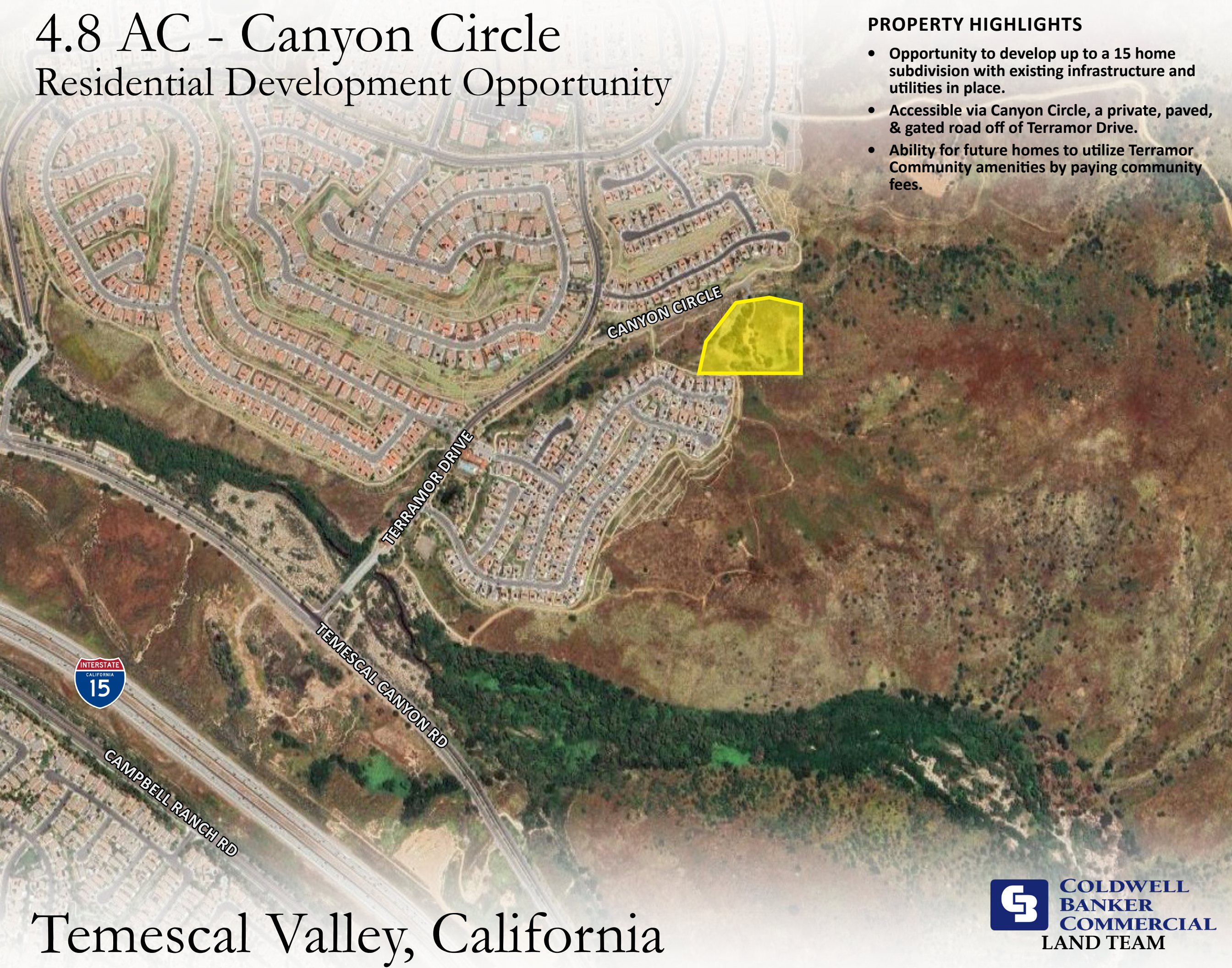


4.8 AC - Canyon Circle

Residential Development Opportunity

PROPERTY HIGHLIGHTS

- Opportunity to develop up to a 15 home subdivision with existing infrastructure and utilities in place.
- Accessible via Canyon Circle, a private, paved, & gated road off of Terramor Drive.
- Ability for future homes to utilize Terramor Community amenities by paying community fees.



Temescal Valley, California

Executive Summary

PROPERTY OVERVIEW

The subject property consists of two legal parcels totaling 4.8 acres of undeveloped land adjacent to the Terramor master planned community in Temescal Valley. The site is located on Canyon Circle, which is a private road (gated & paved) accessible via Terramor Drive, and has existing water and sewer mains available for hookup.

In preliminary conversations with the Riverside County Planning Department, they have indicated a small subdivision consisting of 12-15 homes would be supported, although you may be able to go outside that range as long as your plan is consistent with the MDR land use. Any homes developed on the property can utilize the amenities within the Terramor community by paying community fees.

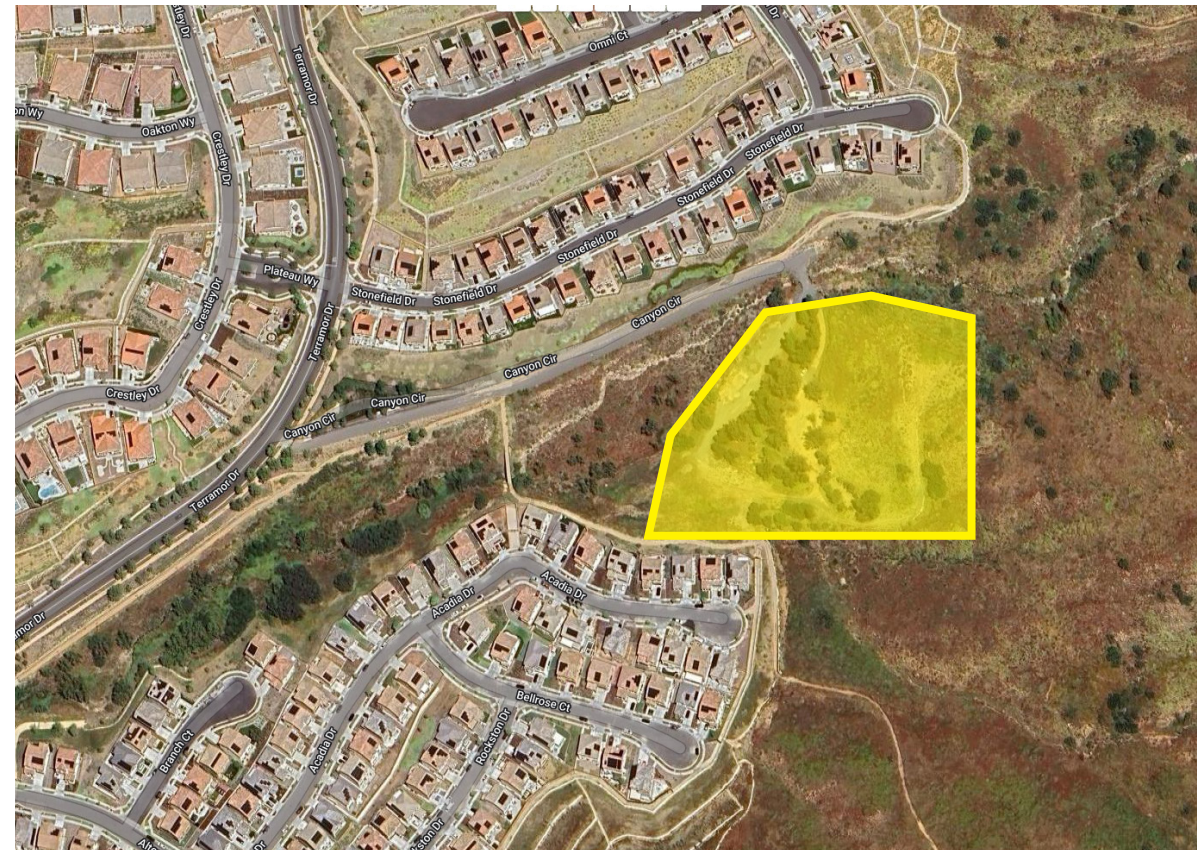
Please reach out to a member of our team with any questions or interest regarding this opportunity.

PROPERTY FACTS

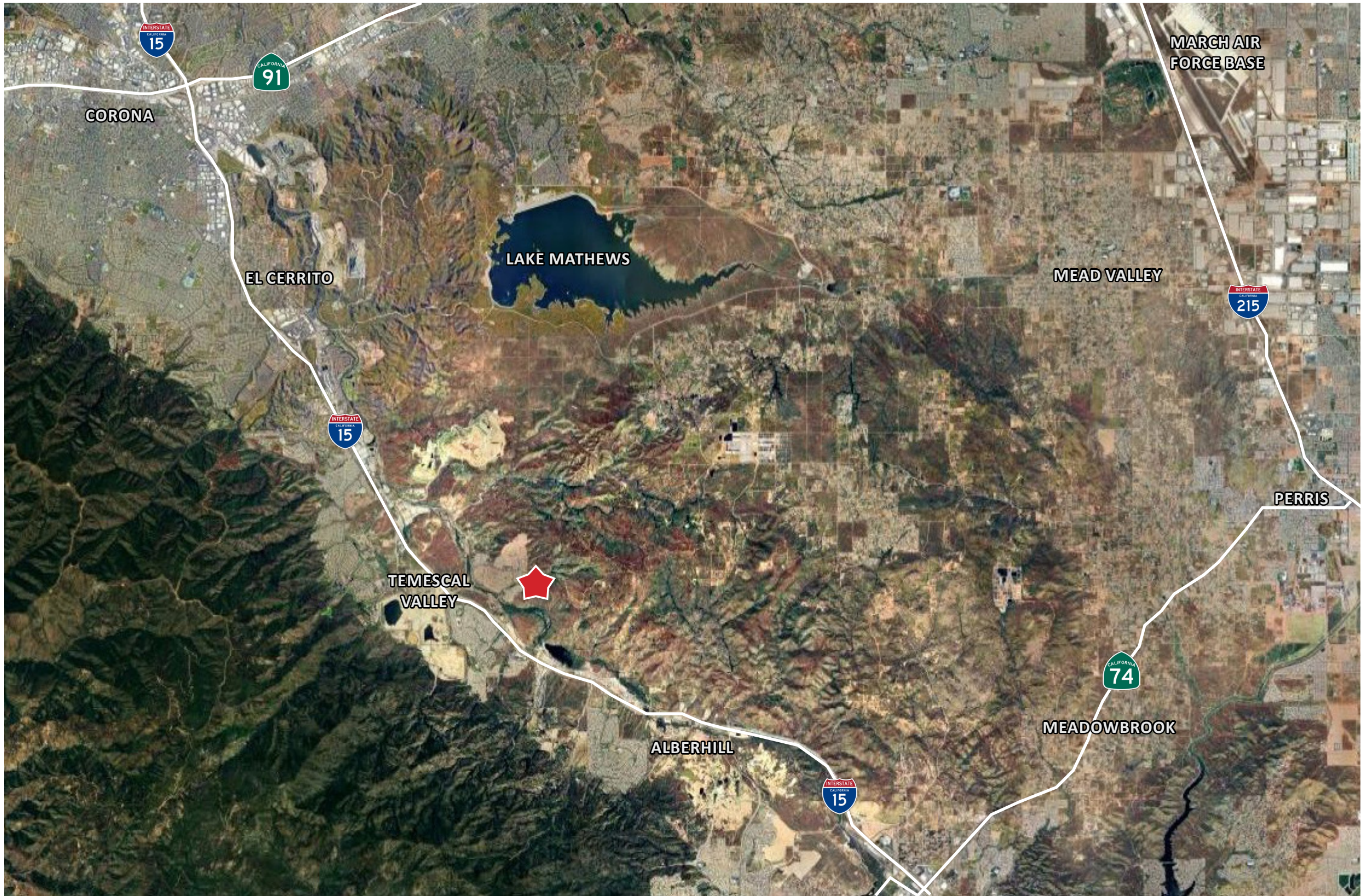
- LOCATION: Temescal Valley, Riverside County, CA
- APNs: 290-070-018 & 019
- SIZE: 4.8 Acres
- GENERAL PLAN: Medium Density Residential
- PRICE: \$1,900,000
- PRICE PER SF: \$9.09

ZONING

The property is located in the Temescal Canyon planning area of Riverside County's general plan and is within the sphere of influence of the city of Corona. As such, its land use designation is Medium Density Residential which allows for single family detached and attached residences at a density range of 2 to 5 dwelling units per acre. Furthermore, permitted lot sizes range from 5,500 to 20,000 square feet.



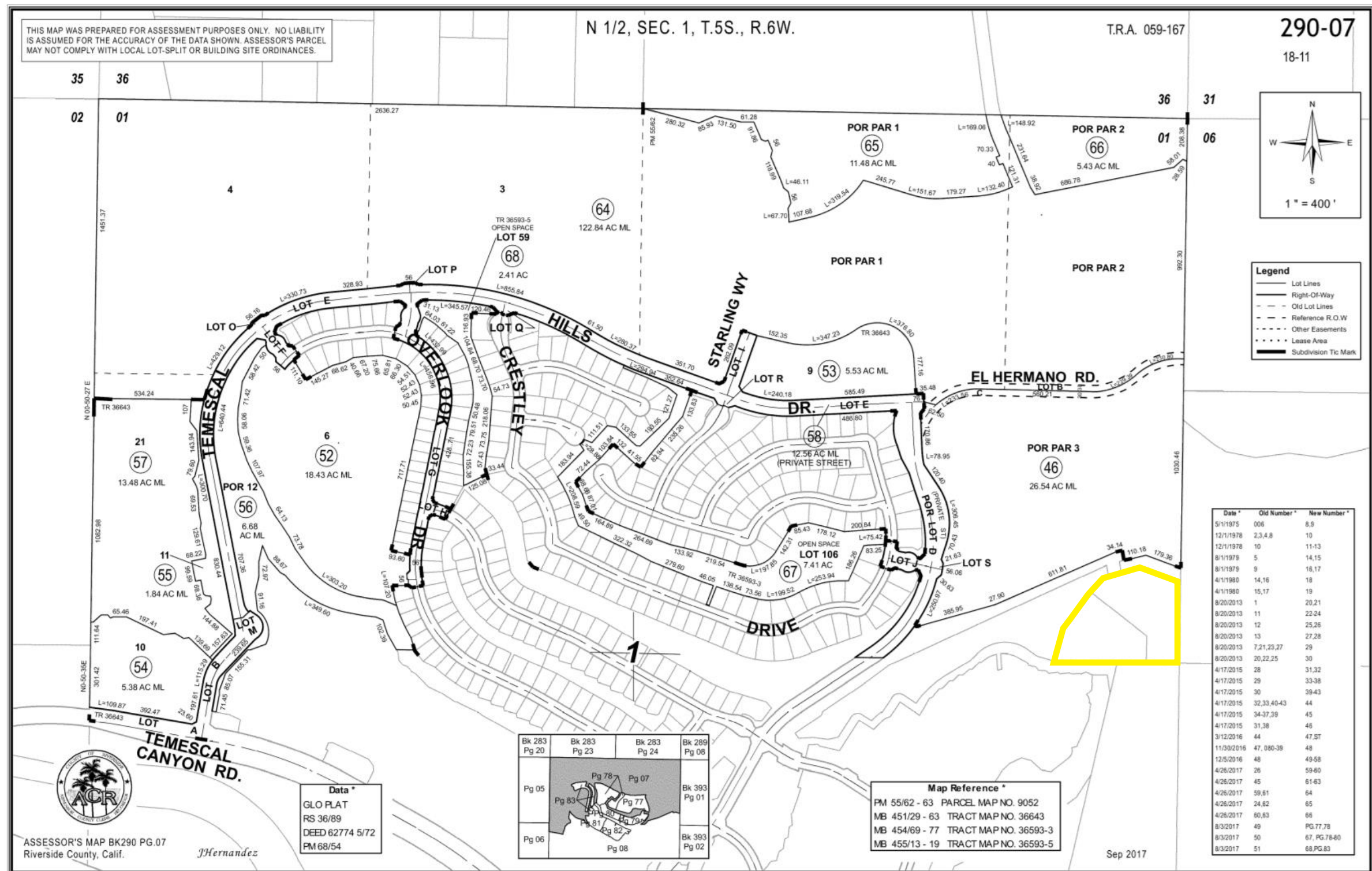
Aerial Map



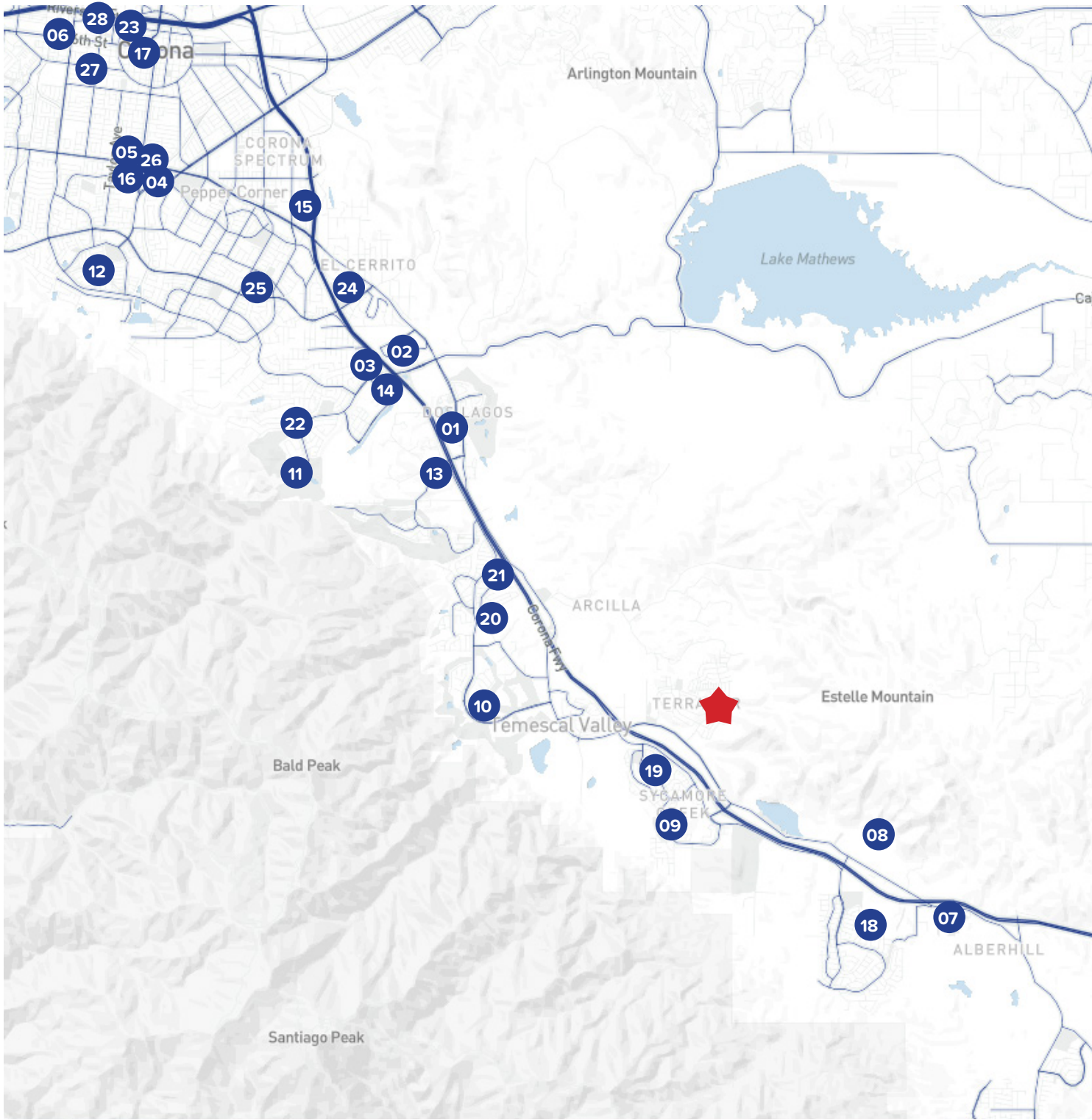
Aerial Map



Assessor's Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 The Shops at Dos Lagos
- 02 Crossings at Corona
- 03 The Village at Eagle Glen
- 04 Corona Village
- 05 Main Street Village
- 06 Sixth & Lincoln Center

ENTERTAINMENT

- 07 Jungle Island Paintball
- 08 Skull Canyon Ziplines
- 09 Deleo Regional Sports Park
- 10 Glen Ivy Golf Club
- 11 Eagle Glen Golf Club
- 12 Mountain Gate Park

MEDICAL FACILITIES

- 13 Riverside Medical Clinic Urgent Care
- 14 Carbon Health Urgent Care Corona
- 15 Vista Medical Group
- 16 Citrus Valley Family Practice
- 17 Corona Regional Medical Center

EDUCATION

- 18 Luiseno Elementary School
- 19 Todd Elementary School
- 20 Morgan Academy
- 21 Temescal Valley Elementary School
- 22 Woodrow Wilson Elementary School
- 23 River Springs Charter School
- 24 El Cerrito Middle School
- 25 Santiago High School
- 26 Lee Pollard High School
- 27 Corona High School

GOVERNMENT FACILITIES

- 28 Corona City Hall

Temescal Valley, CA

Temescal Valley is a community located in Riverside County, California, United States. It is situated in the southern part of the county, near the cities of Corona and Lake Elsinore. Temescal Valley is known for its scenic beauty, with rolling hills, valleys, and proximity to the Cleveland National Forest. The area has seen significant residential development in recent years, with new housing developments and amenities catering to residents. It's also close to popular recreational areas like Lake Mathews and the Santa Ana Mountains, offering opportunities for outdoor activities such as hiking, biking, and boating.



2023 Summary

Population	3,318
Households	1,374
Median Age	48.0
Median Household Income	\$108,276
Average Household Income	\$118,276

2028 Summary Est.

Population	4,514
Households	1,607



FOR MORE INFORMATION CONTACT:

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

MICHAEL PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174



27368 Via Industria, Suite 102

Temecula, CA 92590

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

www.cbcsocalgroup.com

CALDRE: 02089395