

MURRIETA, CA



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MURRIETA, CA

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DEVELOPERS! - BAXTER RD ZONED FOR MFR APN 392-300-014

PROPERTY INFORMATION

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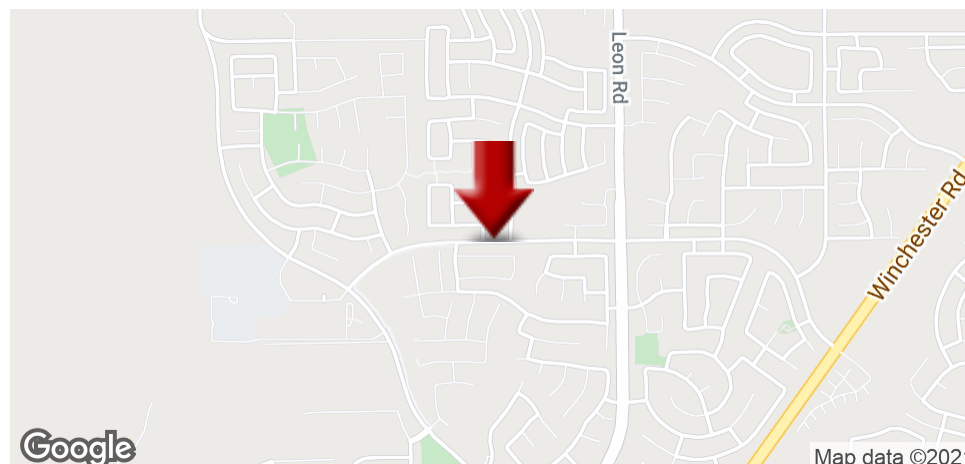
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	3.66 Acres
ZONING:	MFR MULTI FAMILY
MARKET:	DEVELOPERS! - ZONED FOR MFR MULTI FAMILY RESIDENTIAL DEVELOPMENT - DEVELOPERS!
SUBMARKET:	APARTMENTS HOMES
PRICE / SF:	\$9.41

PROPERTY OVERVIEW

DEVELOPERS! - BAXTER RD ZONED FOR MFR MULTI FAMILY RESIDENTIAL DEVELOPMENT - DEVELOPERS! VACANT LAND READY FOR DEVELOPMENT. 3.66 ACRES PAVED ROAD. MAJOR DEVELOPMENTS IN THE NEIGHBORHOOD. We also have the 4.5 Acre next door contiguous parcel available for sale. 10-30 units/acre. Should be able to build 100+ units apartments, condos, townhomes.

PROPERTY HIGHLIGHTS

- DEVELOPERS! - ZONED FOR MFR MULTI FAMILY RESIDENTIAL DEVELOPMENT - DEVELOPERS!
- We also have the 4.5 Acre next door contiguous parcel available for sale. 10-30 units/acre. Should be able to build 100+ units apartments, condos, townhomes.
- Be Creative and Bring Offers
- 1/2 MILE from approved COSTCO
- CITY APPROVED MULTI FAMILY ZONING

Property Description



PROPERTY OVERVIEW

DEVELOPERS! - BAXTER RD ZONED FOR MFR MULTI FAMILY RESIDENTIAL DEVELOPMENT - DEVELOPERS!

VACANT LAND READY FOR DEVELOPMENT. 3.66 ACRES PAVED ROAD. MAJOR DEVELOPMENTS IN THE NEIGHBORHOOD. We also have the 4.5 Acre next door contiguous parcel available for sale. 10-30 units/acre. Should be able to build 100+ units apartments, condos, townhomes.

LOCATION OVERVIEW

DIRECTIONS: 215 FWY EXIT EAST 1/4 MILE TO Whitewood N, Baxter E, Right side of road

Property Details

SALE PRICE

\$1,500,000

LOCATION INFORMATION

Building Name DEVELOPERS! - BAXTER RD ZONED FOR MFR APN 392-300-014

Street Address 392-300-014 APN NO ADDRESS Baxter

City, State, Zip Murrieta, CA 92563

County/Township Riverside

Market DEVELOPERS! - ZONED FOR MFR MULTI FAMILY
RESIDENTIAL DEVELOPMENT - DEVELOPERS!

Submarket APARTMENTS HOMES

Cross Streets Baxter 2ND Parcel East of Whitewood

LAND

Number Of Lots 1

Best Use DEVELOPERS! - ZONED FOR MFR MULTI FAMILY RESIDENTIAL
DEVELOPMENT - DEVELOPERS!

PROPERTY DETAILS

Property Type MFR MULTI FAMILY RESIDENTIAL

Property Subtype Other

Zoning MFR MULTI FAMILY

Lot Size 3.66 Acres

APN# 392-300-014

Additional Photos



DEVELOPERS! - BAXTER RD ZONED FOR MFR APN 392-300-014

LOCATION INFORMATION

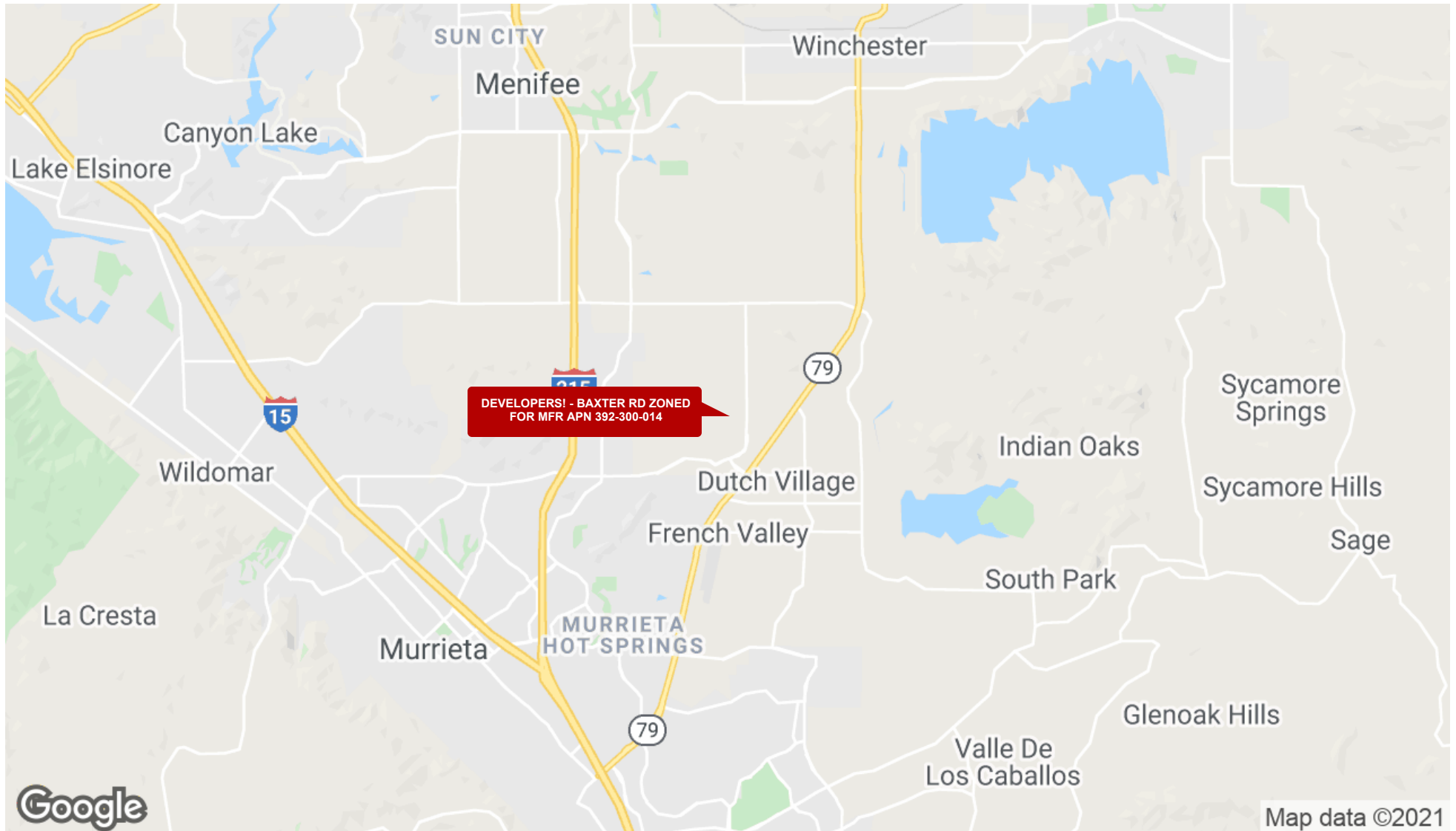
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REGIONAL MAP

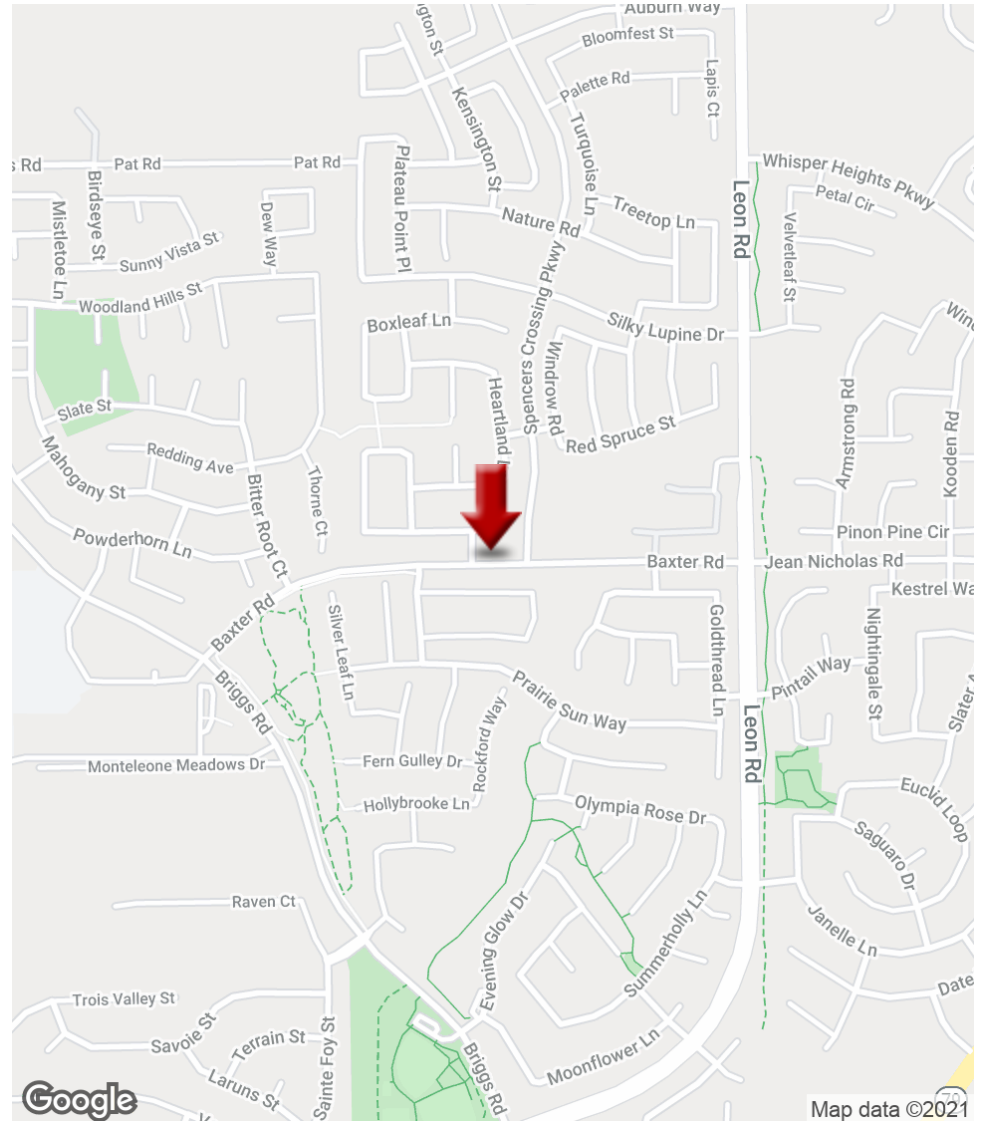
LOCATION MAPS

AERIAL MAP

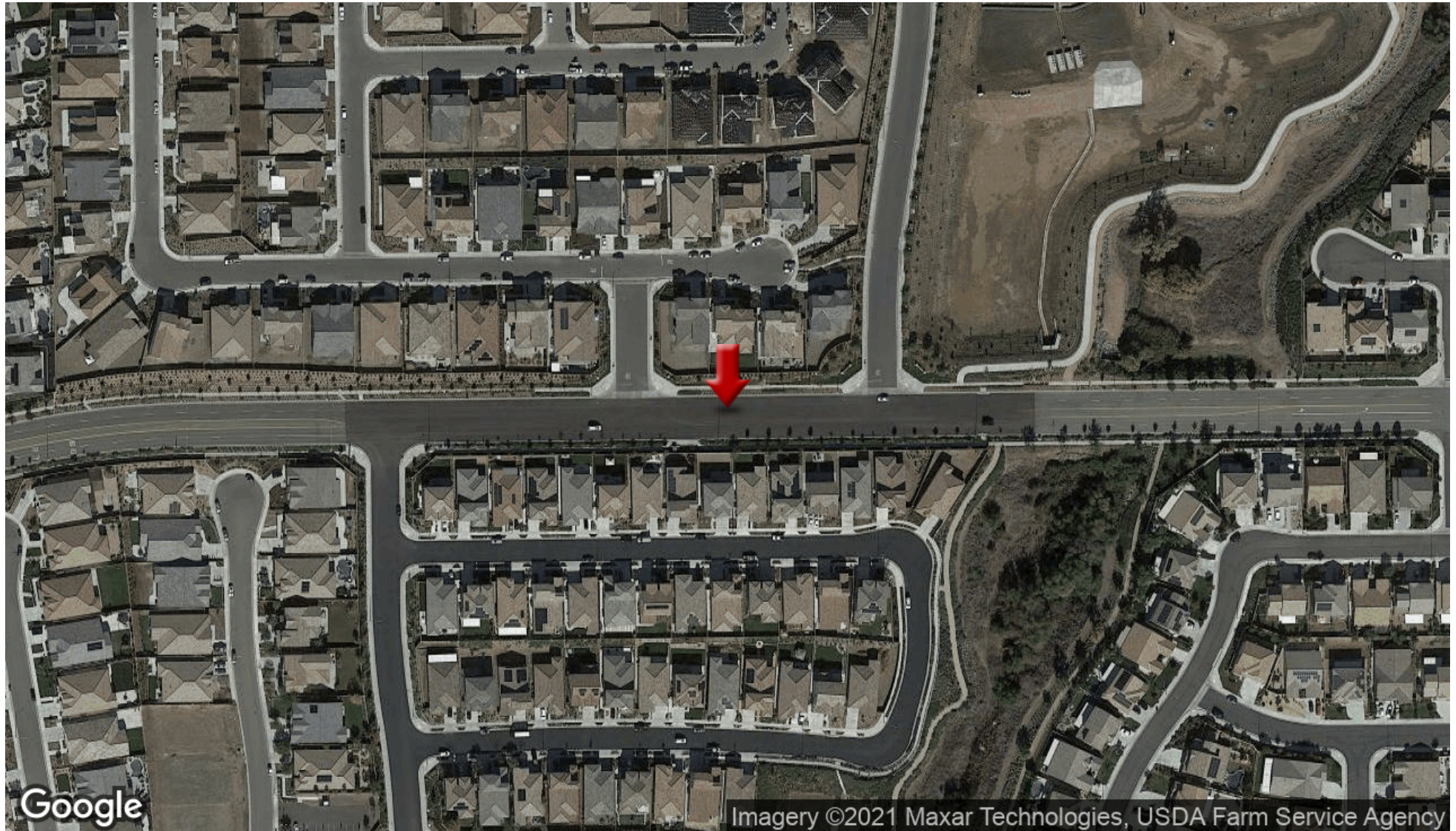
Regional Map



Location Maps



Aerial Map



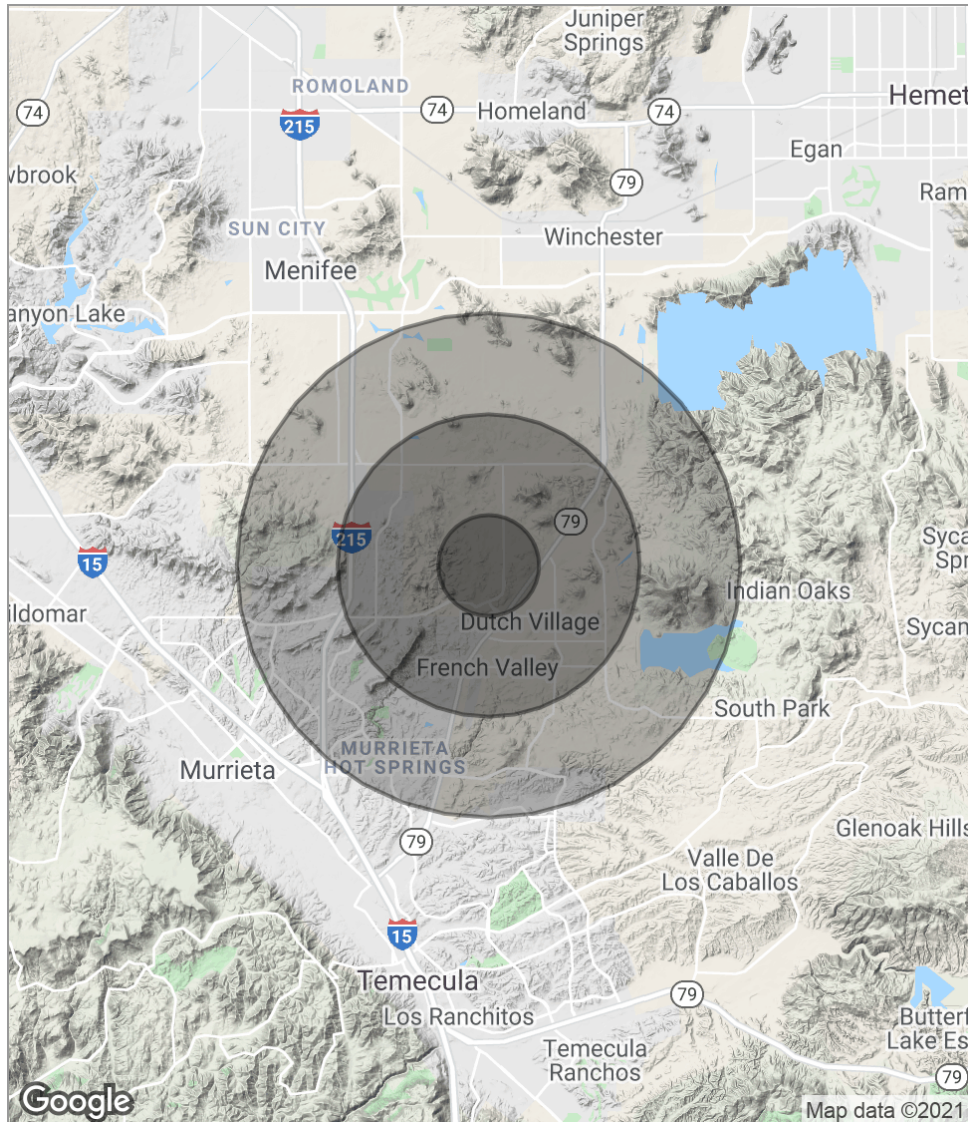
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DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,278	47,156	147,491
Median Age	27.2	31.0	32.4
Median Age (Male)	27.6	31.1	31.5
Median Age (Female)	27.1	31.0	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,122	13,518	44,732
# Of Persons Per HH	3.8	3.5	3.3
Average HH Income	\$103,786	\$96,314	\$89,044
Average House Value	\$505,016	\$396,657	\$390,489

* Demographic data derived from 2010 US Census

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ADDITIONAL INFORMATION

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