

±104.5 AC - Residential Land for Sale

LOS ALAMOS ROAD



Clinton Keith Rd



Whitewood Rd

Winchester Rd

Murrieta, California



**COLDWELL
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Executive Summary

PROPERTY OVERVIEW

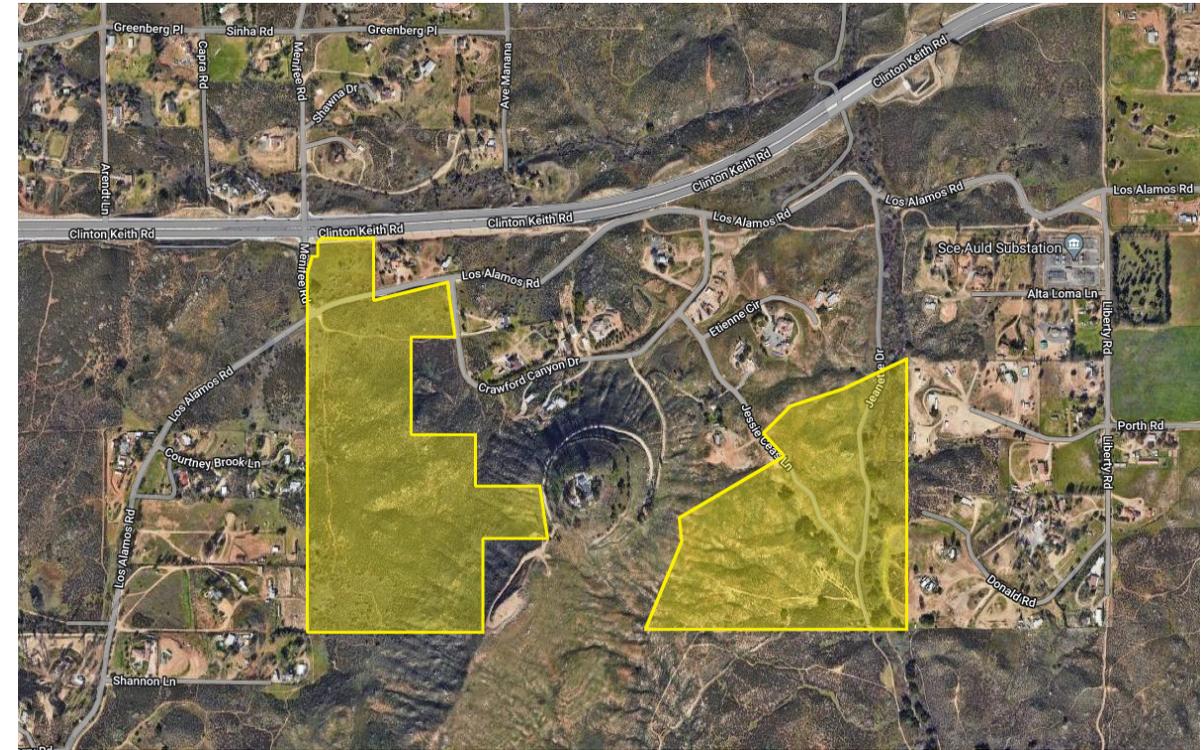
The property consists of five parcels that make up approximately 104.5 acres of raw land in Murrieta, CA. Three of the five parcels (APN's: 900-020-021,023,026) are adjoined starting at the intersection of Clinton Keith Rd and Menifee Rd, extending about a half-of a-mile to the south. This portion of the property makes up nearly 59 acres while the other two parcels to the east (APN's: 900-020-014,015) make up the remaining +/- 45 acres of the property. In terms of the property's location, it sits about 1.2 miles from the I-215 interchange at Clinton Keith Road where there is large retail presence, approximately 2 miles from Highway 79 access, and has multiple schools in a 2-mile radius. Per the Eastern Municipal Water District, the nearest water and sewer access to the site is at the corner of Whitewood Rd and Clinton Keith Road to the west of the property.

PROPERTY FACTS

- LOCATION: Murrieta - Riverside County, CA
- TOTAL SITE AREA: ±104.50 Acres
- APN: 900-020-014, 015, 021, 023, 026
- PURCHASE PRICE: \$2,900,000
- PRICE PER SF: \$0.64
- ZONING: Rural Residential
- GENERAL PLAN: Large Lot Residential

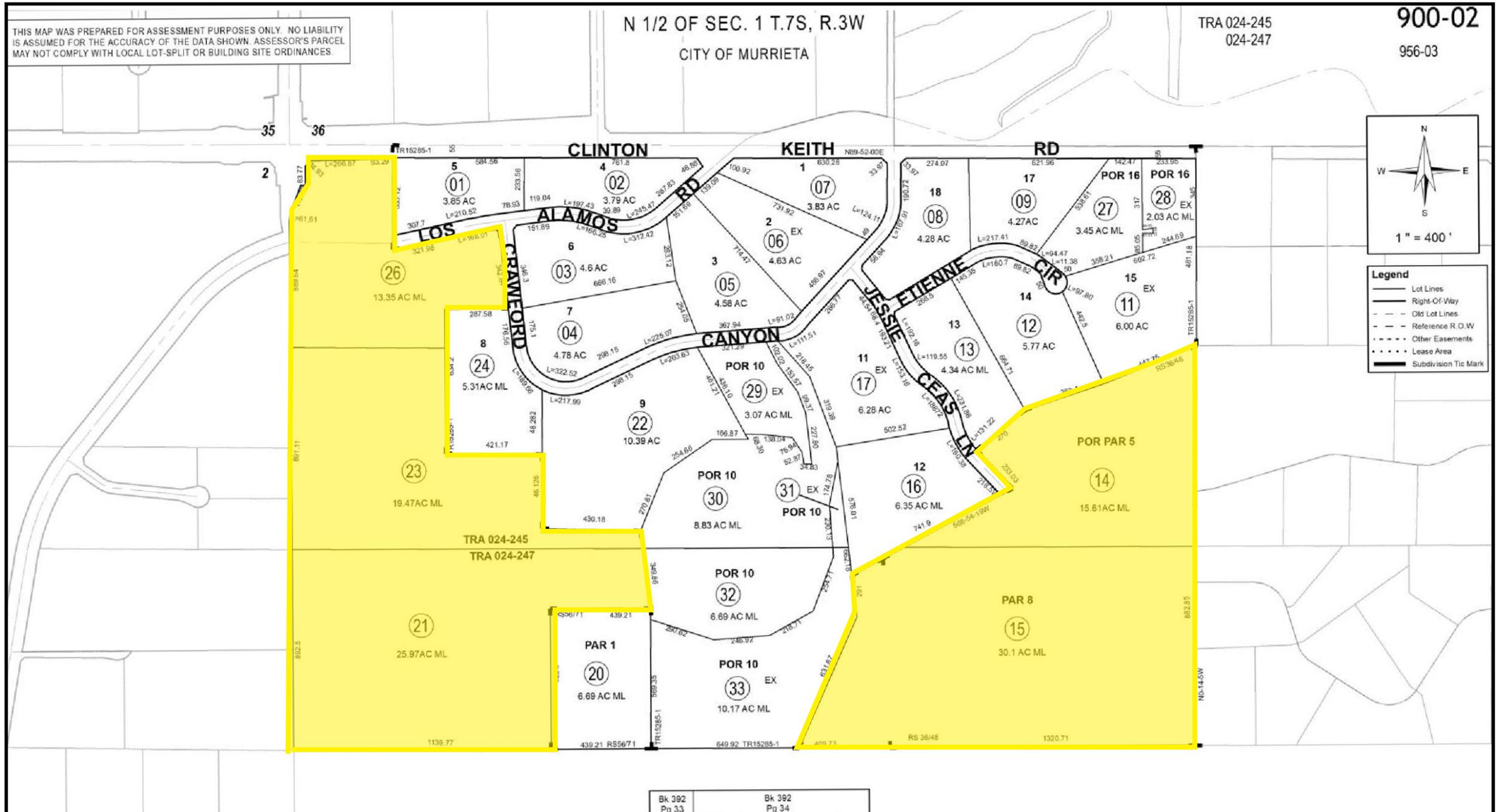
ZONING

The five parcels that make up the property are all zoned Rural Residential with a general plan designation for Large Lot Residential (LLR). The Rural Residential zoning is intended for single-family residential use with a density range of 0.1-0.4 dwelling units per acre, or rather minimum lot sizes of 2.5 acres.



Assessor's Map

PROPERTY OVERVIEW



Aerial Photos

PROPERTY OVERVIEW



Aerial Photos

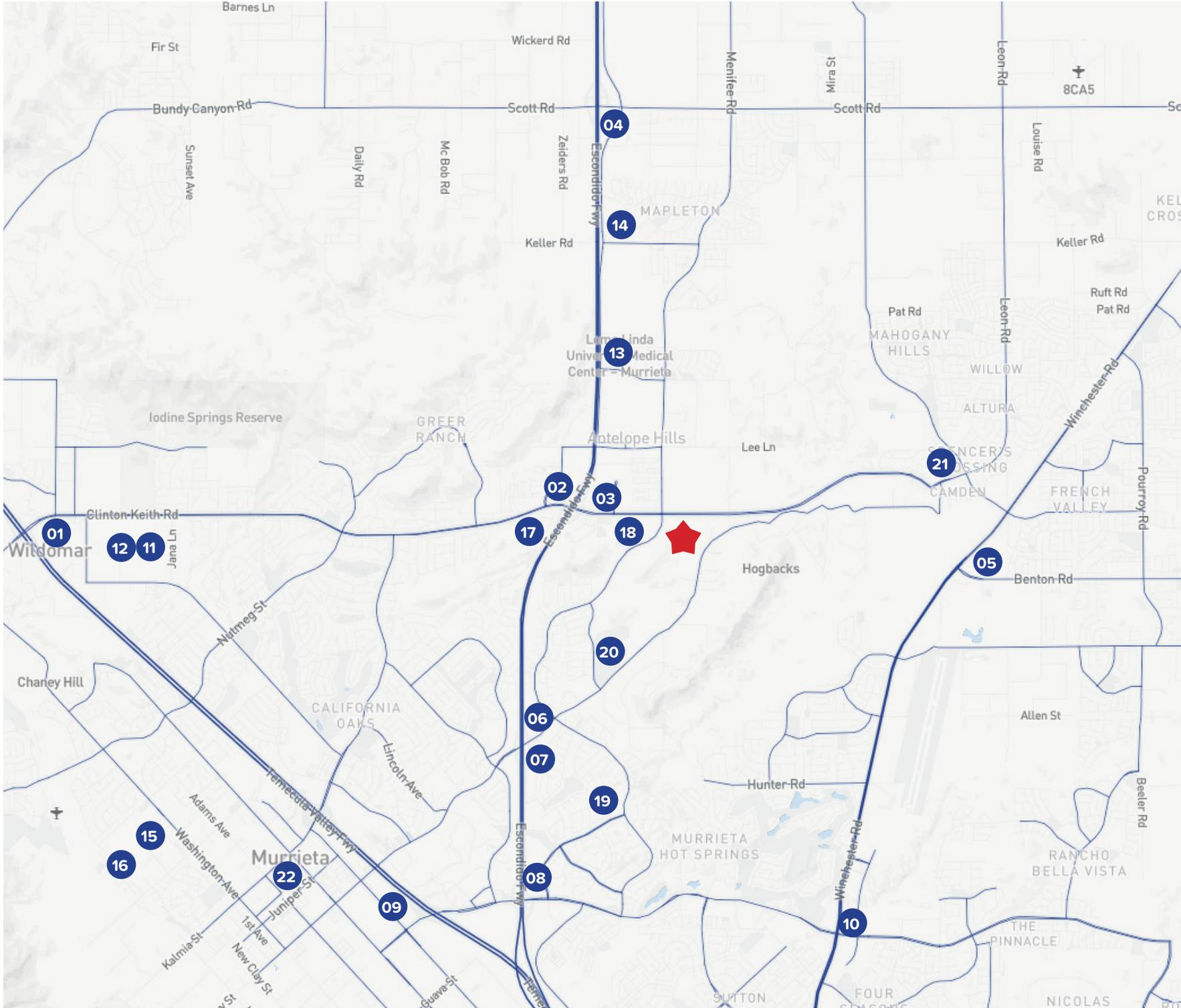
PROPERTY OVERVIEW



Aerial Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Albertsons Shopping Center
- 02 Orchard Shopping Center
- 03 Costco
- 04 Heritage Market Place
- 05 French Valley Village Center
- 06 Gateway Plaza
- 07 Murrieta Gateway Center
- 08 Murrieta Town Center
- 09 Murrieta Springs Plaza
- 10 The Plaza at Silver Hawk

MEDICAL FACILITIES

- 11 Inland Valley Medical Center
- 12 Kaiser Permanente
- 13 Loma Linda
- 14 Kaiser Permanente

EDUCATION

- 15 Murrieta Valley High School
- 16 Thompson Middle School
- 17 Antelope Hills Elementary School
- 18 Vista Murrieta High School
- 19 Alta Murrieta Elementary School

ENTERTAINMENT

- 20 Los Alamos Hills Sports Park
- 21 Spencer Crossing Sports Park

GOVERNMENT FACILITIES

- 22 Murrieta City Hall & Parks Dept.

Murrieta, CA

Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 103,466 at the 2010 census. Murrieta experienced a 133.7% population increase between 2000 and 2010, according to the most recent census, making Murrieta one of the fastest-growing cities in the state. This population boom in 2010 surpassed the population of the historically larger and more commercial city of Temecula to the south for the first time since the incorporation of either city.

Temecula and Murrieta together form the southwestern anchor of the Inland Empire region. Largely residential in character, Murrieta is typically characterized as a commuter town, with many of its residents commuting to jobs in San Diego County, Orange County, Los Angeles County, Temecula, and Camp Pendleton.

The city of Murrieta is situated just 100 miles outside of Los Angeles and is well loved by residents for its gorgeous surrounding vineyards and idyllic scenery. Not just known for its grapes, the area around the city is said to be some of the most picturesque in the region, and for anyone who likes to get outdoors then this is not to be missed.



Murrieta City Hall



2022 Summary	
Population	69,172
Households	22,902
Median Age	38.3
Median Household Income	\$98,657
Average Household Income	\$121,465
2027 Summary Est.	
Population	73,320
Households	24,272

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