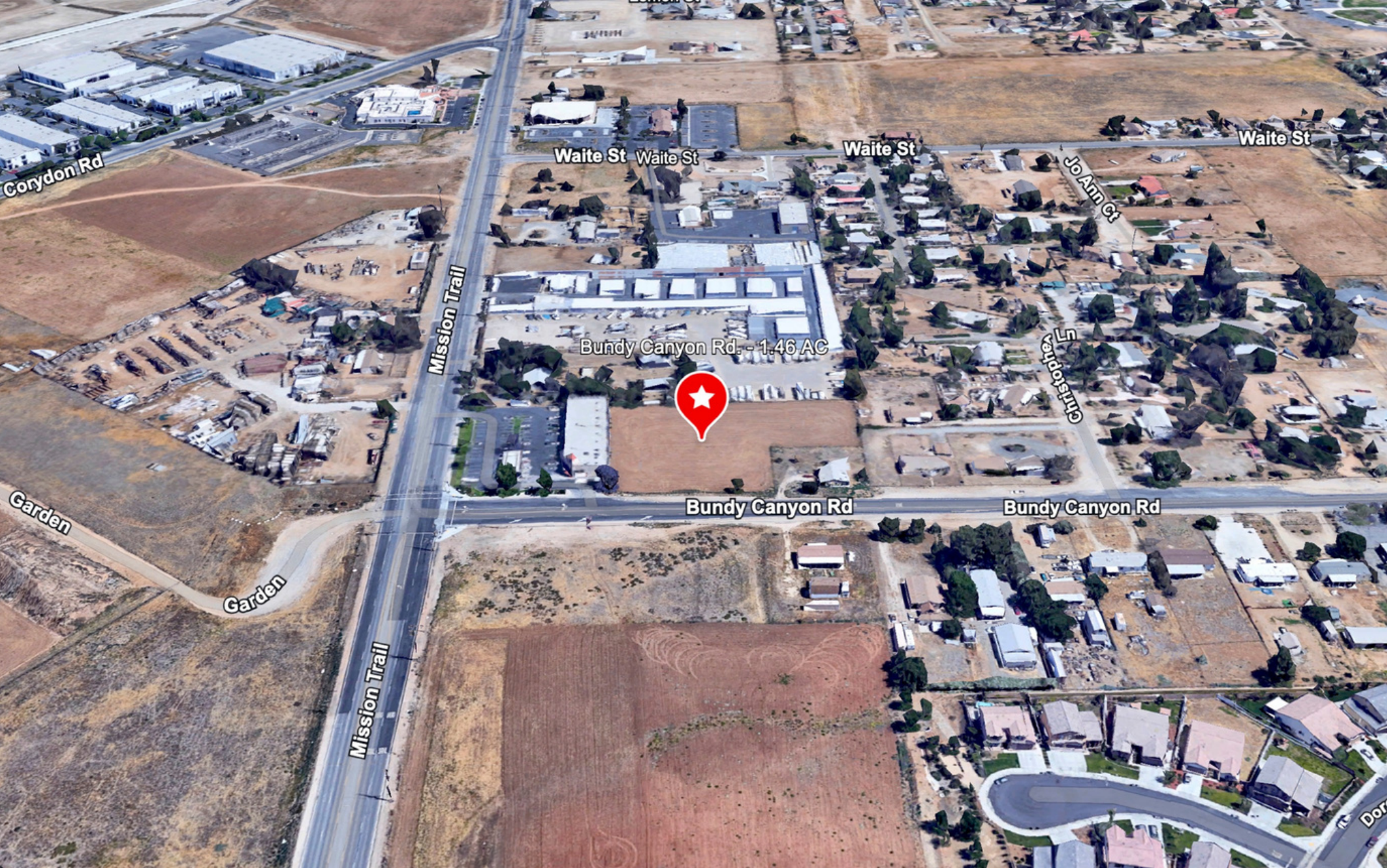




Commercial/Retail Development Opportunity

1.46 Acres Of Commercially Zoned Land with Conceptual Plans

14 Bundy Canyon Road, Wildomar, CA 92570

Offered at \$900,000

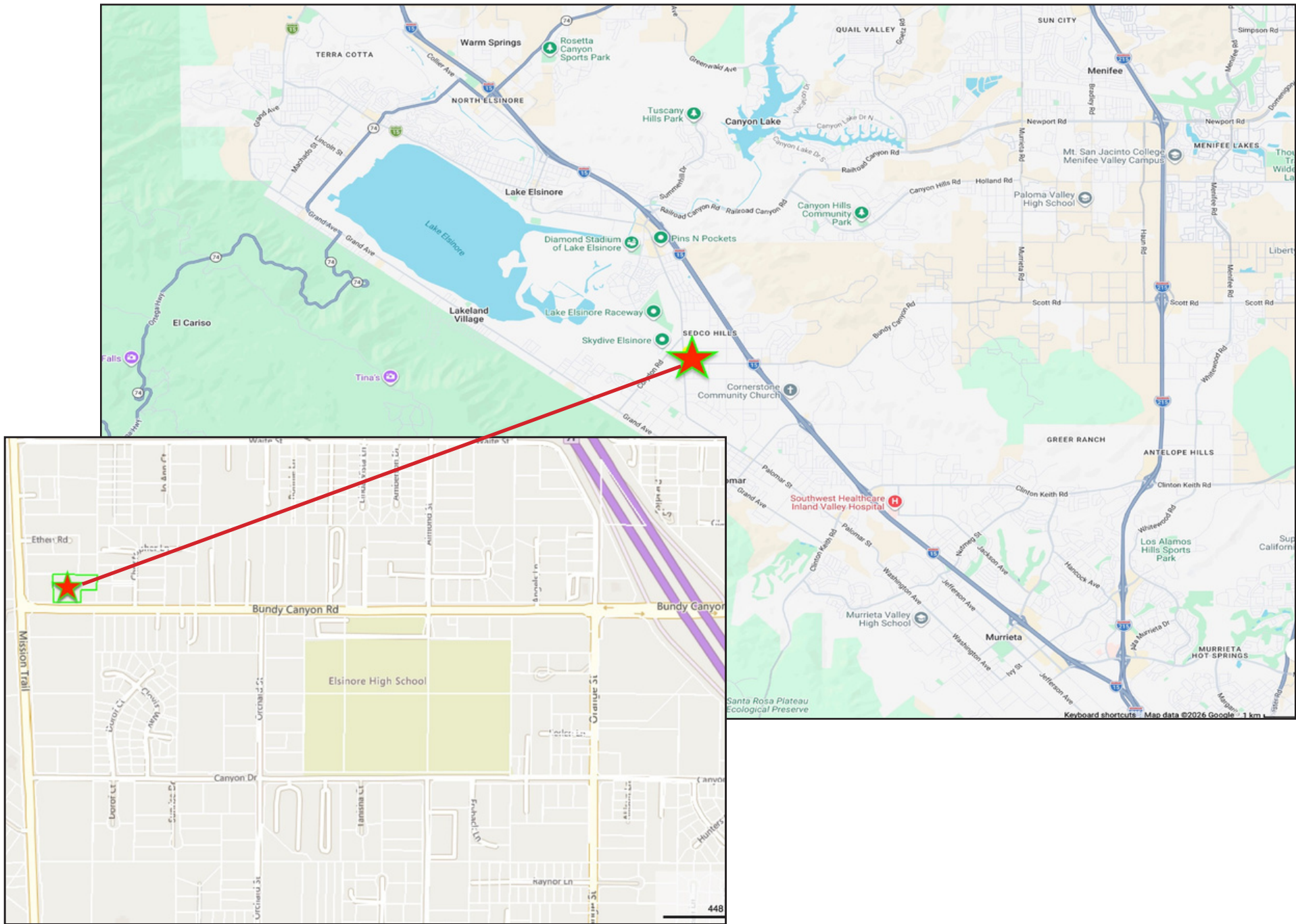
Garren Daniels

eXp Realty

(831) 521-5104

Garren@gdcapital.pro

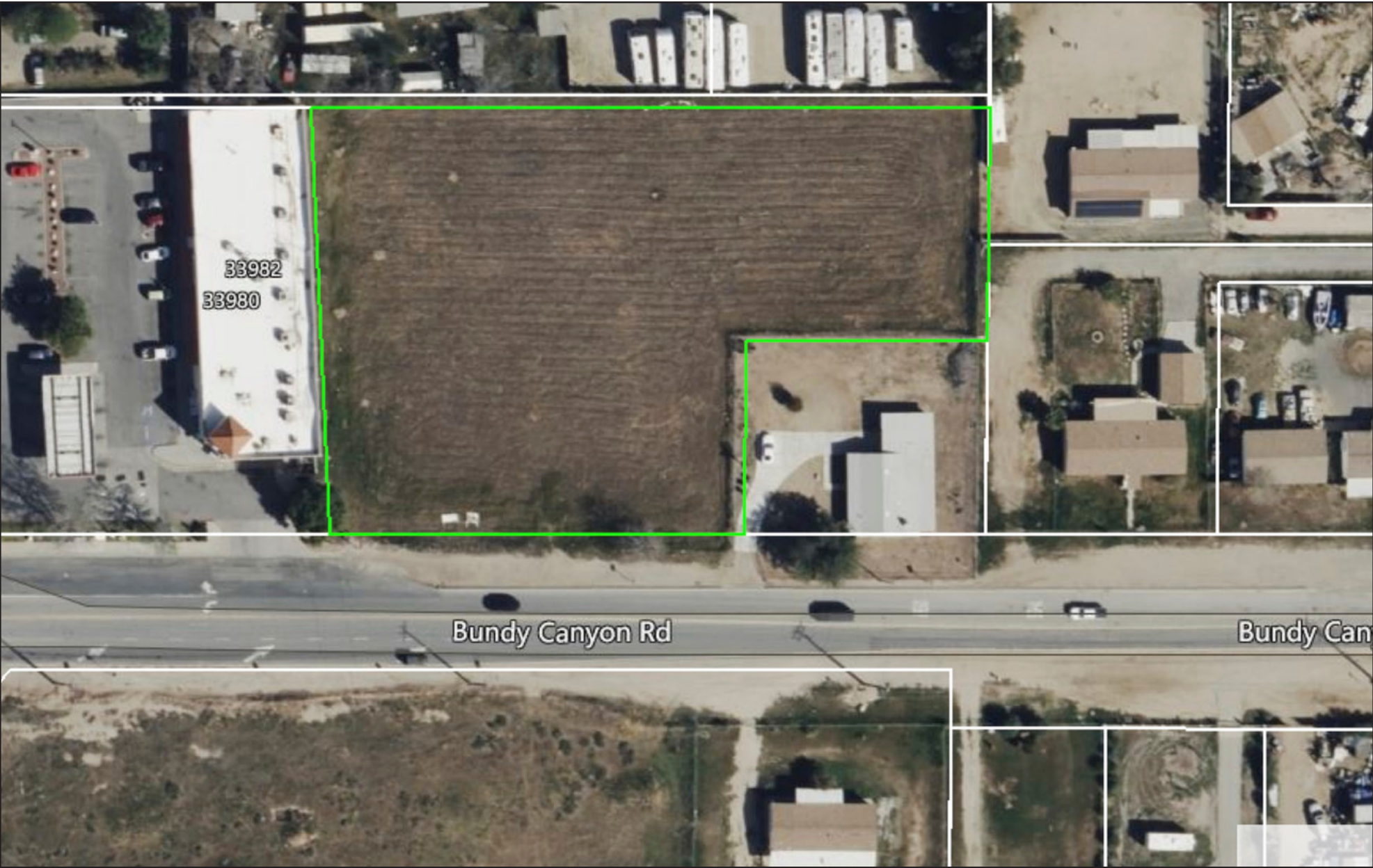
PROPERTY LOCATION MAP



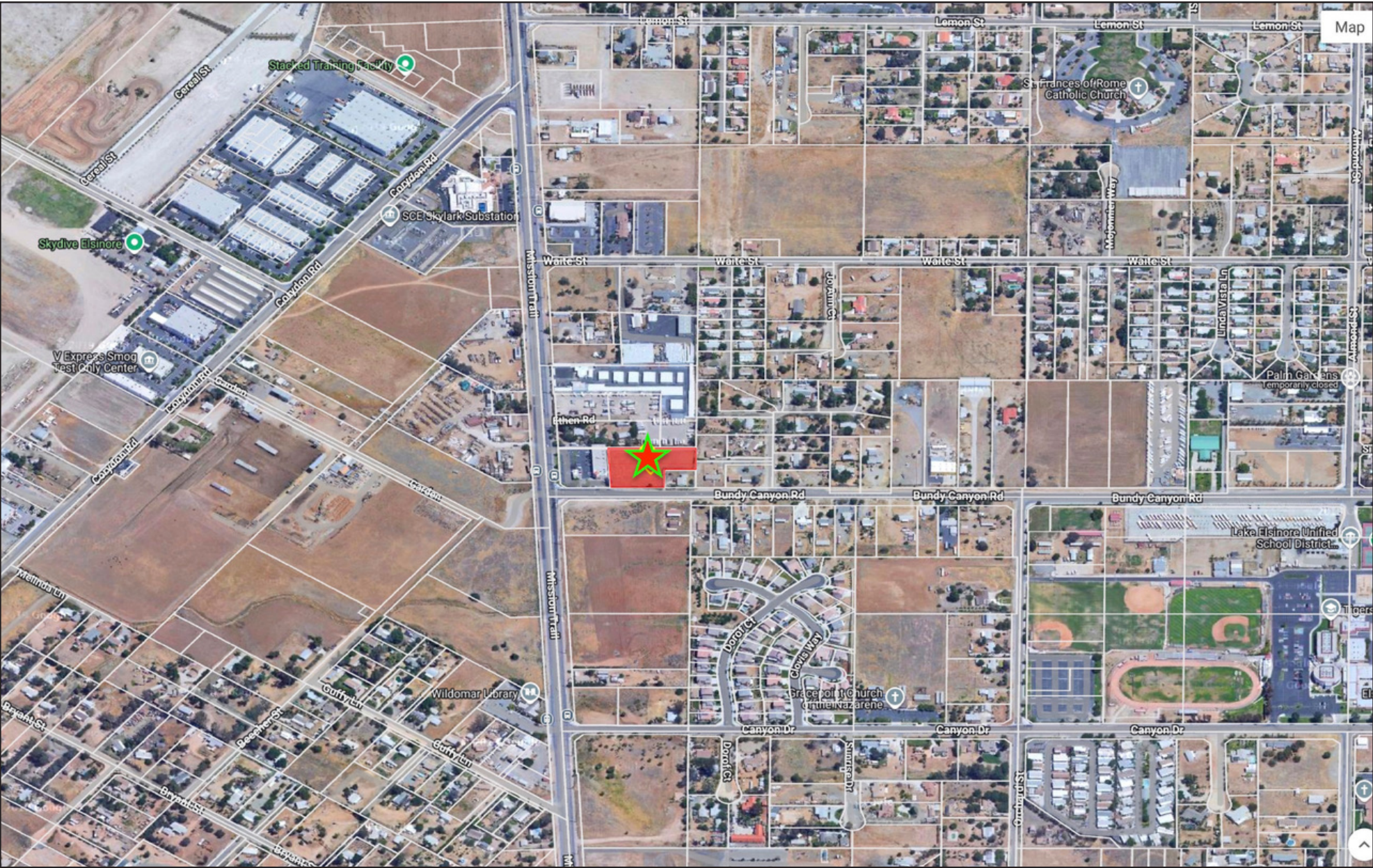
PROPERTY PHOTOGRAPHS



PROPERTY AERIAL

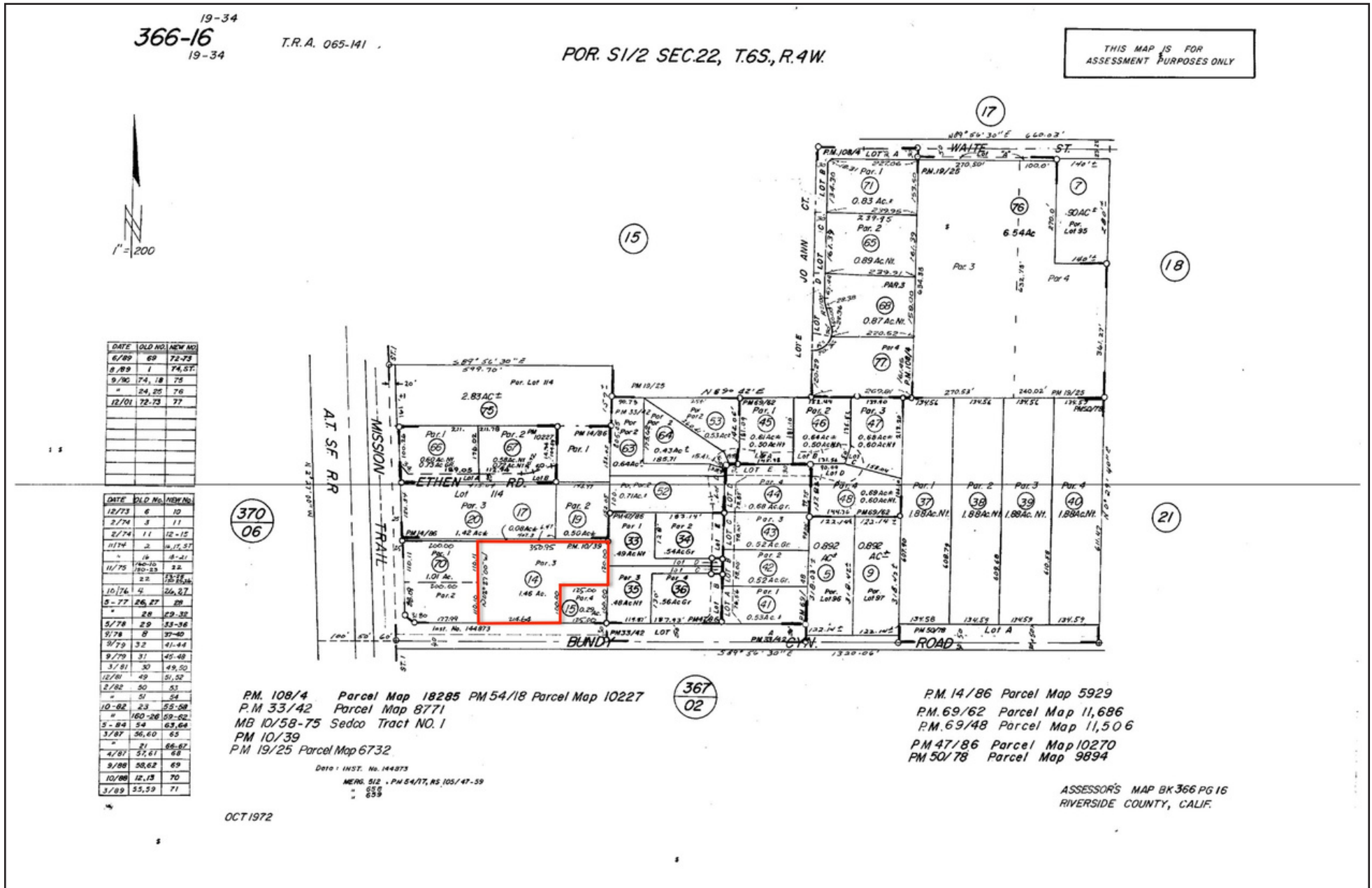


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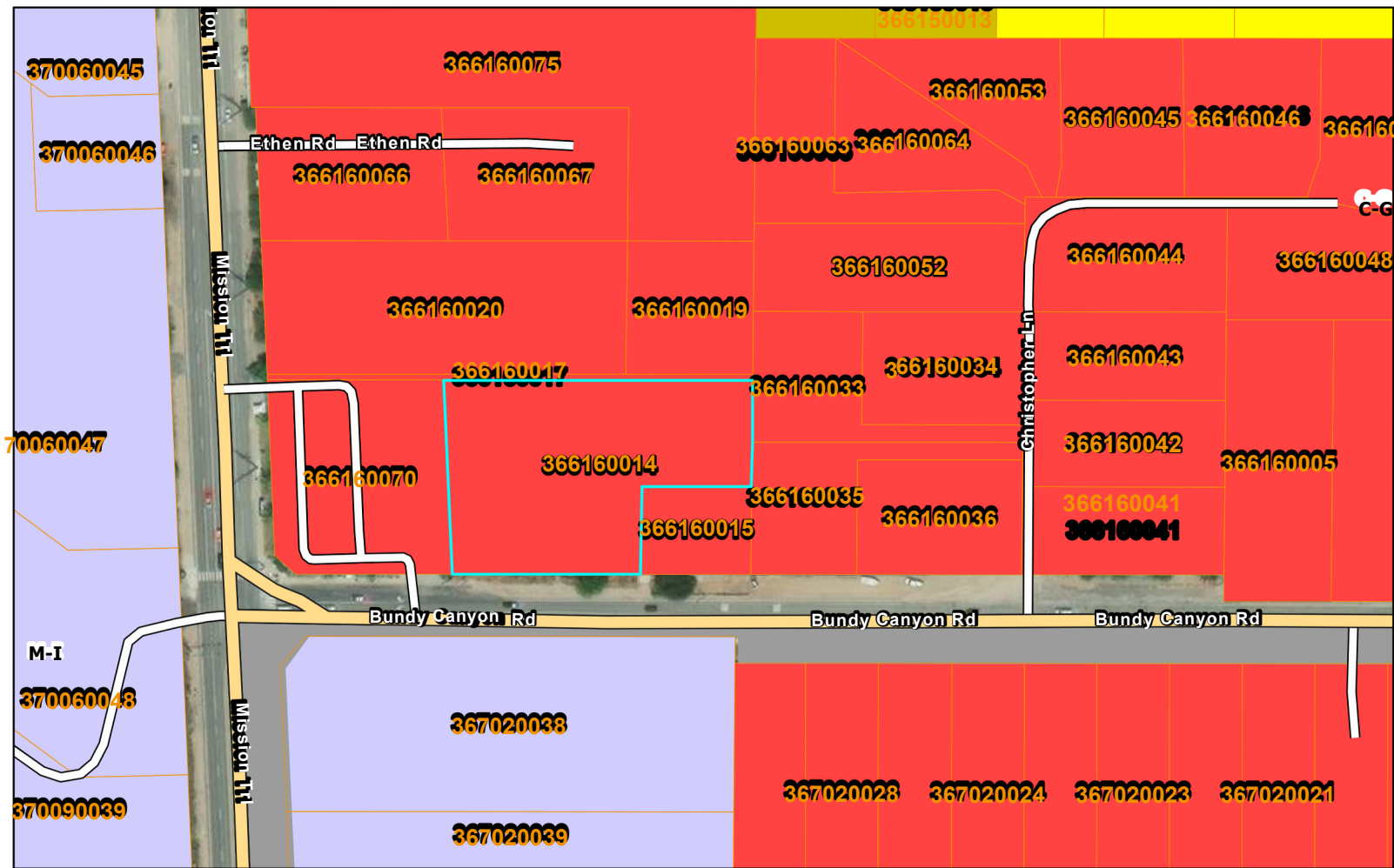
Wildomar - 1.46 AC Commercial/Retail Development Opportunity

PARCEL MAP



ZONING: C-G

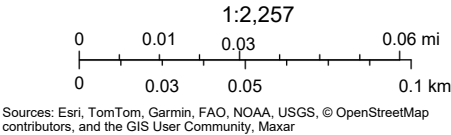
Wildomar - BundyCanyonRd - Zoning



6/20/2025, 3:32:10 PM

Addresses Zoning

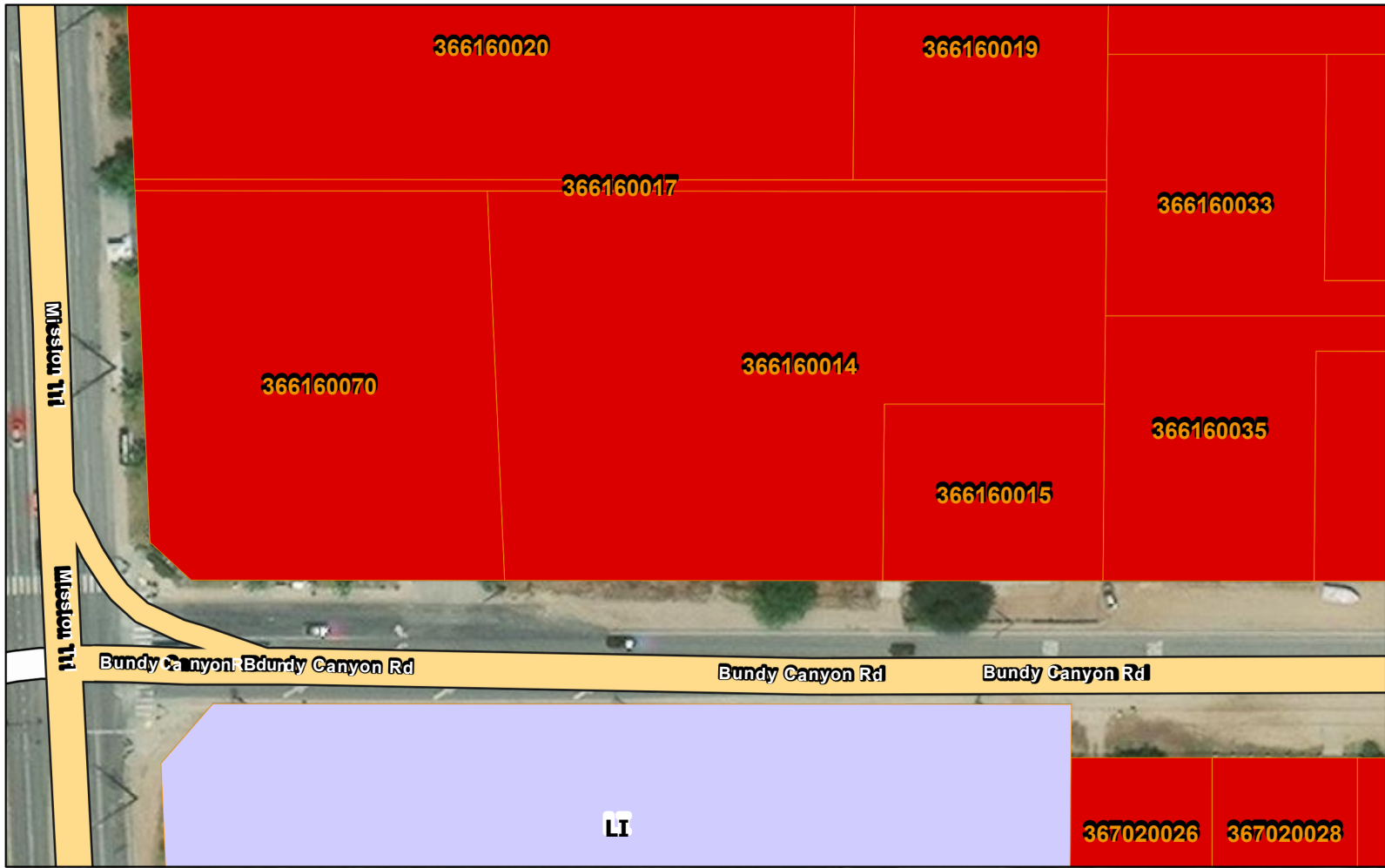
Parcels
 C-G
 M-I
 R-1
 R-2
 City Boundary
 ROW



City of Wildomar
City of Wildomar

GENERAL PLAN LAND USE: C-R

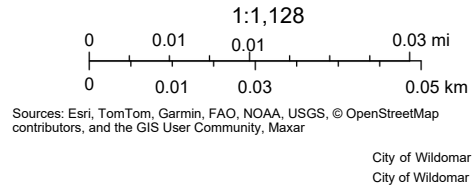
Wildomar - Bundy Canyon Rd - GPLU: C-R [Commercial Retail]



3/13/2025, 2:28:51 PM

Parcels LI: Light Industrial

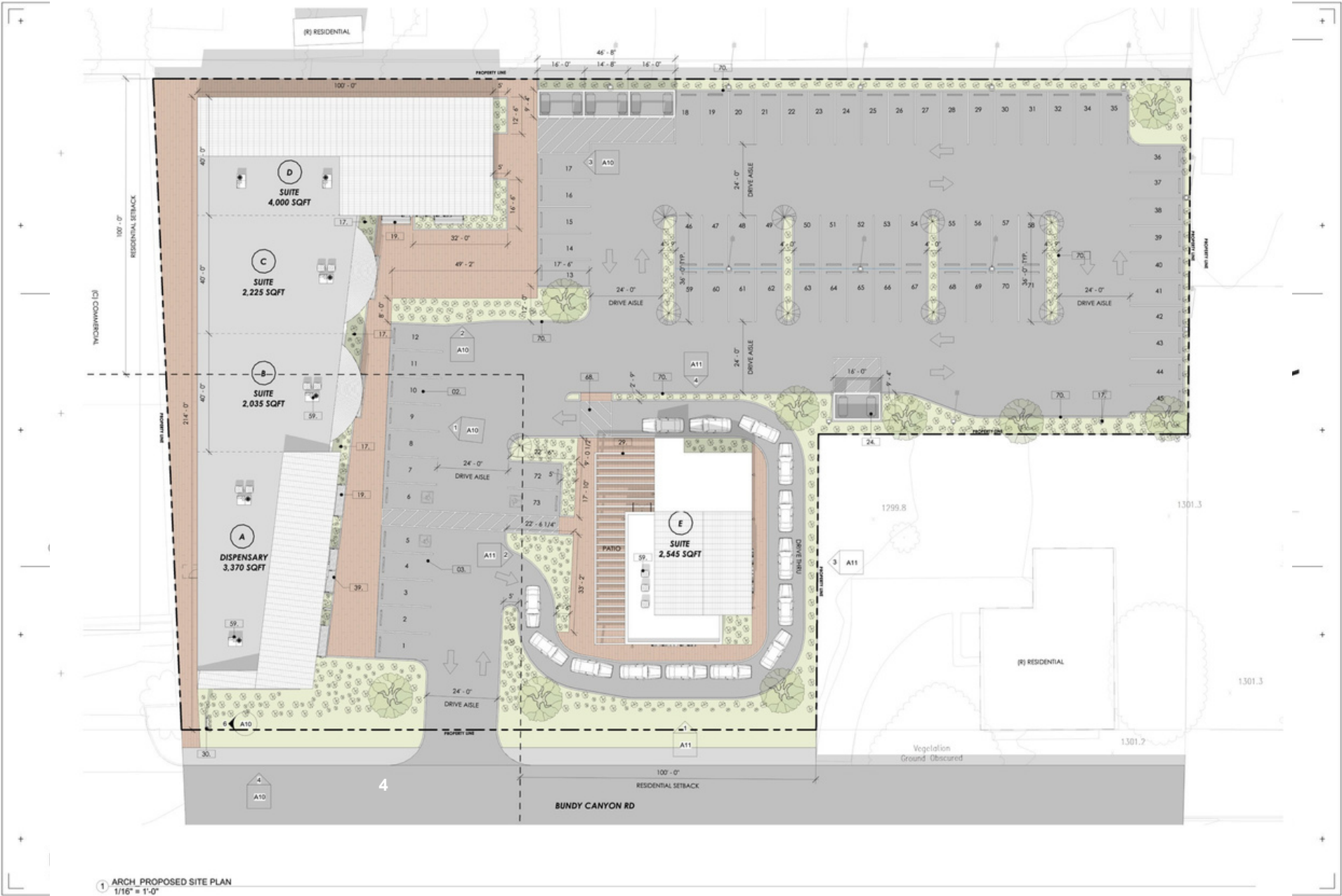
General Plan Land Use
CR: Commercial Retail







CONCEPTUAL PLANS - SITE PLAN



BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT INFORMATION

OWNER: MORRIS W. CALDWELL TRUST, OR SUCCESSOR IN TRUST UNDER THE MORRIS W. CALDWELL LIVING TRUST,
DATED JUNE 21, 2011
PROJECT NAME: BUNDY CANYON ROAD
PROJECT ADDRESS: VACANT
CITY: WILSON, CA 92595

CLIENT INFORMATION

CLIENT NAME: SUNSHINE PROPERTY INVESTMENTS, LLC
ADDRESS: 3407 E STREET
SAN DIEGO, CA 92102
PHONE: 619-555-0790

ASSESSOR'S PARCEL NO.

APN 366-160-014

BENCHMARK

BENCHMARK: MAP7_SCON_C11998 CORS APP
DESCRIPTION: CONTINUOUSLY OPERATING REFERENCE STATION (CORS) LOCATED IN CALIFORNIA AS PER NGS DATA SHEET.
NAVD 88 ELEVATION: 1061.92

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCSK, ZONE 6, BASED LOCALLY ON CONTROL STATION "CHP" AND "WJF" AND ADJUSTED 2011 EPOCH 2010.00 AS PER NGS DATA SHEET. BEING N79°34'24"E

VICINITY MAP



LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	STREET CENTERLINE
	EASEMENT
	EXISTING CONCRETE
	EXISTING SPOT ELEVATION
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING CLEAN OUT
	EXISTING DRAIN
	EXISTING UTILITY BOX
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	EDGE OF PAVEMENT
	CHAIN LINK FENCE
	FINISH OF GRADE
	FRESH SURFACE
	ASPHALT PAVEMENT
	FD MONUMENT AS NOTED HEREON
	RECORD INFORMATION PER PARCEL MAP NO.
	5325, PMB 10/29
	RESTRICTED ACCESS PER PW 10/29

EASEMENT NOTES

- EXCISEMENT FOR WATER LINE PURPOSES FOR INSTRUMENT NO. 71860 RECORDED APRIL 26, 1977
- ADJUTER'S RIGHT FOR PARCEL MAP NO. 5325, MB 1029, THE LOCATION OF THE ACCESS OPENING IS NOT DETINED ON PW 10/29

EXHIBIT NOTES

- NO EXISTING UTILITY RESEARCH WAS CONDUCTED, THEREFORE THIS EXHIBIT SHOULD NOT BE RELIED UPON FOR THE DEPICTION OF THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION AND AS OTHERWISE REQUIRED BY LAW.
- THE EXCISEMENT(S) PLOTTED FOR FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO. 105-105449-5A1, DATED APRIL 22, 2021

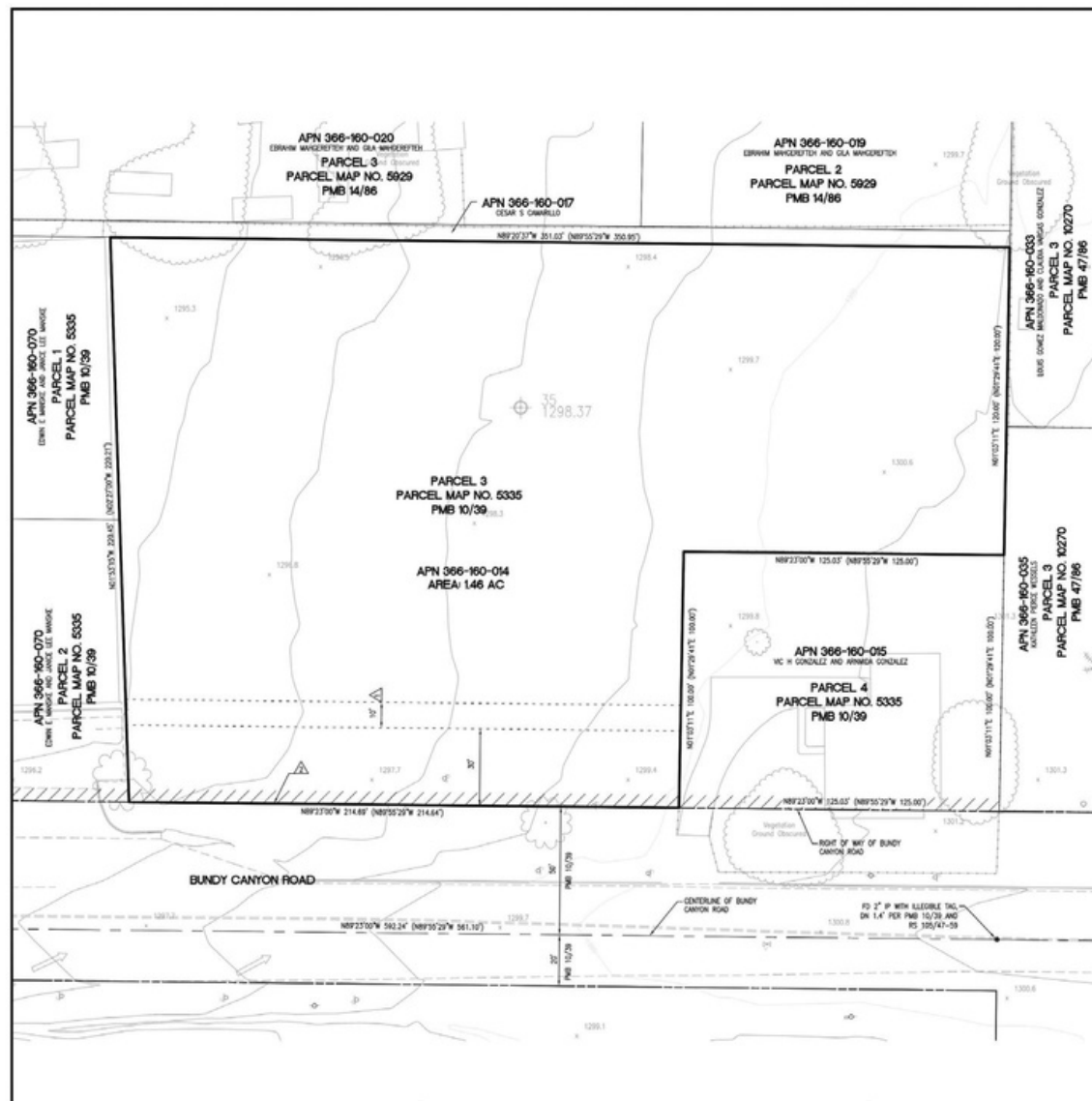
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF WILSON, COUNTY OF INDIANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL(S) 3 OF PARCEL MAP NO. 5325, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE(S) 3A, OF PARCEL MAPS, RECORDS OF INDIANO COUNTY, CALIFORNIA.



GRAPHIC SCALE
1" = 40'



FOR MORE INFORMATION
AND TO SUBMIT YOUR OFFER
CONTACT:

Garren Daniels ~ Exclusive Listing Agent
(831) 521-5104 ~ 14 Bundy Canyon Road
Garren@gdcapital.pro

DRE# 02213829

eXp Realty of Southern California, Inc.