

±6.22 AC - Residential Land for Sale

WILDOMAR TRAIL

- Residential Zoning
- Close proximity to I-15 freeway
- Adjacent to existing residential communities
- Large retail presence nearby at Clinton Keith Road



Canyon Lake

Wildomar Trail

Wildomar, California

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**COLDWELL
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Executive Summary

PROPERTY OVERVIEW

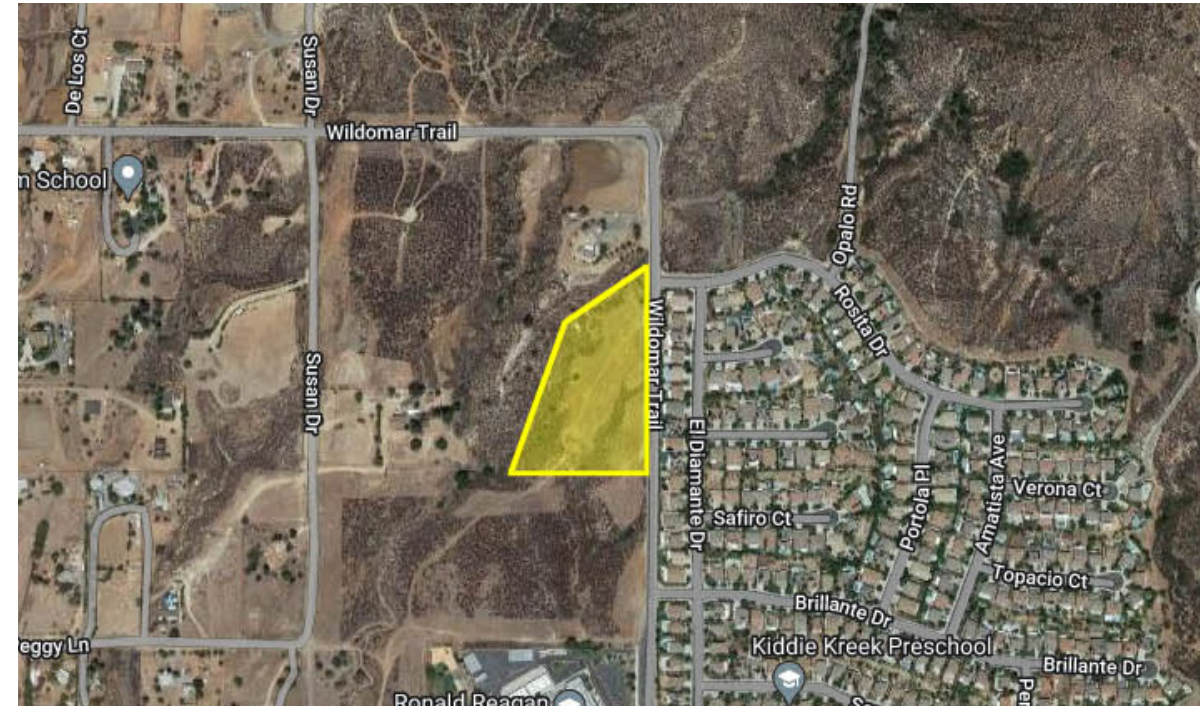
The subject property consists of approximately 6.22 acres located along Wildomar Trail less than 1 mile north of its intersection with Clinton Keith Road. The property sits in the middle of two of the most traveled I-15 off-ramps in Wildomar; Clinton Keith Road and Wildomar Trail, both having daily traffic counts of nearly 20,000 cars per day. Directly across from the property on Wildomar Trail is The Ridge Community which consists of over 300 single family homes, and to the south is a 200+ home community by Van Daele Builders. Additionally, the property sits just north of the large retail presence surrounding Clinton Keith Road and the I-15 freeway and is in close vicinity to schools that serve the local community.

PROPERTY FACTS

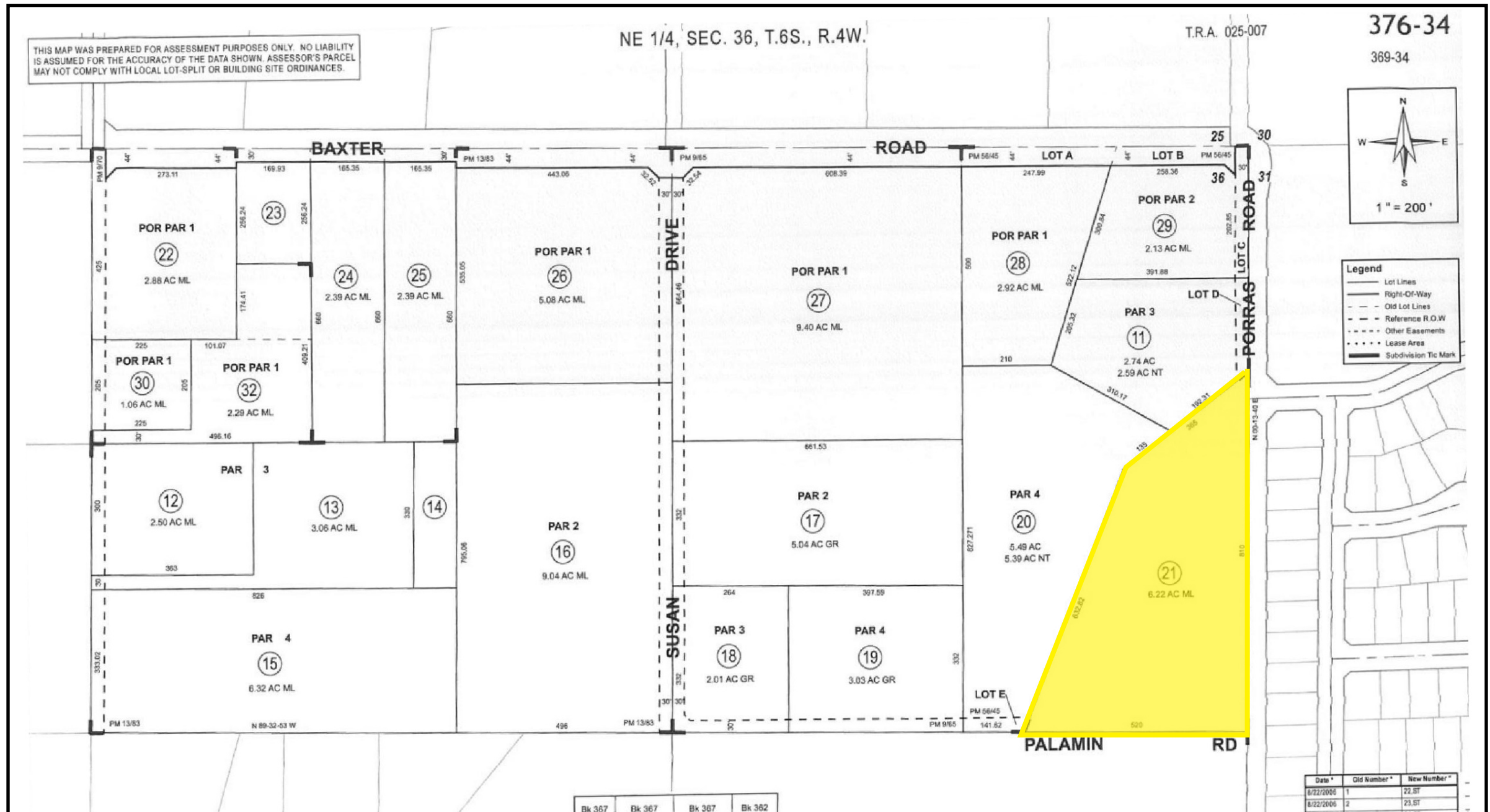
- LOCATION: Wildomar - Riverside County, CA
- TOTAL SITE AREA: ±6.22 Acres
- APN: 376-340-021
- PURCHASE PRICE: \$599,000
- PRICE PER SF: \$2.21
- ZONING: Rural Residential
- GENERAL PLAN: Very Low Density Residential

ZONING

The subject property is zoned Rural Residential with a General Plan Land Use Designation of Very Low Density Residential. This allows for the development of detached single family residential units with a minimum lot size of 1 acre per dwelling unit. The VLDR designation is specific to the development of large lot homes of at least 1 acre each with limited agriculture and animal keeping permittance.



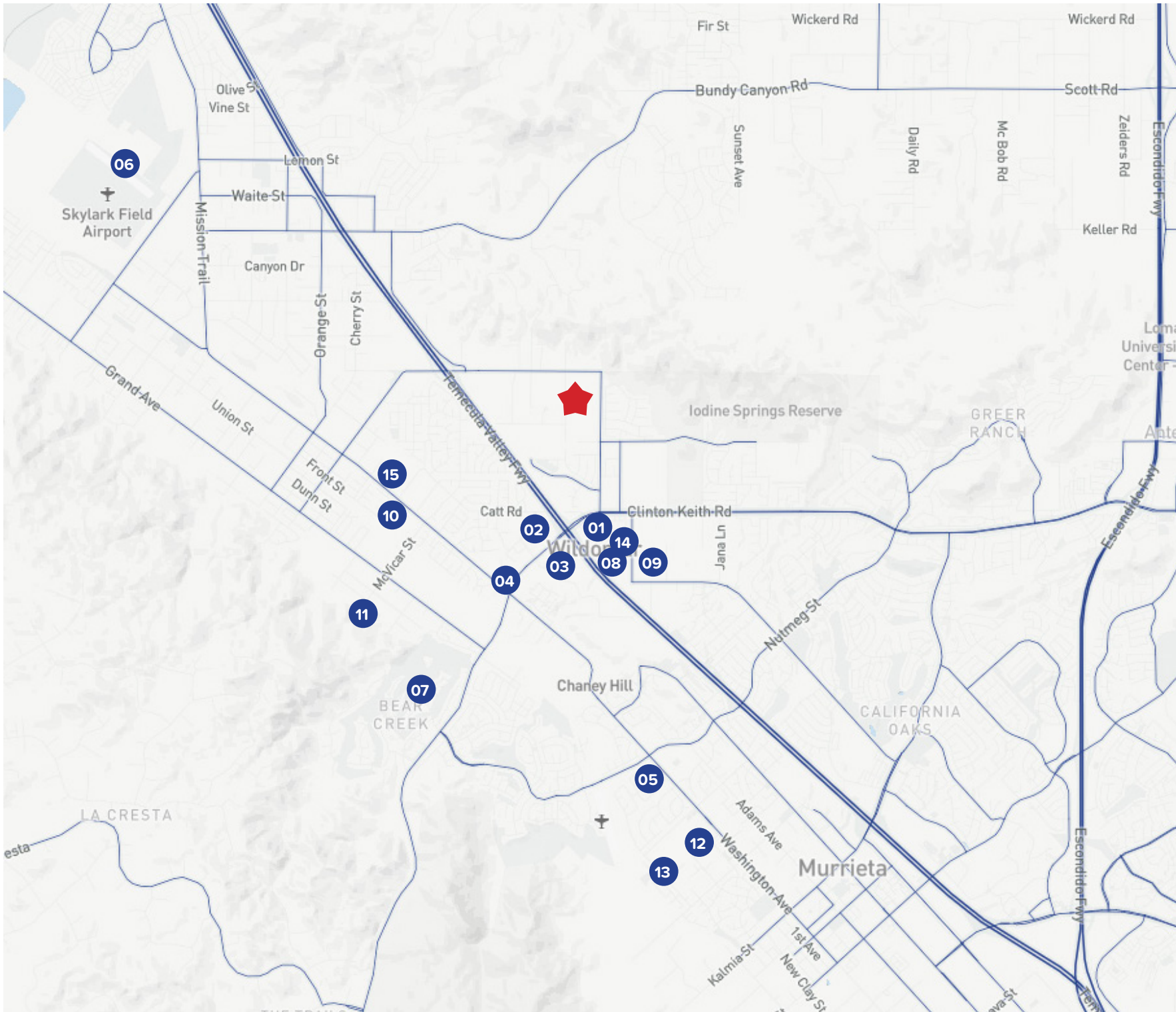
PROPERTY OVERVIEW



Aerial Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Albertsons Shopping Center
- 02 Bear Creek Village Center
- 03 Wildomar Square
- 04 Renaissance Plaza
- 05 Ralphs Shopping Center

ENTERTAINMENT

- 06 Sky Dive Lake Elsinore
- 07 Bear Creek Golf Club

MEDICAL FACILITIES

- 08 Inland Valley Medical Center
- 09 Kaiser Permanente

EDUCATION

- 10 Wildomar Elementary School
- 11 David Brown Middle School
- 12 Murrieta Valley High School
- 13 Thompson Middle School

GOVERNMENT FACILITIES

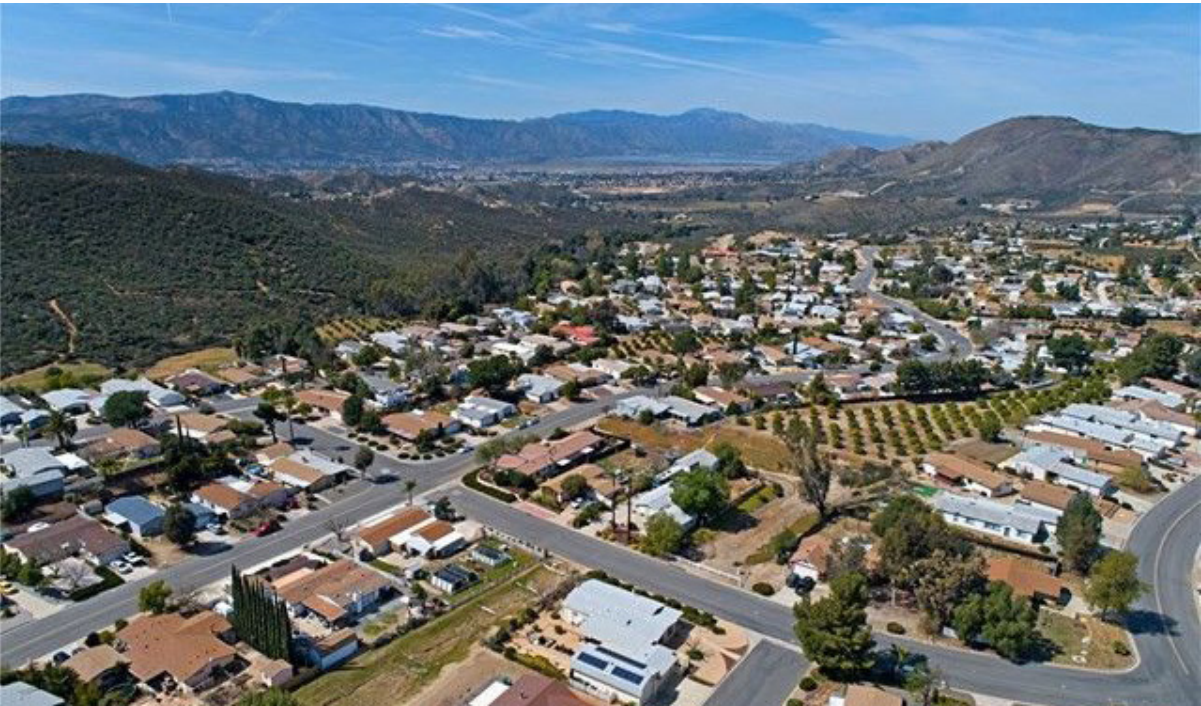
- 14 City Hall
- 15 USPS

Wildomar, CA

Wildomar is located along Interstate 15 in Riverside County, a growing community comfortably nestled in a valley bordered by a mountain range on the west and rolling hills to the east. Its boundaries take in some 24 square miles.

Wildomar is a community of old and new, more mature homes and acreages with horses and other animals mixed with more modern housing tracts. Nestled between the cities of Murrieta and Lake Elsinore, Wildomar officially became a city on July 1, 2008, at that time home to about 28,000 residents.

2022 Summary	
Population	33,951
Households	10,483
Median Age	37.3
Median Household Income	\$89,208
Average Household Income	\$104,248
2027 Summary Est.	
Population	36,240
Households	11,187



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