

144 UNIT FULLY ENTITLED PROJECT WITH 6 ACRES OF RIPARIAN OAKS WOODLANDS HABITAT

Bundy Canyon Road | Wildomar, CA 92595

- 29.57 gross acres
- 6 acres of enhancement credits for riparian oaks woodlands habitat within the Santa Margarita watershed

ASKING PRICE: \$1,500,000



MATT WEAVER
760.448.2458

mweaver@lee-associates.com
CalDRE Lic# 01367183

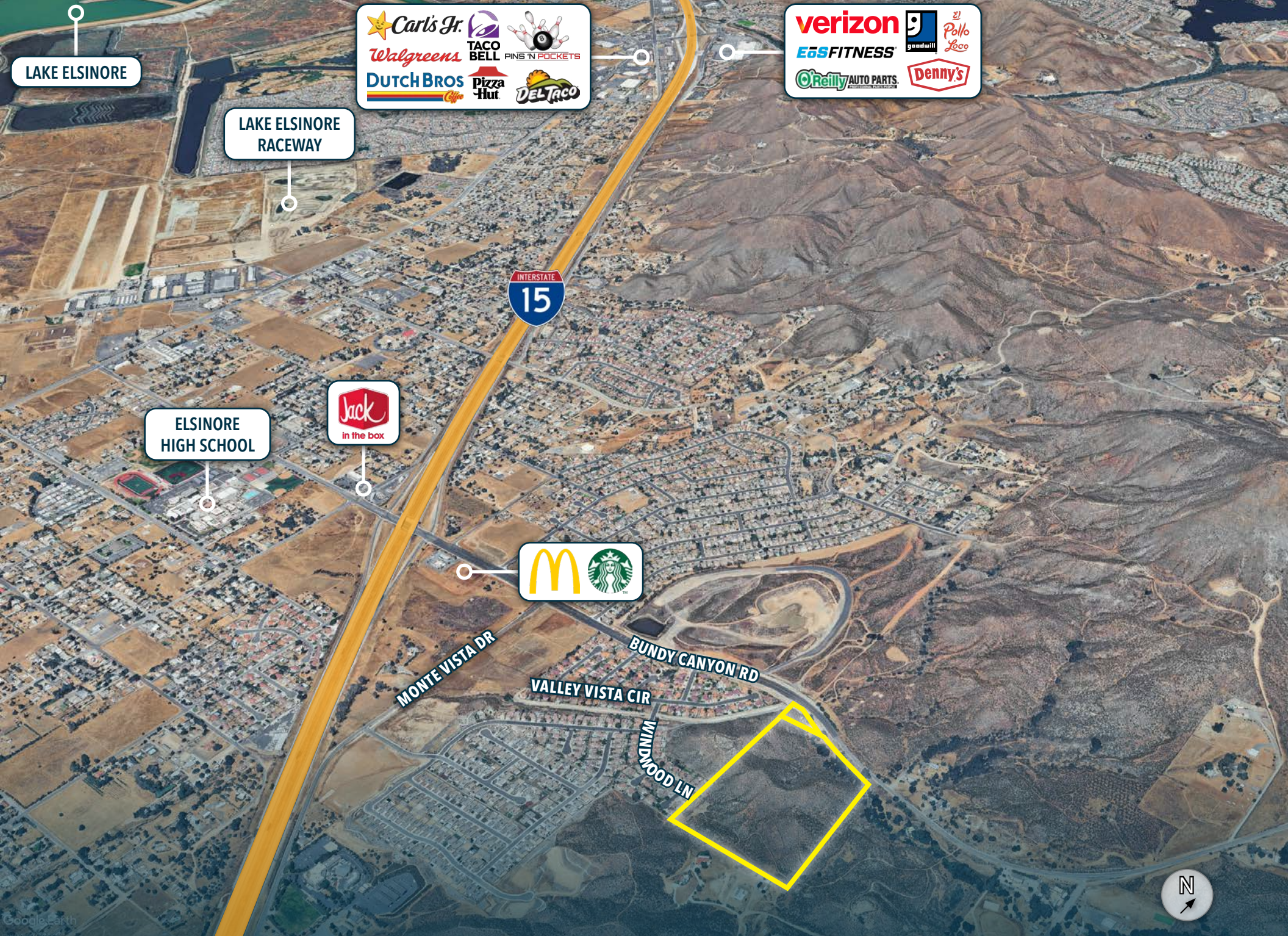
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442

aapuzzo@lee-associates.com
CalDRE Lic# 01323215

CONTENTS

- 3 Aerials
- 5 Location Map
- 6 Property Information
- 7 144 Unit Development Plans
- 8 Oaks Woodland Riparian
- 9 Oaks Woodland Photos
- 10 Tax Map



LAKE ELSINORE

LAKE ELSINORE RACEWAY

ELSINORE HIGH SCHOOL

Carl's Jr.
 Walgreens
 Dutch Bros
 TACO BELL
 PINS 'N POCKETS
 Pizza Hut
 DEL TACO

verizon
 E55FITNESS
 O'Reilly AUTO PARTS
 goodwill
 Pollo Loco
 Denny's

Jack
 in the box

McDonald's
 Starbucks

MONTE VISTA DR

VALLEY VISTA CIR

BUNDY CANYON RD

WINDWOOD LN





RONALD REAGAN
ELEMENTARY SCHOOL

DONALD GRAHAM
ELEMENTARY SCHOOL



BUNDY CANYON RD

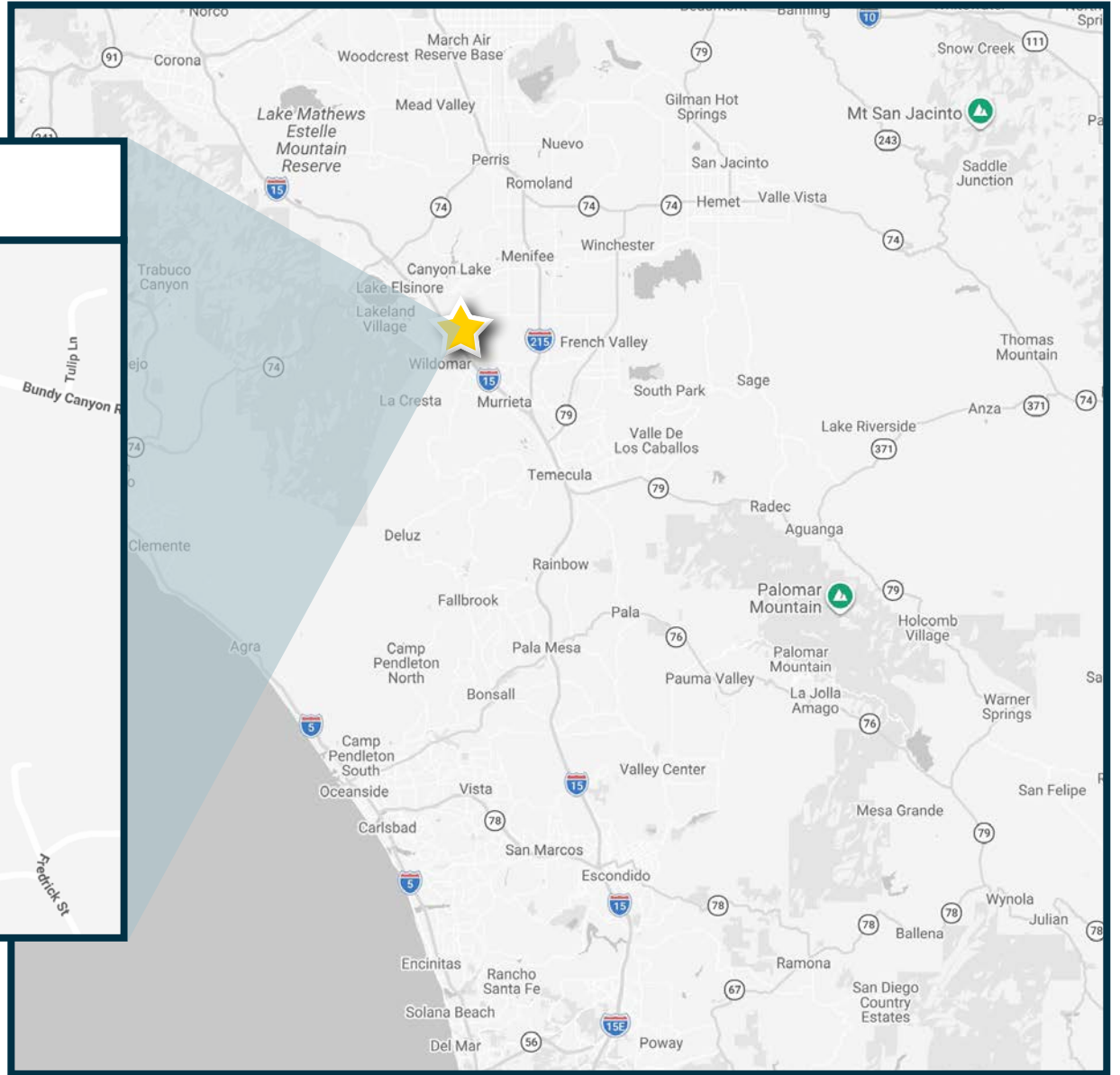
WINDWOOD LN

SUNNYBROOK DR

VALLEY VISTA CIR



Location Map



Property Location

The property is located along Bundy Canyon Road, less than one mile from Interstate 15, offering excellent regional access. It sits approximately 3.3 miles south of Lake Elsinore and about 8 miles north of Interstate 215.

Property Information

The subject property is approximately 29.57 acres. The property includes 6 acres of enhancement credits for riparian oak woodland habitat within the Santa Margarita Watershed, offering valuable ecological assets and mitigation value.

APN

367-250-017

366-320-054

Entitlements

The property is currently fully entitled for a 144 unit multi family project. See enclosed development plans. The current map expires in October 2027.

Conditions of Approval

[CLICK HERE TO VIEW](#)

Asking Price

\$1,500,000

Oaks Woodland Riparian

The Temporary Access Road was designed to avoid all CDFW jurisdictional vegetation and only occur in already disturbed understorey.

The Temporary Railroad Car Bridge has been designed to be placed well beyond the stream bank so that no impacts to CDFW or USACE jurisdiction will occur.

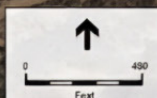
Pipe Inlet

Windwood Ln

Bundy Canyon Rd

A1.1

- Project Boundary
- Road Dedication - Restricted Access (Off-Site)
- USACERWQCB Jurisdiction
- CDFW and MSCHP Riparian Revelment Areas
- Presumed Connection (no OHWM or bed/bank)



Oak Woodlands Photos



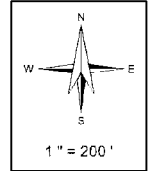
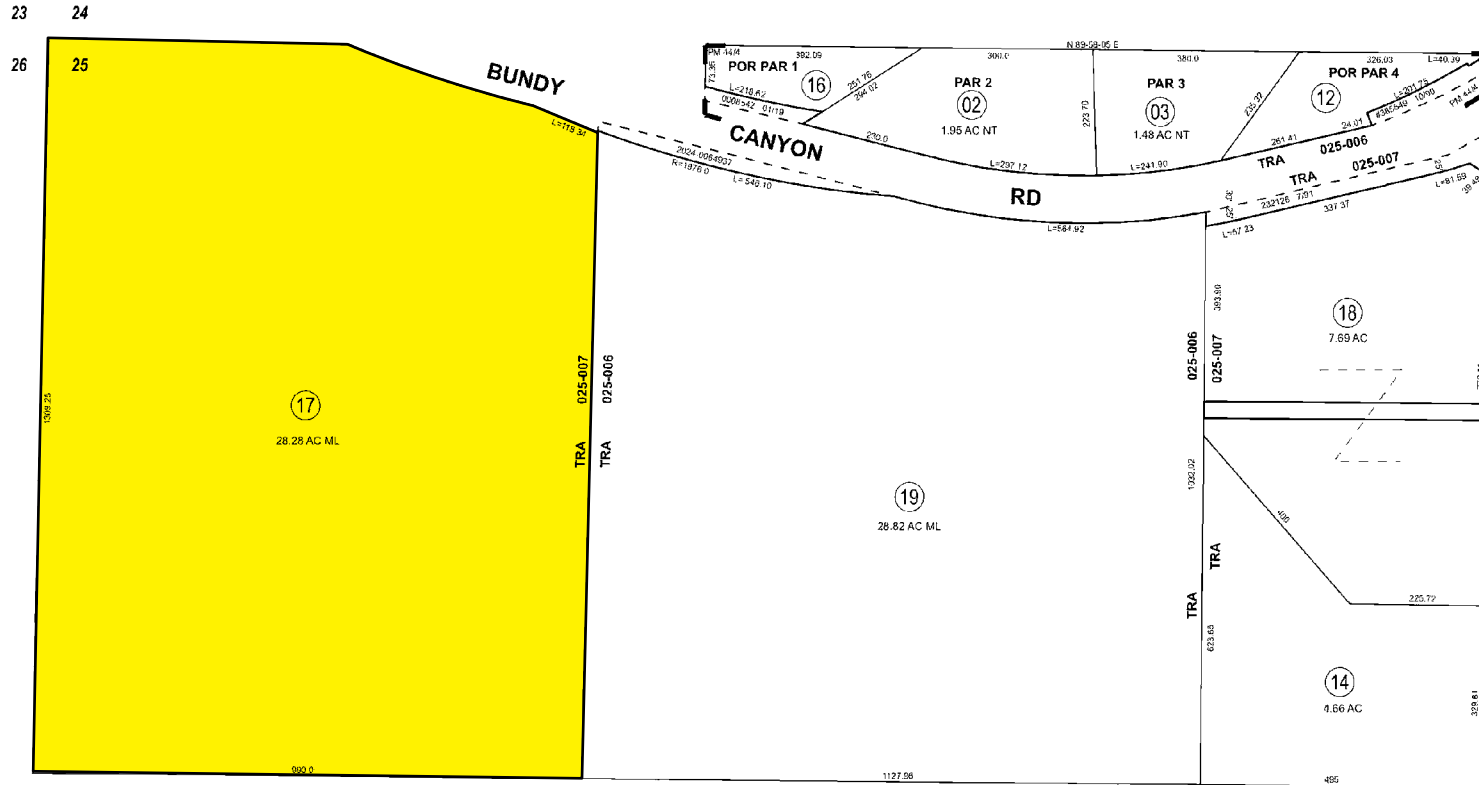
Tax Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

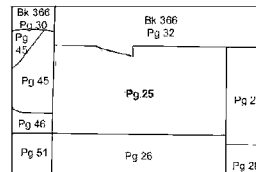
NW 1/4 OF SEC. 25 T.6S, R.4W
CITY OF WILDOMAR

TRA 025-006
025-007

367-25
367-19



- Legend**
- Lot Lines
 - High-Of-Way
 - - - Old Lot Lines
 - - - Reference R.O.W
 - - - Other Easements
 - - - Lease Area
 - Subdivision Tic Mark



Data
PM 12/38
RS 83/92

Map Reference
PM 44/4 PARCEL MAP NO. 9932

Date	Old Number	New Number
9/1/1984	6	9-10
9/1/1984	5.3	11
5/1/1981	4	12,ST
4/1/1992	11	13,ST
8/1/1995	10, 13	14-15
2/26/2020	1	16,ST
2/26/2020	8	17,ST
8/4/2020	15	18,ST
8/23/2024	7	19,ST



ASSESSOR'S MAP BK 367 PG. 25
Riverside County, Calif.

A Navarrete

Oct 2024

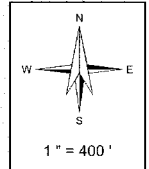
Tax Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. OF SEC. 24, T.6S, R.4W
CITY OF WILDOMAR

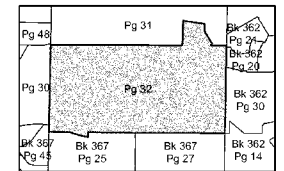
TRA 025-014
025-020

366-32
19-21-1



Legend

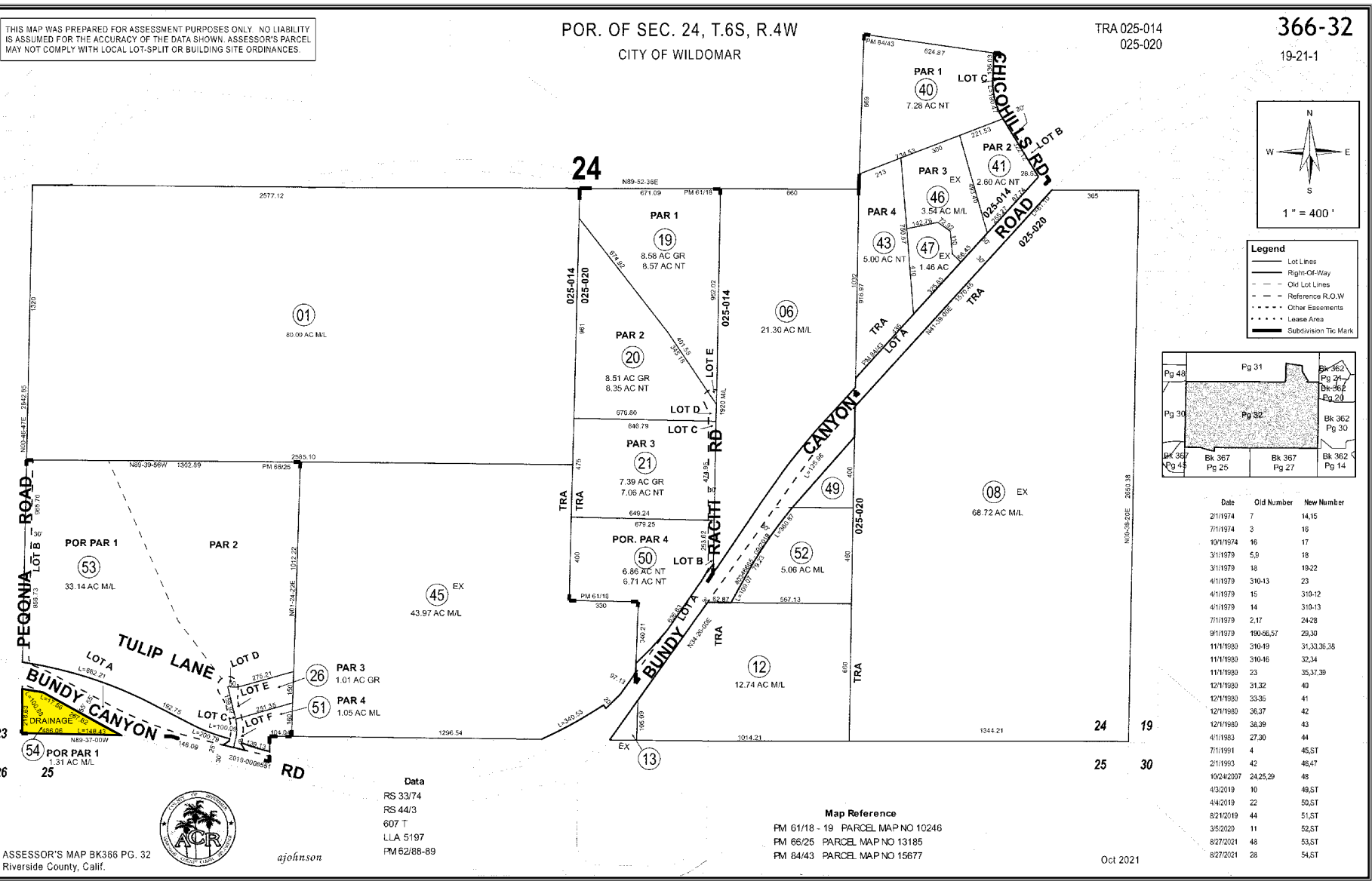
- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision To Mark



Date	Old Number	New Number
2/1/1974	7	14,15
7/1/1974	3	16
10/1/1974	16	17
3/1/1979	5,9	18
3/1/1979	18	19,22
4/1/1979	310-13	23
4/1/1979	15	310-12
4/1/1979	14	310-13
7/1/1979	2,17	24,28
9/1/1979	190-55,57	29,30
11/1/1980	310-19	31,33,35,38
11/1/1980	310-16	32,34
11/1/1980	23	35,37,39
12/1/1980	31,32	40
12/1/1980	33,35	41
12/1/1980	36,37	42
12/1/1980	38,39	43
4/1/1983	27,30	44
7/1/1991	4	45,5T
2/1/1993	42	46,47
10/24/2007	24,25,29	48
4/3/2019	10	49,5T
4/4/2019	22	50,5T
8/21/2019	44	51,5T
3/5/2020	11	52,5T
8/27/2021	48	53,5T
8/27/2021	28	54,5T

Data
RS 33/74
RS 44/3
607 T
LLA 5197
PM 62/88-89

Map Reference
FM 61/18 - 19 PARCEL MAP NO 10246
FM 66/25 PARCEL MAP NO 13185
FM 84/43 PARCEL MAP NO 15677




ASSESSOR'S MAP BK366 PG. 32
Riverside County, Calif.



ajohnson

Oct 2021

An aerial photograph showing a city with a grid street pattern and a large, dark green reservoir. The city is situated in a valley with brown, hilly terrain surrounding it. A road or canal runs through the city towards the reservoir.

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



for more information, contact:

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic# 01323215