

For Sale: 5-Acre Residential Development Opportunity

TEMECULA, CA 92591

Liefer Rd

Nicolas Road

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DRE 01973061

COMPASS
COMMERCIAL

EXCLUSIVE REPRESENTATION BY:

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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of land described herein Nicolas Road & Liefer Rd, Temecula, CA 92591 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass. No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass. Building measurements are approximate, reported by owner, and do not match title. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description.

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Executive Summary

Compass Commercial is pleased to present a ± 5.06 -acre residential development opportunity located at the northwest corner of Nicolas Road and Liefer Road in Temecula, Riverside County, California. The $\pm 220,414$ SF parcel is zoned VL (Low Density Residential), with multiple permitted development opportunities within the zoning district.

City of Temecula development standards establish a minimum net lot area of 2.5 acres within the VL zone, along with a density range of 0.2–0.4 dwelling units per net acre.

The property offers approximately 700 feet of frontage on Nicolas Road and 250 feet on Liefer Road. The surrounding area has a median household income of \$127,966 within one mile, with 10,816 residents and 3,215 households. Within three miles, the population reaches 91,642 residents across 28,820 households, with a median household income of \$112,279.



MURRIETA

OLD TOWN TEMECULA

FRENCH VALLEY



INTERSTATE 15



HIGHWAY 79



**FRENCH VALLEY
AIRPORT**

Nicolas Road

Liefer Rd



Land Overview

PROPERTY DATA

±220,414 SF 5.06

TOTAL LOT SIZE

ACRES

VL

ZONING

957-090-015

APN

\$649,000

OFFERING PRICE

±950 FT

COMBINED ROAD FRONTAGE

MULTIPLE PERMITTED USES

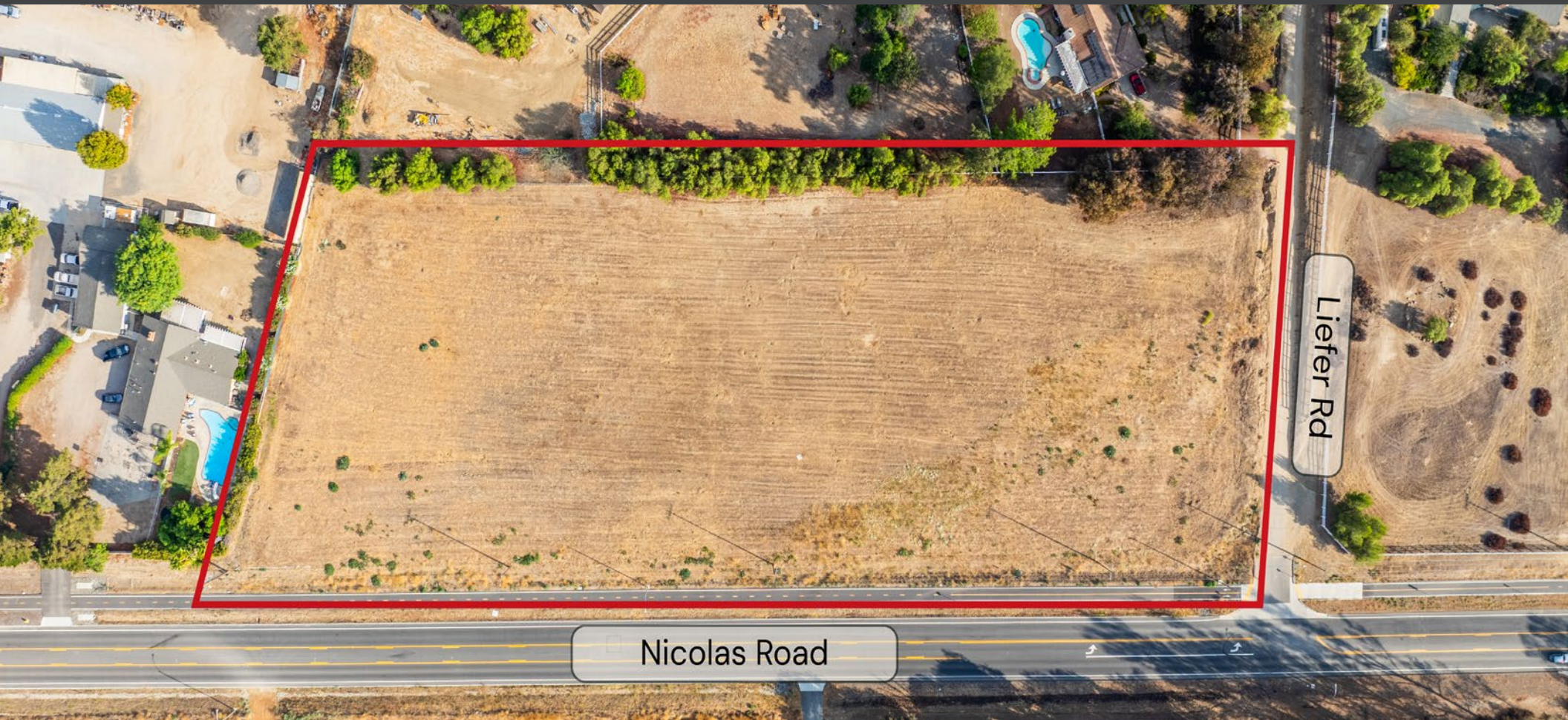
CITY-APPROVED DEVELOPMENT OPPORTUNITIES

*SQUARE FOOTAGE PER ASSESSOR.

*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION

Investment Highlights

- / Prime 5.06-Acre Land Development Opportunity
- / VL (Low Density Residential) Zoning with 2.5-Acre Minimum Net Lot Area
- / Prominent Corner Location at Nicolas Road & Liefer Road
- / Level Topography for Future Development
- / Multiple Development Opportunities Permitted
- / High-Income Surrounding Demographics



City- Permitted Uses

- / Single-Family Residential
- / Manufactured Homes
- / Accessory Dwelling Units (ADUs)
- / Guest Houses
- / Family Day Care Homes
- / Residential Care Facilities
- / Traditional Housing
- / Supportive Housing
- / Temporary Real Estate Tract Offices
- / Home Occupations
- / Construction Trailers





Area & Market Overview

The site is located at the northwest corner of Nicolas Road and Liefer Road in Temecula, Riverside County, California, within the South Riverside submarket of the Inland Empire East. The property consists of approximately 5.06 acres (220,414 SF) and offers 700 feet of frontage on Nicolas Road and 250 feet on Liefer Road. The surrounding area has a median household income of \$127,966 within one mile, with 10,816 residents and 3,215 households; within three miles, the population increases to 91,642 residents and 28,820 households, with a median household income of \$112,279. Traffic counts along Nicolas Road at North General Kearny are approximately 9,436 vehicles per day, and the property is identified as being within a moderate to low flood risk area.

FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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