



28920 Lee Ln 5 Acres Proposed Single Family Residential Development 1.1-10/Dwelling Units/Acre.

MURRIETA, CA

Total area: all or part of 65 acres

Blue outline: Properties in proposed assemblage area

Access via Lee Ln.

Partnership that formerly (?) included Greg Lansing

Access via Greenberg PL and/or Bobby's property



OFFERING MEMORANDUM

KW COMMERCIAL
7817 Ivanhoe Avenue
La Jolla, CA 92037

PRESENTED BY:

LOU LOLLIO
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CalDRE #00829436

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MURRIETA, CA

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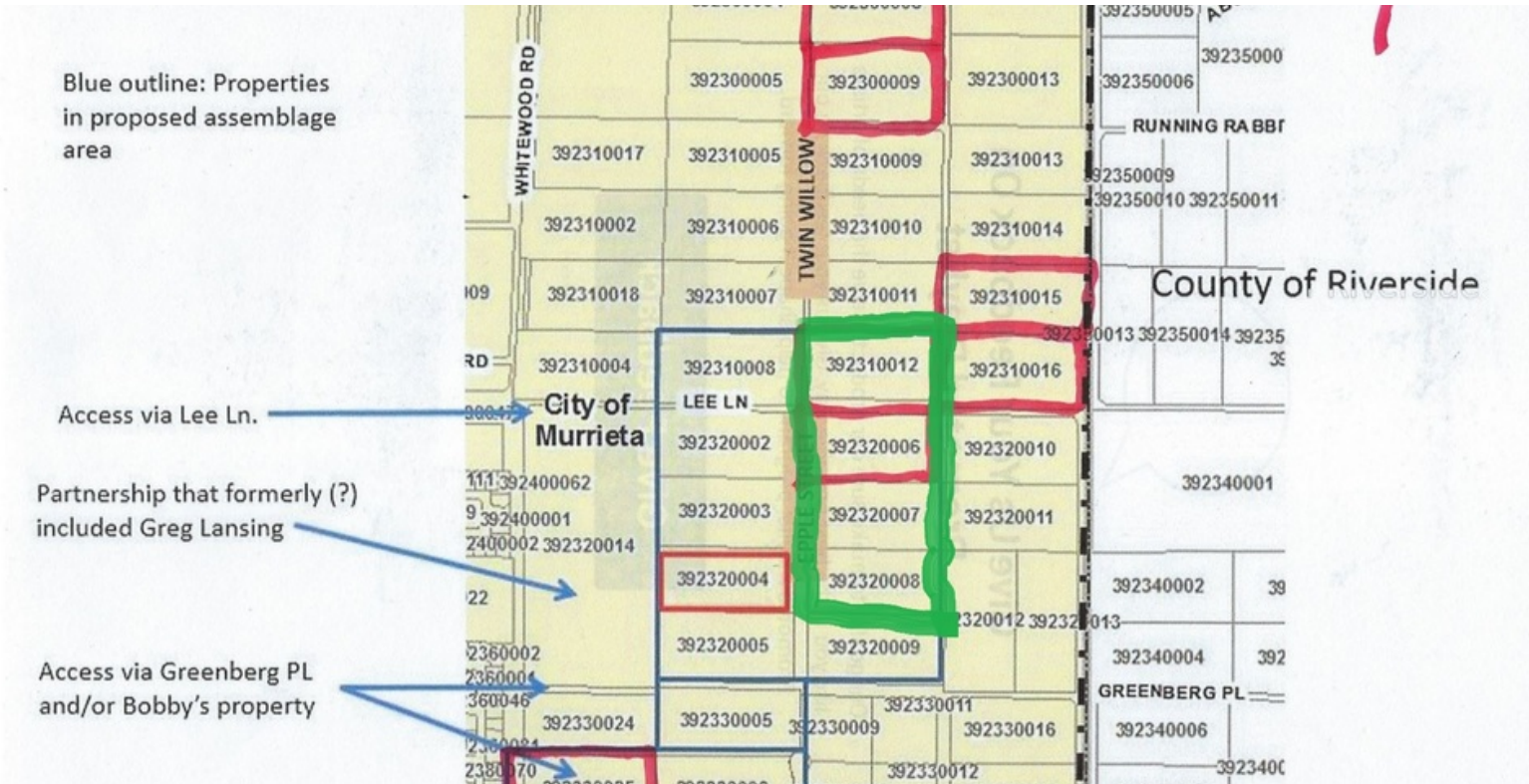
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Executive Summary



SALE PRICE:	\$2,000,000
PRICE PER ACRE:	\$400,000
LOT SIZE:	5.0 Acres
APN #:	392310012
ZONING:	Proposed Single Family Residential Development 1.1-10/Acre

PROPERTY OVERVIEW

5 Acres Proposed Single Family Residential Development 1-10 dwelling units/acre. 5 Acre parcel and we have another 50 Acres listed and available FOR SALE. 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.

PROPERTY FEATURES

- 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.
- Close to Loma Linda University Hospital
- Close to planned Kaiser Hospital

Property Description



PROPERTY OVERVIEW

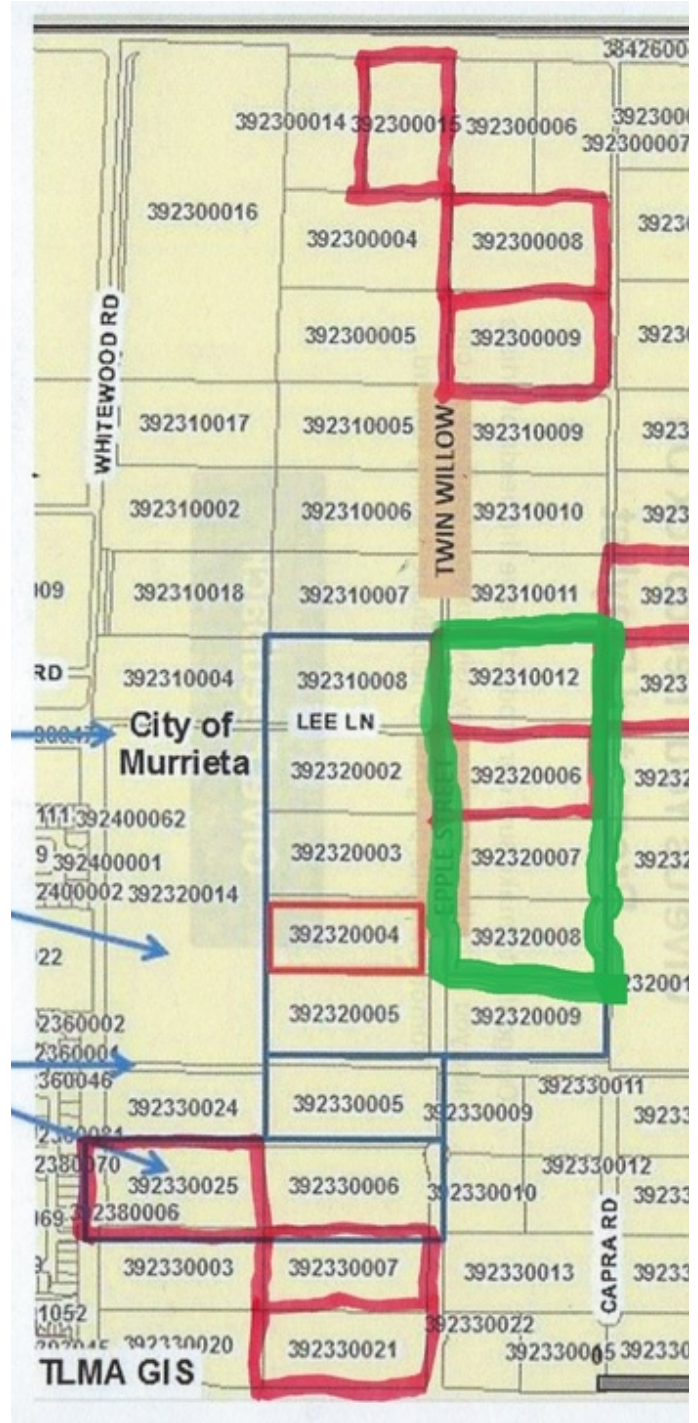
5 Acres Proposed Single Family Residential Development 1-10 dwelling units/acre. 5 Acre parcel and we have another 50 Acres listed and available FOR SALE. 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.

LOCATION OVERVIEW

215 Fwy exit Clinton Keith Rd. East to Whitewood. North to Lee Lane. Turn right to property on North side of street.

Property Details

PROPERTY NAME:	28920 Lee Ln 5 Acres Proposed Single Family Residential Development 1.1-10/dwelling units/acre.
STREET ADDRESS:	28920 Lee Ln
CITY, STATE, ZIP:	Murrieta, CA 92563
APN:	392310012
BUILDING CLASS:	
ZONING:	Proposed Single Family Residential Development 1.1-10/acre
YEAR BUILT:	
NUMBER OF STORIES:	
FOUNDATION:	
WALLS:	



Additional Photos



28920 LEE LN 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/DWELLING UNITS/ACRE.

LOCATION INFORMATION

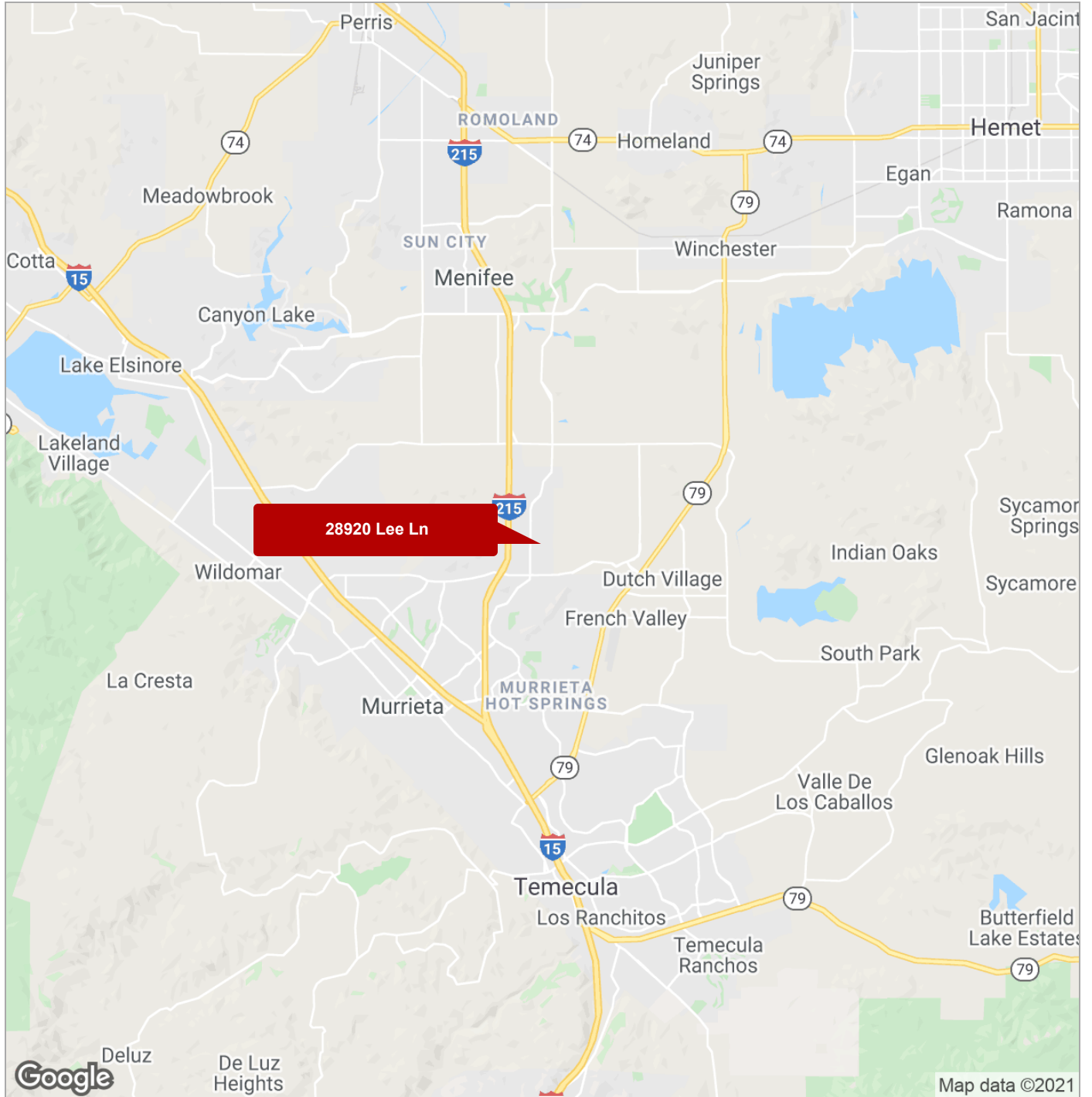
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REGIONAL MAP

LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



28920 LEE LN 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/DWELLING UNITS/ACRE.

SALE COMPARABLES

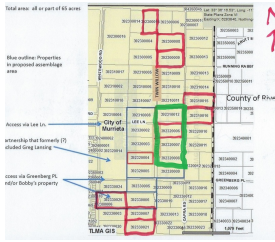
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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps



★ SUBJECT PROPERTY

28920 Lee Ln | Murrieta, CA 92563

Sale Price: \$2,000,000 Price PSF: \$9.18

Price / AC: \$400,000

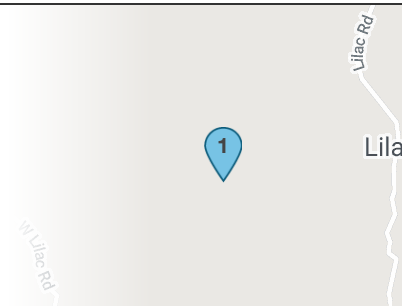


1	Property	Comparable 1	Comparable 2	Com
	Circle R Dr	Deer Springs Rd	Houston Headrow Rd	Dev
	Bonnet	San Marcos	Escondido	9251
	92003	92009	92026	92008
	Padlock Ln	San Marcos	Escondido Ln	9251
	4148	431	431	431
	117-512-07-00	182-040-83-00	100-101-22-00	1121
	Agricultural Land	Agricultural Land	Agricultural Land	Agri
	Victory Agricultural	Victory Agricultural	Victory Agricultural	Vict
	05/01/2002	12/16/2013	05/05/2013	1211
	05/17/2002	12/16/2013	06/05/2013	1211
	8050100	874001000	81000200	8251
	63.81	16.58	21.79	4.12
	2,770,884	722,225	940,172	1761
	A	A	A	A

COMPS

Patrick Way | Valley Center, CA 92082

Sale Price: \$3,000,000

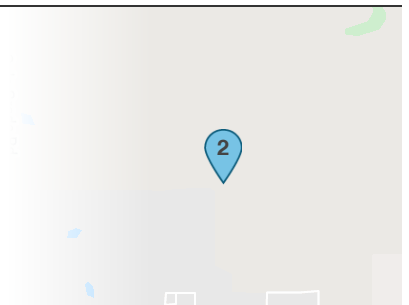


PAUMA HEIGHTS ROAD

PAUMA HEIGHTS ROAD | VALLEY CENTER, CA 92082


Sale Price: \$1,500,000 Price PSF: \$0.91

Price / AC: \$39,473



38 ACRES FOR APPROX. 18 HOMES

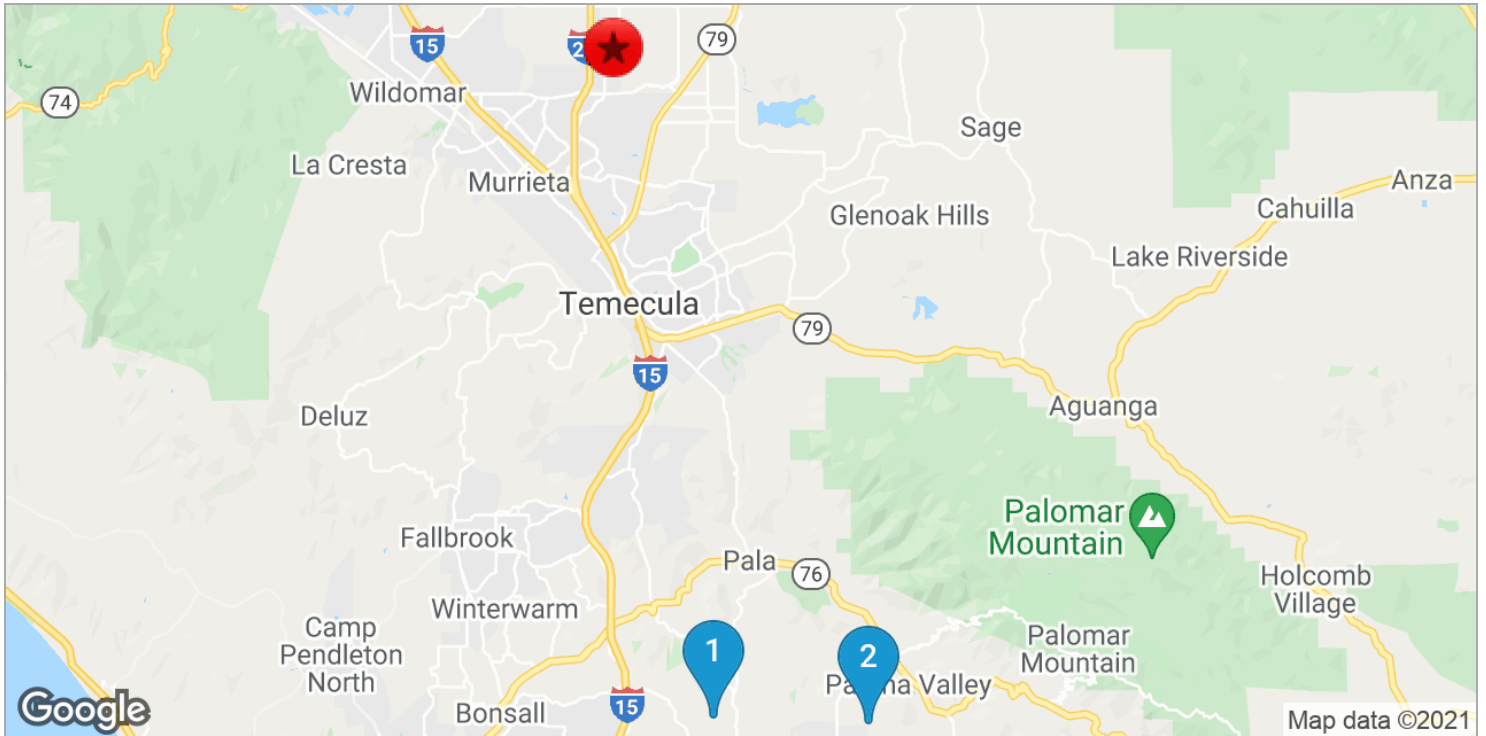
Sale Comps Summary

SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 28920 Lee Ln 5 Acres Proposed Single Family Residential Development 1.1-10/dwelling units/acre. 28920 Lee Ln Murrieta, CA 92563	\$2,000,000	5 AC	\$400,000

SALE COMPS	PRICE	LOT SIZE	PRICE/AC
Comps 1 Patrick Way Valley Center, CA 92082	\$3,000,000	-	-
PAUM HEIGHTS ROAD 2 PAUMA HEIGHTS ROAD VALLEY CENTER, CA 92082	\$1,500,000	-	\$39,473

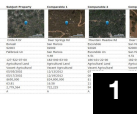
SALE COMPS	PRICE	LOT SIZE	PRICE/AC
TOTALS/AVERAGES	\$2,250,000	38 AC	\$59,210

Sale Comps Map



SUBJECT PROPERTY

28920 Lee Ln | Murrieta, CA 92563



COMPS

Patrick Way
Valley Center, CA 92082

1



PAUM HEIGHTS ROAD

PAUMA HEIGHTS ROAD
VALLEY CENTER, CA 92082

2

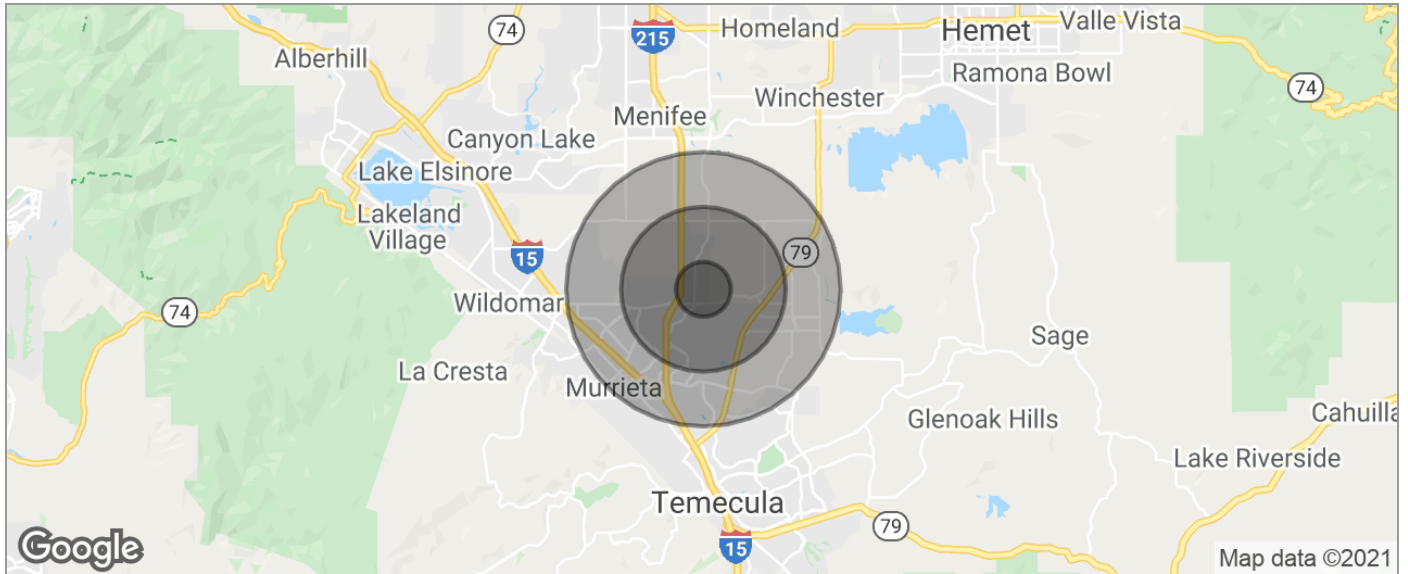
28920 LEE LN 5 ACRES PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT 1.1-10/DWELLING UNITS/ACRE.

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,649	53,946	153,340
MEDIAN AGE	27.7	31.4	32.5
MEDIAN AGE (MALE)	27.8	31.5	31.5
MEDIAN AGE (FEMALE)	27.9	31.4	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,222	15,686	46,806
# OF PERSONS PER HH	3.8	3.4	3.3
AVERAGE HH INCOME	\$102,267	\$94,220	\$88,966
AVERAGE HOUSE VALUE	\$415,519	\$394,840	\$391,918
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.2%	65.3%	65.7%
% BLACK	10.3%	6.7%	6.1%
% ASIAN	14.7%	12.9%	11.1%
% HAWAIIAN	0.7%	0.4%	0.3%
% INDIAN	1.2%	0.5%	0.7%
% OTHER	6.3%	8.7%	9.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	25.3%	26.2%	27.3%

* Demographic data derived from 2010 US Census