

412 AC - Juniper Flats Road

Investment/Development Opportunity



JUNIPER FLATS ROAD

Juniper Springs, California

Executive Summary

PROPERTY OVERVIEW

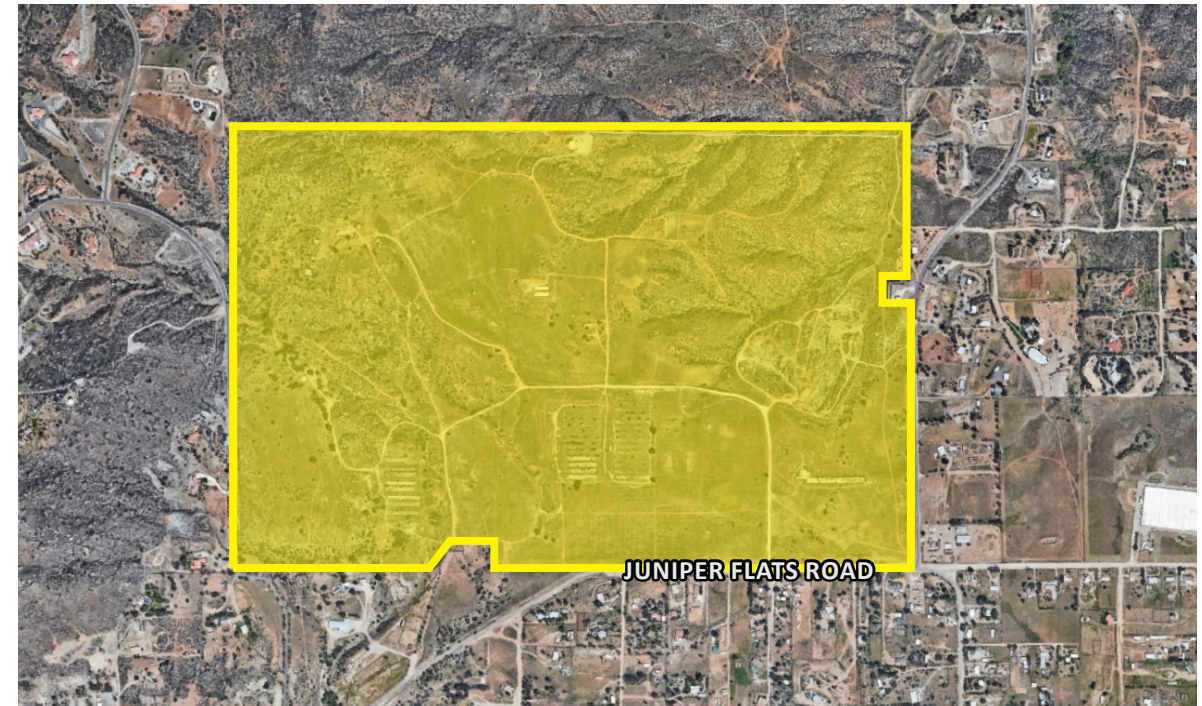
The property consists of 8 parcels totaling approximately 412 acres of land in the Juniper Springs area within Riverside County. The entirety of the property forms a rectangular shape, with dimensions measuring approximately 1 mile in width by 3,400 feet in length. A large portion of the property has relatively flat topography, with some steeper sloping and mountainous topography towards its northern boundary. The site is centrally located just east of Perris & Menifee, north of Winchester, and west of Hemet & San Jacinto. Additionally, is about 3 miles north of Highway 74 via Juniper Flats Road & 8 miles to the I-215 via Highway 74/Ethanac Road. Finally, the property has access to a EMWD water main located in Juniper Flats Road on which the property has approximately 2,500 feet of frontage.

PROPERTY FACTS

- LOCATION: Juniper Springs, Riverside County, CA
- APNs: 429-190-002, 004, 005; 429-250-001, 002, 004, 006, 008
- SIZE: 412 Acres
- ZONING: R-5
- GENERAL PLAN: Rural Residential
- PRICE: \$3,900,000 (\$9,446 / AC)

ZONING

The property is located within the Lakeview/Nuevo Planning Area of Riverside County's General Plan. It's zoning classification is R-5 which is consistent with its land use designation of Rural Residential which allows for single-family residences with a minimum lot size of 5 acres. The most likely path for residential development at the site would be through clustering homes near Juniper Flats Road at a higher density while leaving the northern portion as open space.



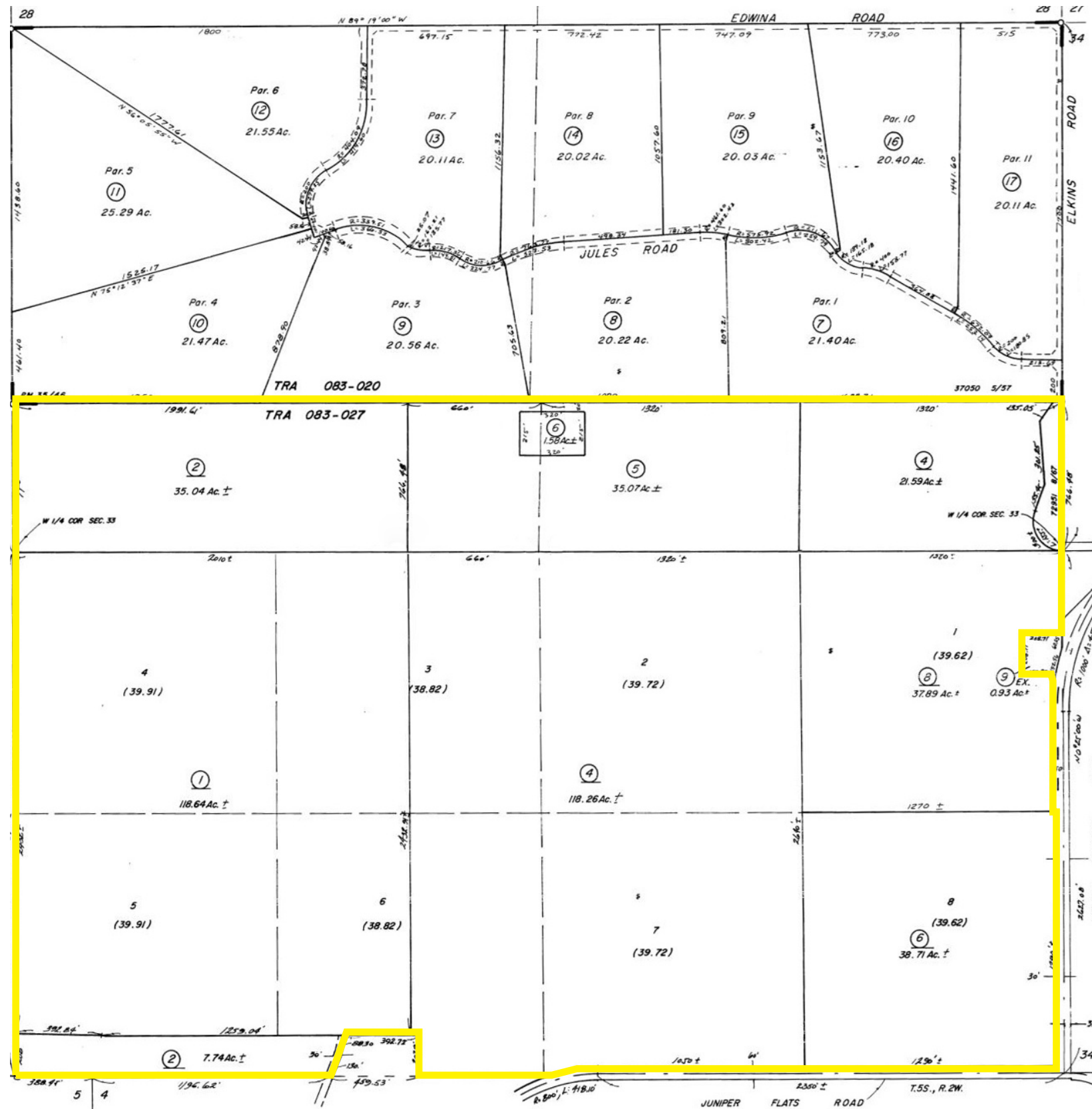
Aerial Map



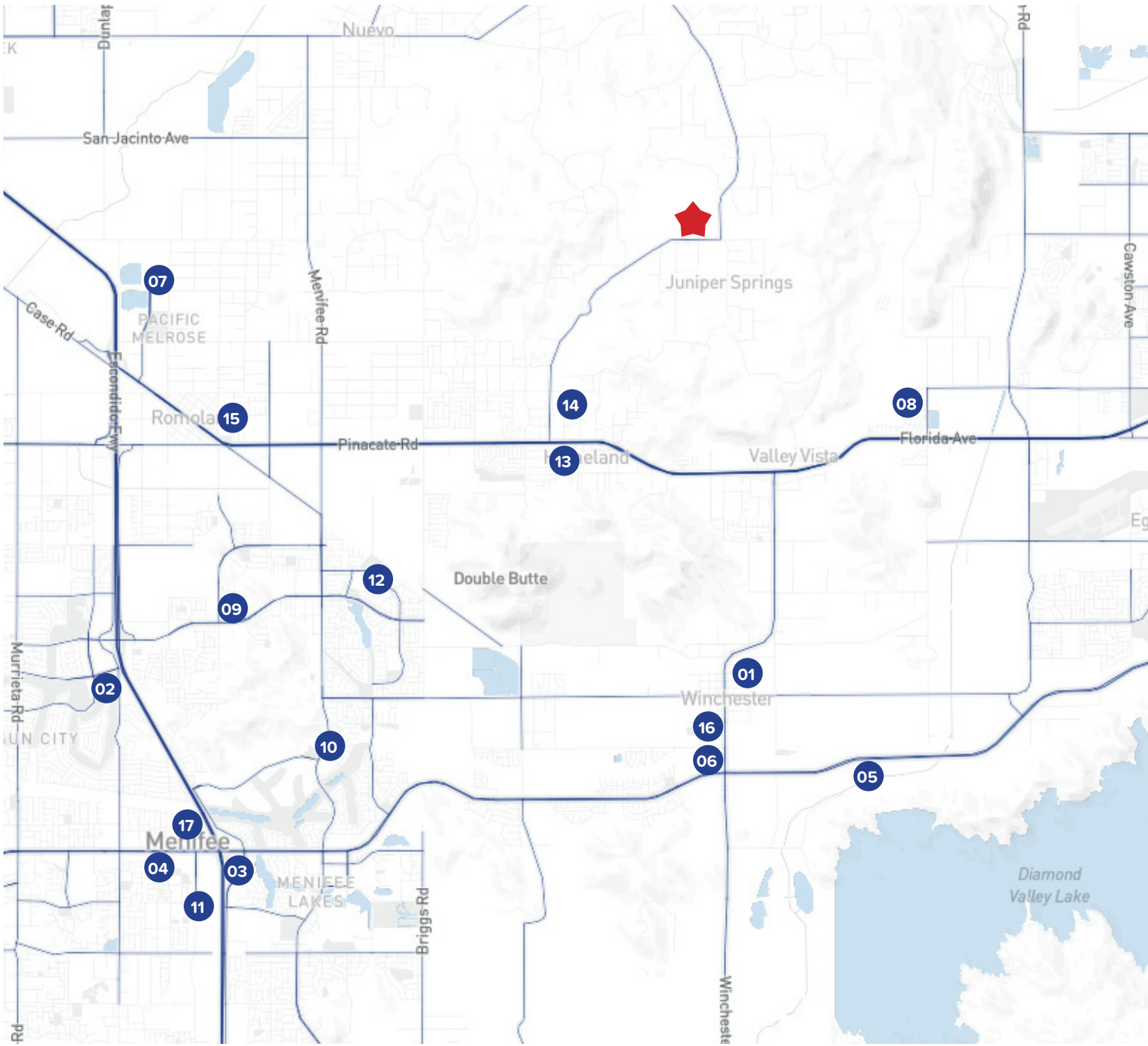
Aerial Map



Assessor's Map



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 Boulder Crossing: Incoming 170,000 Sqft Retail Center

ENTERTAINMENT

- 07 DropZone Waterpark
- 08 Hemet Golf Club

MEDICAL FACILITIES

- 09 Menifee Global Medical Center

EDUCATION

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

GOVERNMENT FACILITIES

- 17 City of Menifee

Homeland, CA

Homeland, California is a small unincorporated community located in Riverside County, in the southern part of the state. It’s situated near the cities of Hemet and Perris. Homeland is primarily residential and is known for its rural atmosphere, with many residents attracted to the area for its spacious lots and country living. It’s a part of the Inland Empire region of Southern California, which is known for its agricultural industry and proximity to natural attractions like the San Jacinto Mountains and Diamond Valley Lake.



2023 Summary

Population	3,962
Households	1,552
Median Age	38.9
Median Household Income	\$57,638
Average Household Income	\$66,392

2028 Summary Est.

Population	5,287
Households	1,675



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