

411.96 AC - Juniper Flats Road

Investment/Development Opportunity

PROPERTY HIGHLIGHTS

- Priced to sell at \$8,495/AC
- Within the Lakeview/Nuevo Planning Area
- Significant Flat / Rolling Acreage



Juniper Springs, California

Executive Summary

PROPERTY OVERVIEW

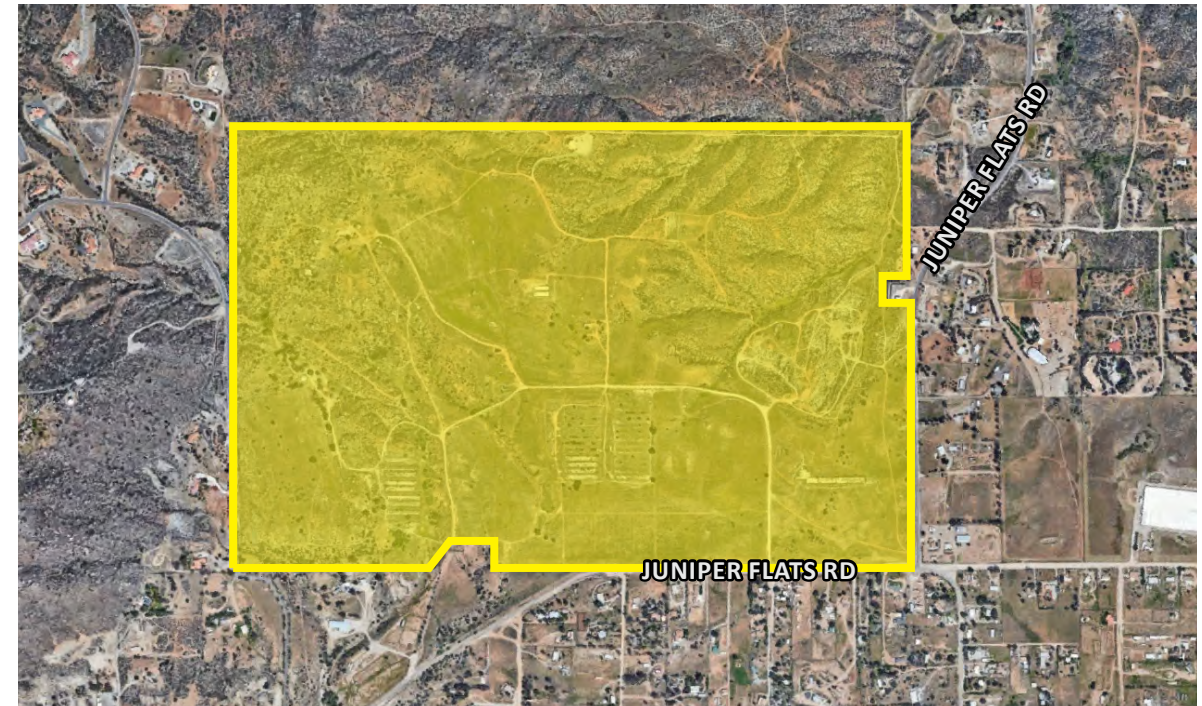
The CBC Land Team is pleased to present the opportunity to purchase approximately 412 acres of land in the Juniper Springs area of Riverside County. The property in its entirety is made up of eight legal parcels forming a rectangular shape. Much of the site has flat / rolling topography with the more mountainous areas towards the northern end and back corners of the property. Additionally, it has about 3,400 feet of frontage on Juniper Flats Road and is roughly 3 miles from Highway 74 and 8 miles from the I-215. The property is serviced by EMWD in which it has access to a water main in Juniper Flats Road. Please reach out to our team with any questions or interest in this opportunity.

PROPERTY FACTS

- LOCATION: Juniper Springs, Riverside County, CA
- APNs: 429-190-002, 004, 005; 429-250-001, 002, 004, 006, 008
- SIZE: 411.96 Acres
- ZONING: R-A-1, R-A-2 1/2, R-5
- GENERAL PLAN: RR
- **PRICE: \$3,500,000 (\$8,495/AC)**

ZONING

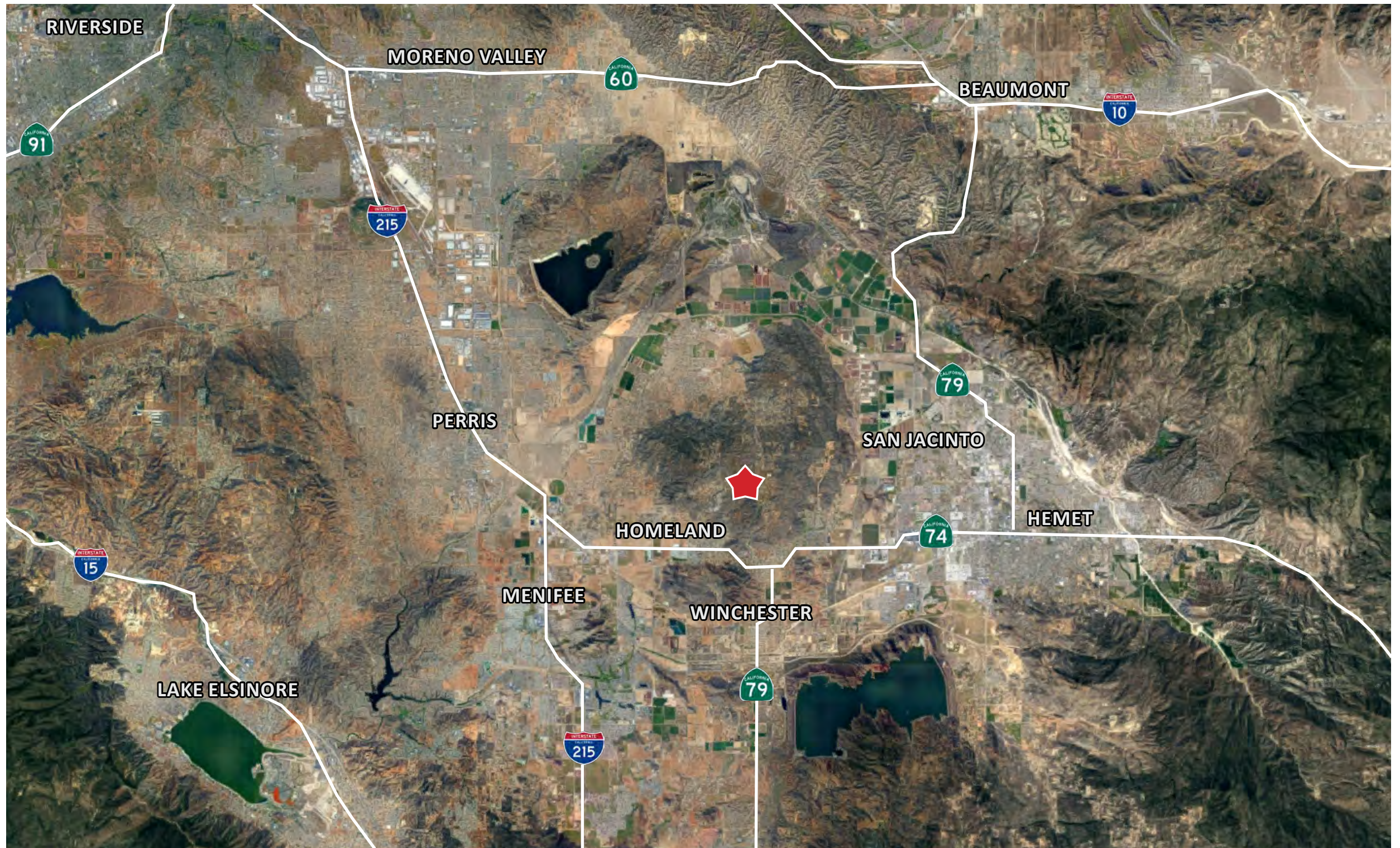
The property is located within the Lakeview/Nuevo Planning Area of Riverside County's General Plan. It has three different zoning classifications, R-A-1, R-A-2 1/2, R-5; and it's land use designation in the general plan is RR (Rural Residential).



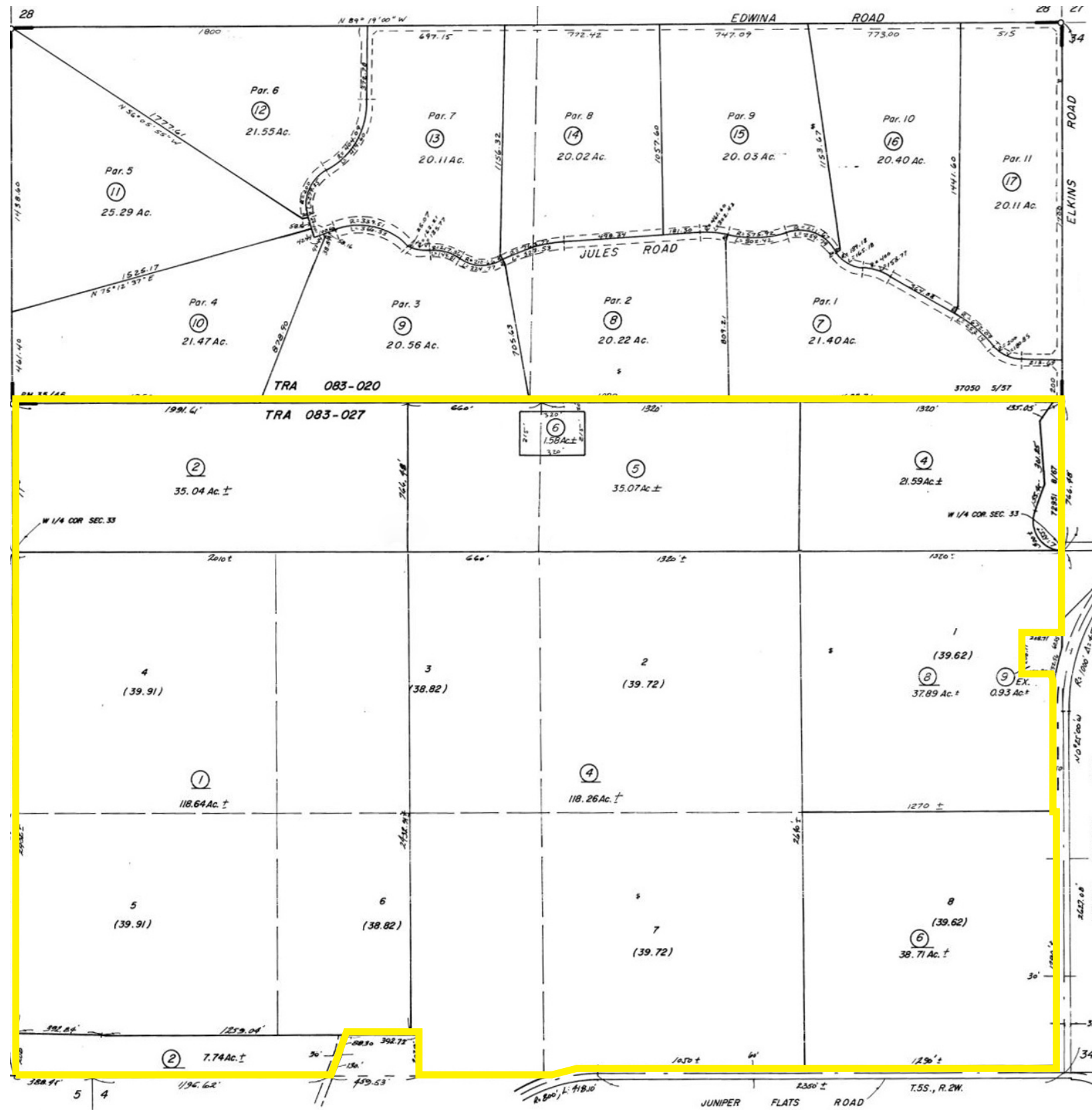
Aerial Map



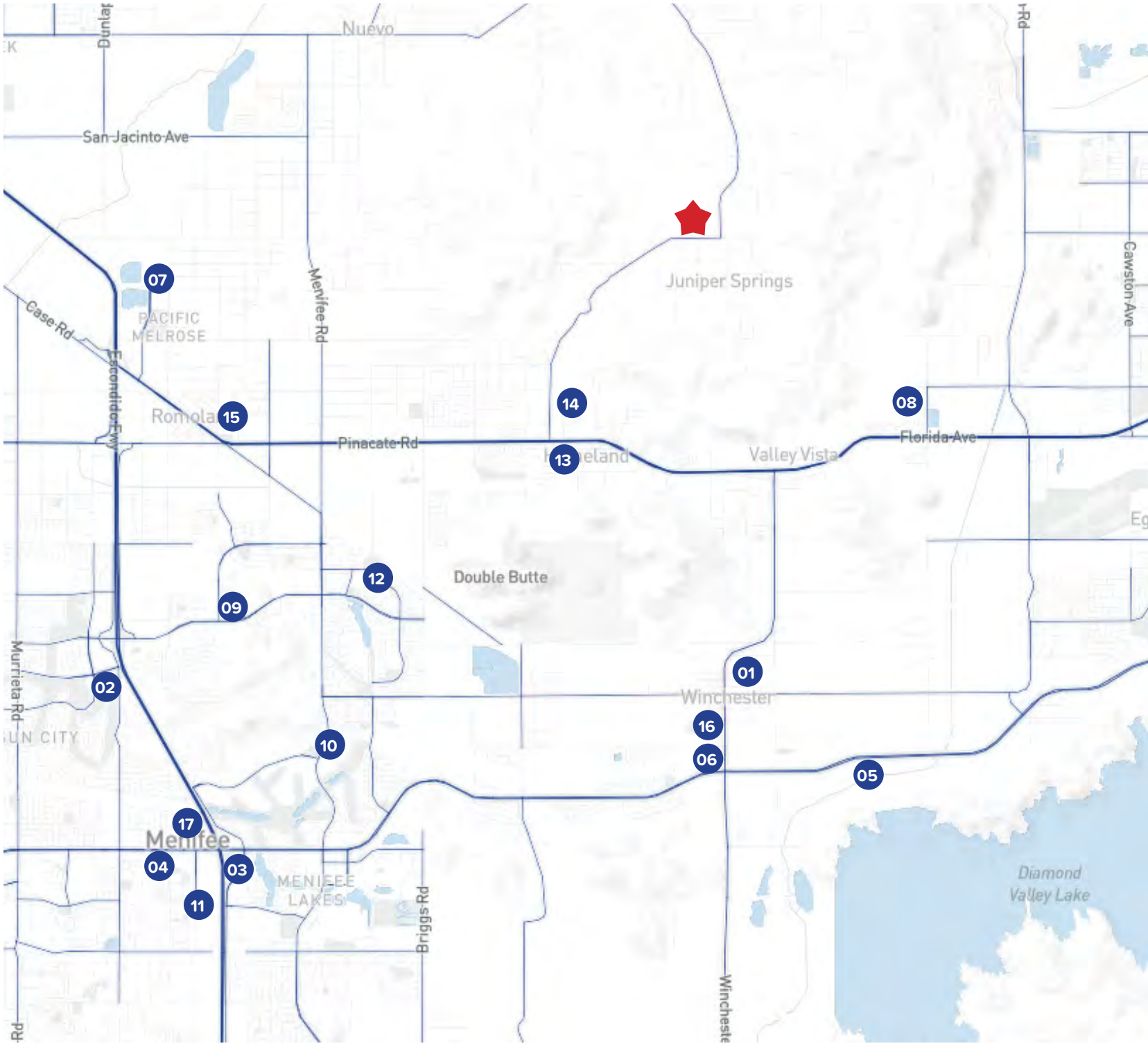
Aerial Map



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.

Community & Lifestyle

- Primarily a semi-rural residential area with a mix of single-family homes, mobile home parks, and small ranch-style properties.
- Known for its affordable housing compared to neighboring cities, making it popular for retirees and families seeking more space.

Amenities & Services

- Local businesses include small markets, restaurants, and service shops, with larger shopping and medical facilities available in nearby Hemet, Menifee, and Perris.
- Homeland has several community parks and is near the San Jacinto Valley, offering outdoor activities like hiking, horseback riding, and fishing at nearby lakes.

Transportation

- State Route 74 provides easy access west to the I-215 freeway and east toward the San Jacinto Mountains.
- Public transportation is limited, so most residents rely on cars.

2025 Summary

Population	6,772
Households	2,119
Median Age	33.5
Median Household Income	\$54,863



Location Overview

RIVERSIDE COUNTY

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km²) and has a population of approximately 4 million. Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.
- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.



Location Overview

RIVERSIDE COUNTY DEMOGRAPHICS

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

2025 Summary

Population	2,529,933
Households	797,569
Median Age	37.6
Median Household Income	\$89,672
Average Household Income	\$93,172



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