalgroup.com](mailto:brandons@cbcsocalgroup.com)

CALDRE: 01435174

**ERIC WASHLE**

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: [ericw@cbcsocalgroup.com](mailto:ericw@cbcsocalgroup.com)

CALDRE: 02076218



27720 Jefferson Avenue, Suite 100-B  
Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

[www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)

CALDRE: 02089395