

27 Acres of Vacant Land in Temecula

44102 Big Oak Drive Carancho Rd., Temecula CA 92590

OFFERING MEMORANDUM

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CONTENTS

- 01 **Executive Summary**
 - Investment Summary
 - Location Summary
- 02 **Property Description**
 - Aerial Map
 - Property Images
- 03 **Demographics**
 - Demographics
 - Demographic Charts

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OFFERING SUMMARY

ADDRESS	44102 Big Oak Drive Carancho Rd. Temecula CA 92590
COUNTY	Temecula
OFFERING PRICE	\$990,000
APN	933-020-016 & 933-020-007

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	135	1,228	6,314
2021 Median HH Income	\$150,000	\$97,252	\$117,883
2021 Average HH Income	\$194,233	\$139,177	\$175,842

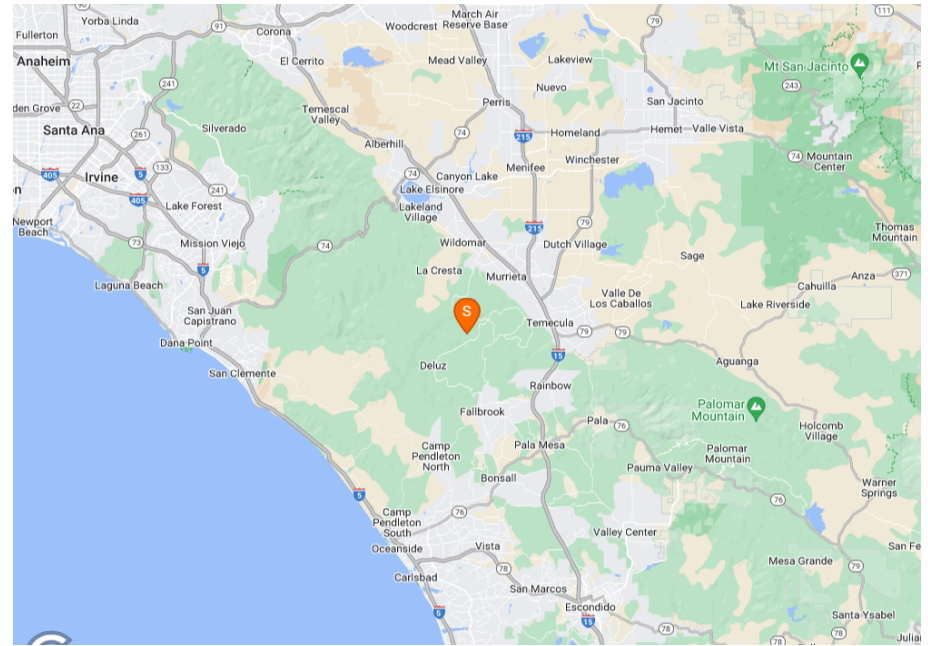
Investment Summary

- This is a great opportunity to own over 27 acres of land in fast-growing city of Temecula. According to statistics on bestplaces.net, Temecula is expected to see future job growth in the next 10 years of 39.6% which is higher than the national average.
- The current land use for these parcels is Orchard/Agriculture, however, there may be a possibility to use this land for development. (Possible development opportunities must be discussed with the city)
- This land is ideally located less than 10 minutes away from the 15 freeway with plenty of shopping and dining locations nearby.

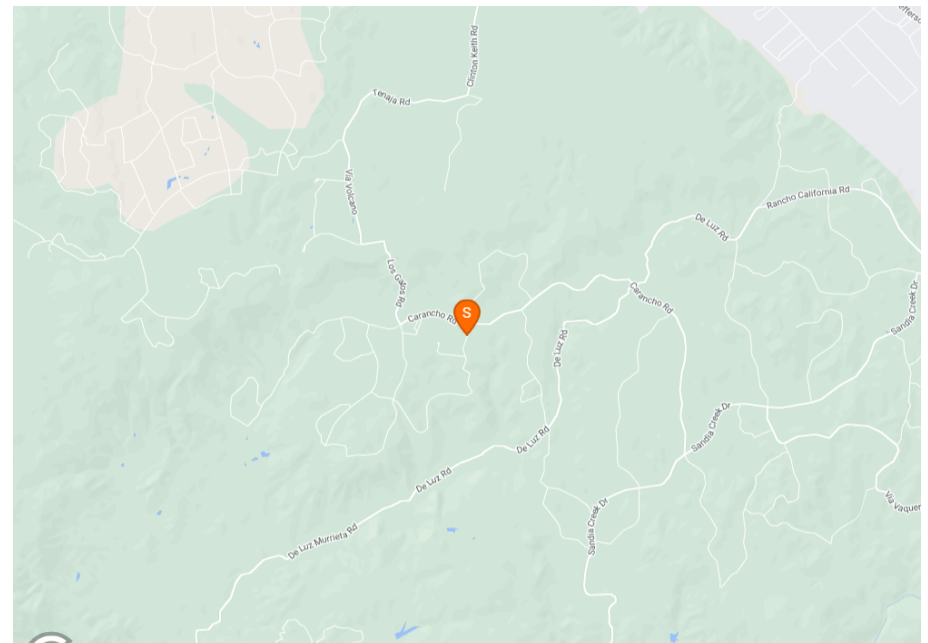
Location Summary

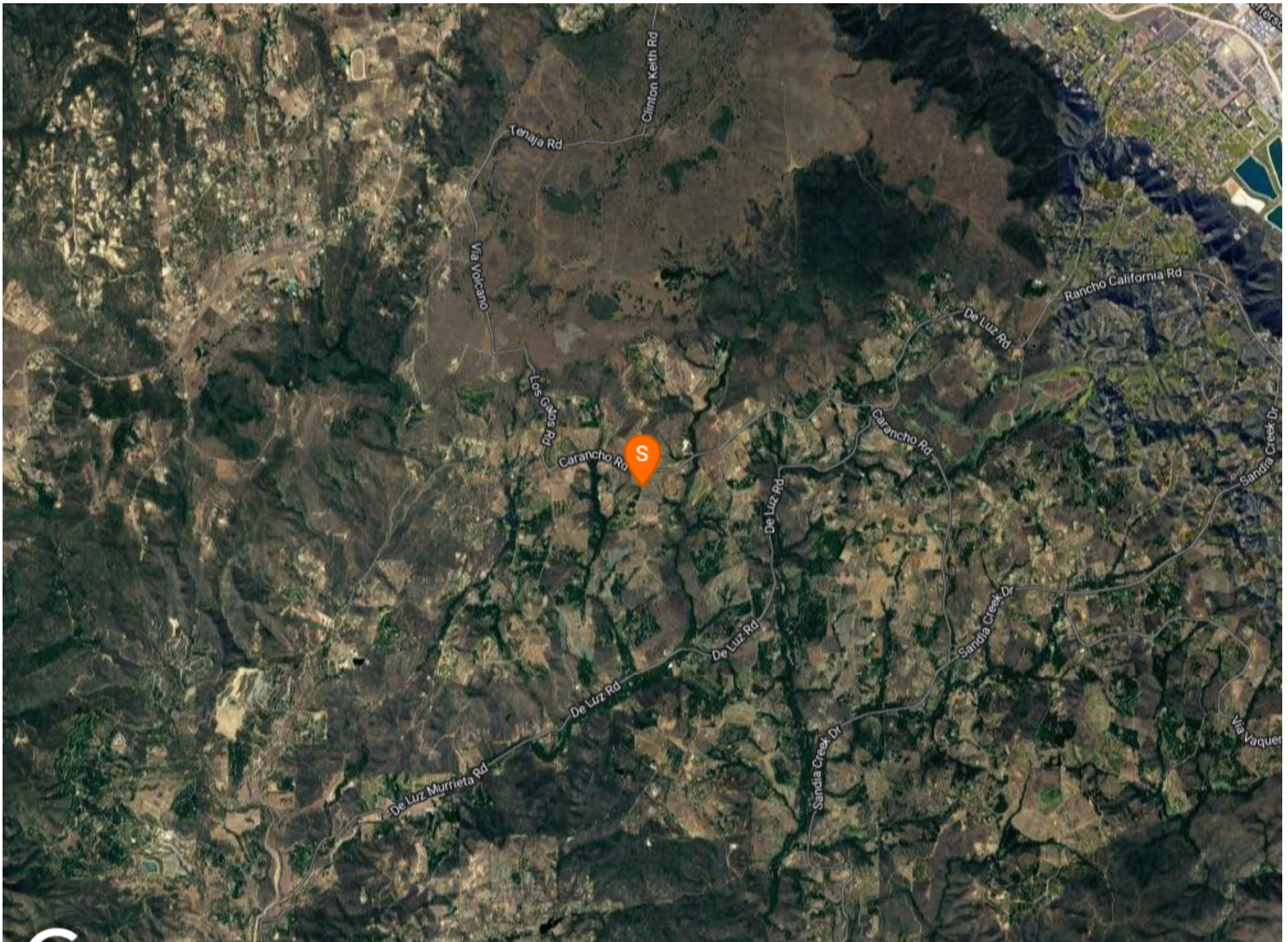
- The Median household income of a Temecula resident is \$78,535 a year. The US average is \$53,482 a year.
- Temecula has a 2020 population of 115,202. Temecula is currently growing at a rate of 0.13% annually and its population has increased by 14.40% since the most recent census, which recorded a population of 100,703 in 2010.
- Rated one of the top 20 least expensive cities to do business in California by the Kosmont-Rose Institute, Temecula remains the ideal city for relocating, expanding, and developing a new project in Southern California

Regional Map



Locator Map







UNIT 1 HOME INSPIRATION



UNIT 2 HOME INSPIRATION



VINEYARDS



ROCK STEP UPS



INFINITY POOL



COVERED OUTDOOR DINING



BARN INSPIRATION



DRAWN BY: TIANA RAE DESIGNS
CONCEPTUAL SITE PLAN AND UNIT LAYOUTS NTS



03

Demographics

- Demographics
- Demographic Charts



4110 Markham Dr
Temecula, CA 92592
P.O. Box 8117
Temecula, CA 92590
(951) 691-4400
www.rwgroup.com



Location Map



Scale: 1" = 2' Interval



Professional Survey by
RW 1994 (California
Surveyor License No. 1000)
RW 1995 (California
Surveyor License No. 1000)
Survey Boundaries with RW Boundary

Legend

- Parcel
- Road
- Label
- ContourLines
- Contour Line
- Contour Line
- Contour Line
- Contour Line

nearmap, us |

- RGB
- Red: Road
- Green: Green
- Blue: Blue



SanDiego County Water District
11111
11111
11111

27 ACRES OF VACANT LAND IN TEMECULA

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	40	811	3,328
2010 Population	128	1,155	5,853
2021 Population	135	1,228	6,314
2026 Population	140	1,319	6,642
2021 African American	4	27	154
2021 American Indian	1	8	48
2021 Asian	6	73	321
2021 Hispanic	27	448	1,810
2021 Other Race	7	196	724
2021 White	109	857	4,738
2021 Multiracial	7	65	318
2021-2026: Population: Growth Rate	3.65 %	7.20 %	5.10 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1	21	59
\$15,000-\$24,999	1	23	67
\$25,000-\$34,999	2	23	105
\$35,000-\$49,999	1	29	104
\$50,000-\$74,999	3	42	200
\$75,000-\$99,999	8	65	280
\$100,000-\$149,999	12	72	440
\$150,000-\$199,999	8	35	197
\$200,000 or greater	20	85	583
Median HH Income	\$150,000	\$97,252	\$117,883
Average HH Income	\$194,233	\$139,177	\$175,842

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	21	302	1,280
2010 Total Households	52	399	1,934
2021 Total Households	54	394	2,037
2026 Total Households	56	420	2,130
2021 Average Household Size	2.46	3.09	3.07
2000 Owner Occupied Housing	16	148	770
2000 Renter Occupied Housing	2	112	355
2021 Owner Occupied Housing	47	235	1,551
2021 Renter Occupied Housing	7	160	486
2021 Vacant Housing	11	41	220
2021 Total Housing	65	435	2,257
2026 Owner Occupied Housing	49	246	1,615
2026 Renter Occupied Housing	7	175	515
2026 Vacant Housing	11	45	240
2026 Total Housing	67	465	2,370
2021-2026: Households: Growth Rate	3.65 %	6.45 %	4.50 %

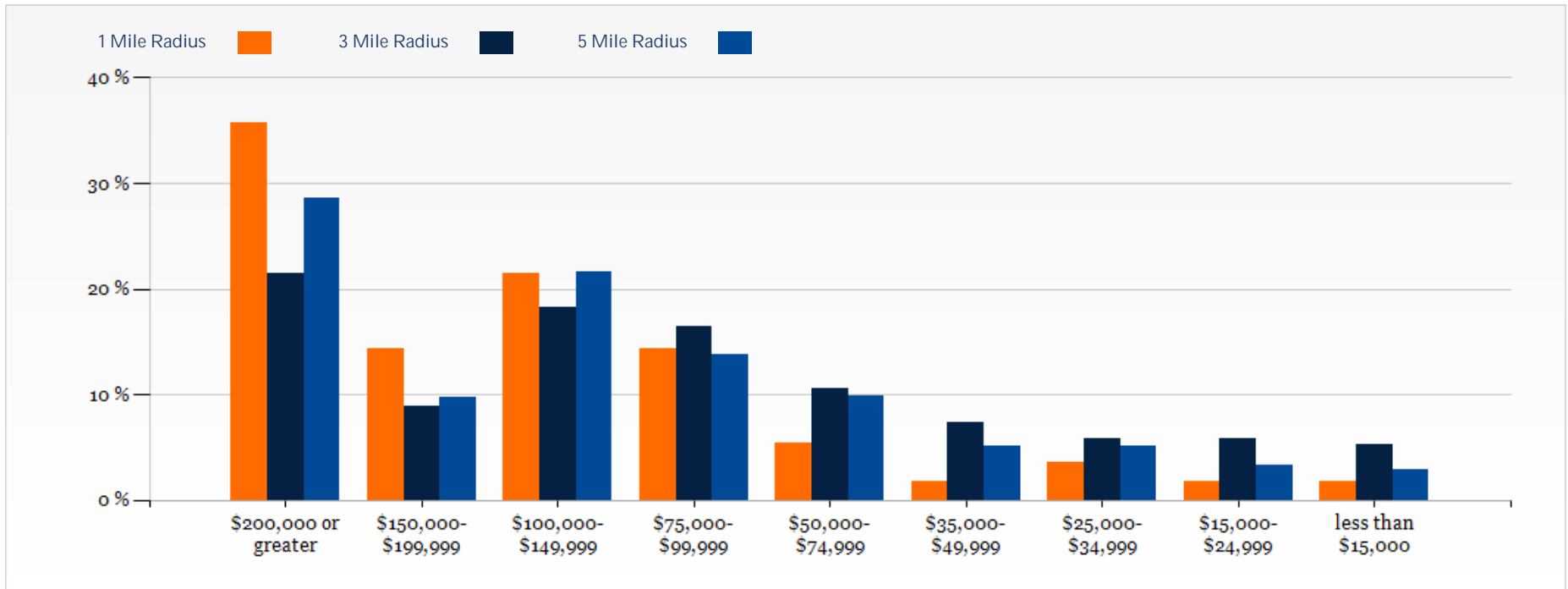
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	4	64	286
2021 Population Age 35-39	8	71	393
2021 Population Age 40-44	12	76	415
2021 Population Age 45-49	13	90	455
2021 Population Age 50-54	10	84	461
2021 Population Age 55-59	9	84	460
2021 Population Age 60-64	8	79	460
2021 Population Age 65-69	8	75	409
2021 Population Age 70-74	6	63	339
2021 Population Age 75-79	3	42	240
2021 Population Age 80-84	2	23	131
2021 Population Age 85+	1	17	95
2021 Population Age 18+	97	937	4,848
2021 Median Age	42	41	44

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$77,582	\$94,858
Average Household Income 25-34	\$168,042	\$102,672	\$133,086
Median Household Income 35-44	\$161,791	\$118,181	\$146,685
Average Household Income 35-44	\$193,129	\$155,351	\$192,756
Median Household Income 45-54	\$189,175	\$132,608	\$159,294
Average Household Income 45-54	\$227,324	\$175,596	\$217,084
Median Household Income 55-64	\$200,001	\$107,678	\$135,010
Average Household Income 55-64	\$213,777	\$155,920	\$203,064
Median Household Income 65-74	\$108,723	\$82,177	\$99,734
Average Household Income 65-74	\$162,043	\$118,700	\$148,281
Average Household Income 75+	\$112,002	\$86,651	\$105,595

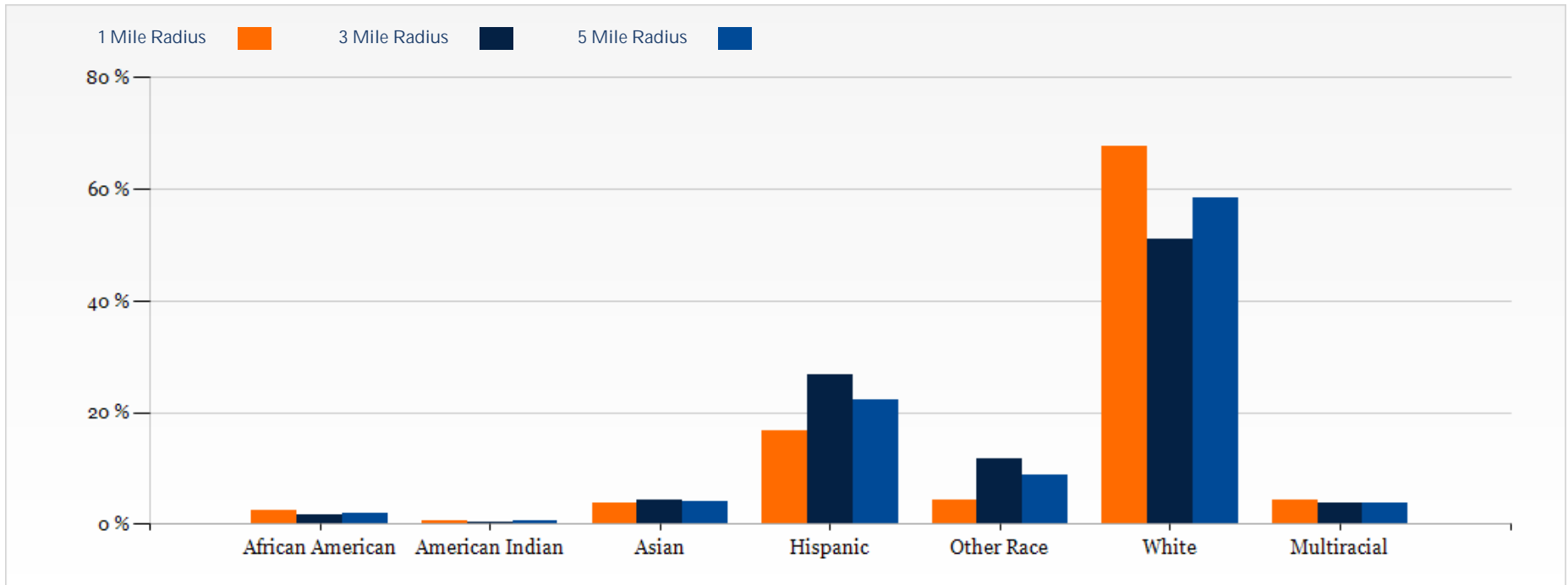
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4	68	262
2026 Population Age 35-39	8	85	436
2026 Population Age 40-44	12	94	556
2026 Population Age 45-49	14	89	485
2026 Population Age 50-54	10	83	423
2026 Population Age 55-59	8	80	427
2026 Population Age 60-64	7	83	429
2026 Population Age 65-69	8	82	455
2026 Population Age 70-74	7	69	388
2026 Population Age 75-79	5	53	294
2026 Population Age 80-84	2	32	176
2026 Population Age 85+	1	20	119
2026 Population Age 18+	101	1,008	5,118
2026 Median Age	42	41	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$118,327	\$82,113	\$98,609
Average Household Income 25-34	\$181,210	\$113,389	\$143,538
Median Household Income 35-44	\$178,325	\$126,954	\$154,252
Average Household Income 35-44	\$203,988	\$171,496	\$211,365
Median Household Income 45-54	\$200,001	\$144,369	\$175,641
Average Household Income 45-54	\$243,929	\$194,208	\$239,697
Median Household Income 55-64	\$200,001	\$115,485	\$148,418
Average Household Income 55-64	\$244,863	\$172,097	\$225,335
Median Household Income 65-74	\$133,333	\$91,145	\$109,568
Average Household Income 65-74	\$186,304	\$140,103	\$172,823
Average Household Income 75+	\$146,495	\$102,830	\$125,949

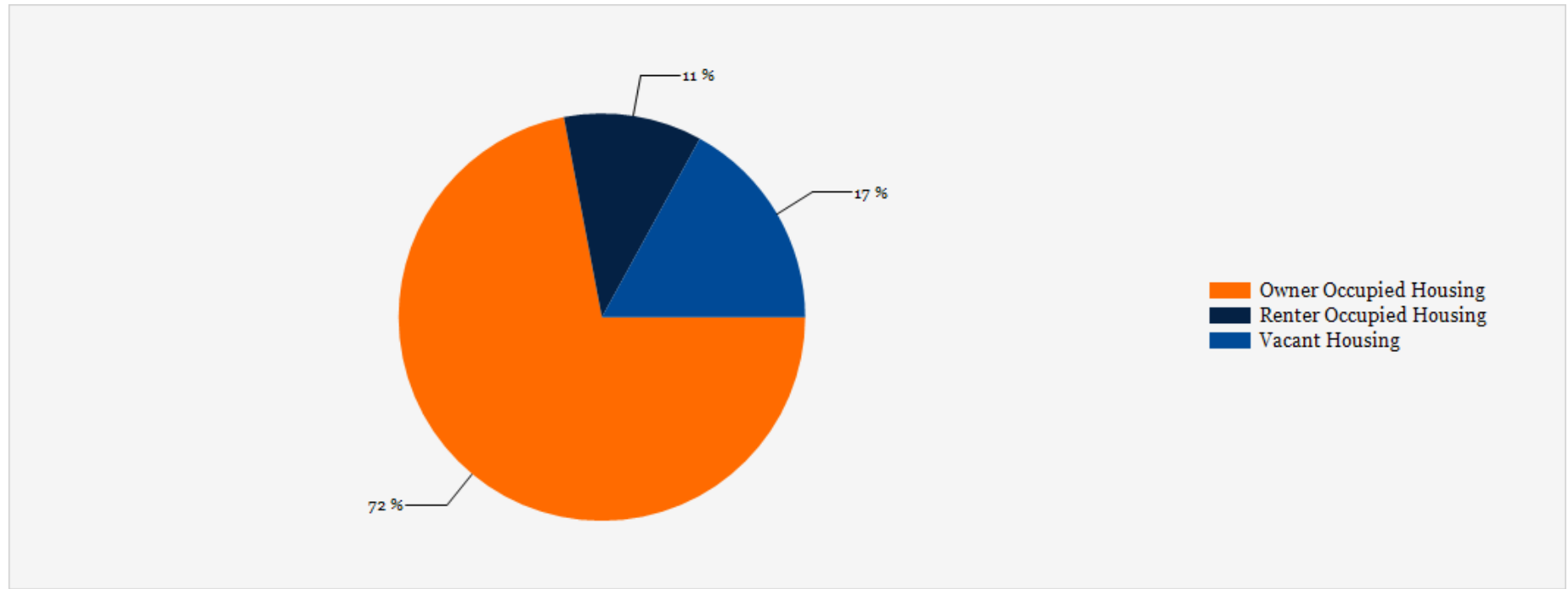
2021 Household Income



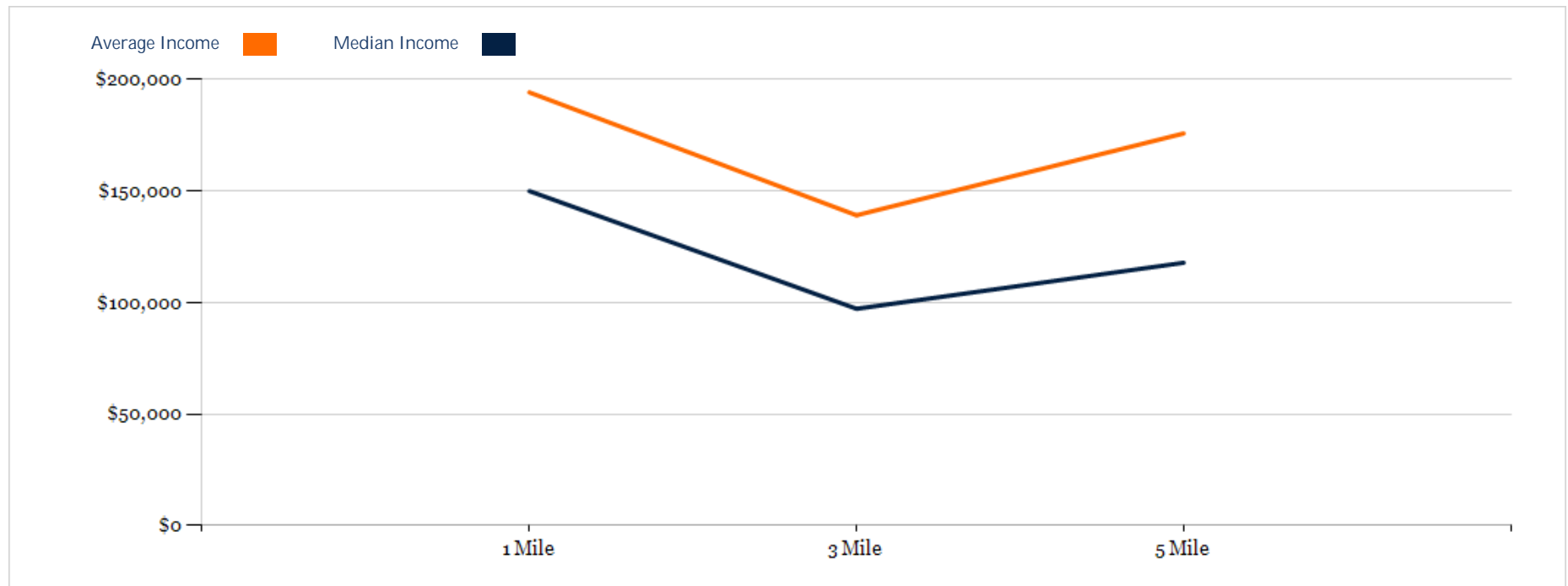
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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