Excellent Residential Development Opportunity In A Fast Growing Community

APN 329-320-020 & 023, Menifee Road cross Watson Road , Menifee, CA 92585

Exclusive Listing

LAND FOR SALE



Property Overview

Asking Price	**$1,080,000**
Terms	All Cash/Cash to New Loan
APN	329320020 & 329320023
Lot Size	±13.39 Acres
Zoning	RR1
Frontage on Menifee Rd	±1233 Ft
Frontage on Watson Rd	±460 Ft
Below data provided by Esri and Infogroup:	
Population within 3 miles	±32,004
Median household income	±$64,753
Average household size	±3.3
Median age	±36.1

PINNACLE REAL ESTATE GROUP

The information has been obtained from sources we believe to be reliable but no guaranteed of the accuracy. Buyer shall verify the information and perform independent evaluations, analyses, and investigations.

For more information, please contact listing broker:

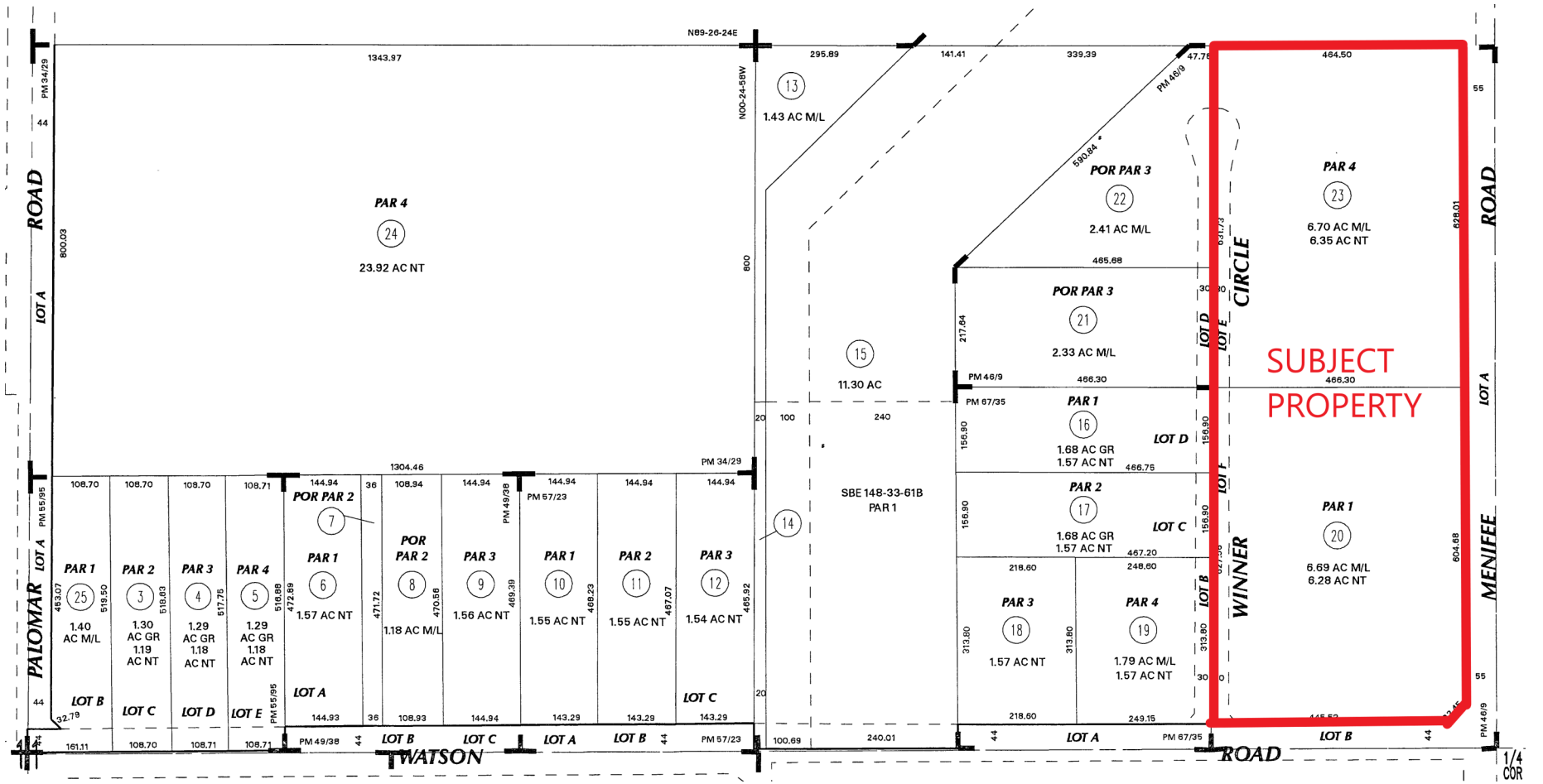
Hubert King, Broker Manager, CCIM, CPM, Cal DRE #00553474

Cell: 626-298-1267, hking.cpm@gmail.com

Doresa Wang, Senior Investment Consultant, CCIM, Cal DRE #01523172

Cell: 626-877-6866, doresawang@gmail.com

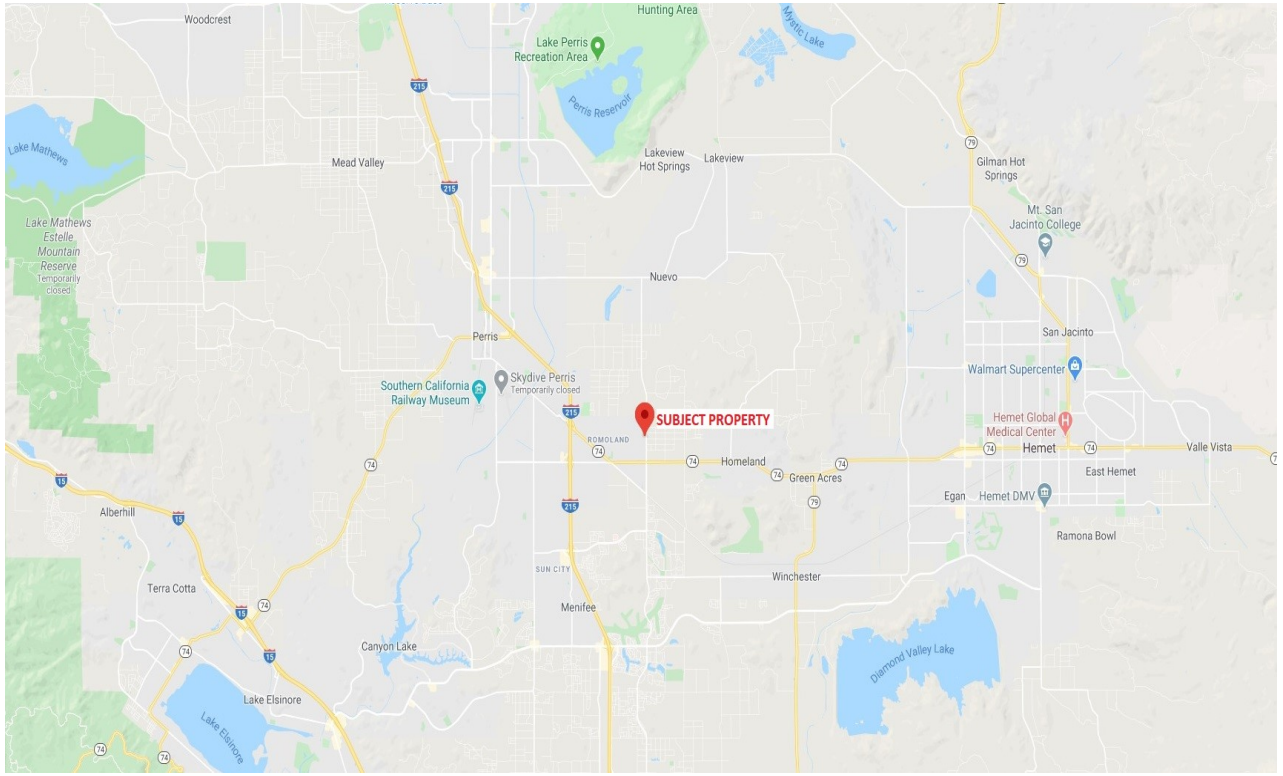
APN 329-320-020 & 023, Menifee Rd cross Watson Rd, CA 92585. For more info, contact Hubert King 626.298.1267, Doresa Wang 626.877.6866.



Property Detail Description:

Excellent residential development opportunity in the City of Menifee. RR1 zoning flat and side by side double lots in a rapid developing neighborhood close Freeway 215 and Highway 74. Menifee is one of the fastest growing cities in California. The lots are surrounding by single family houses, newer tract homes, Heritage High School and Romoland Library just a few minutes away. APN 329-320-020 (6.69 acres) and 329-320-023 (6.7 acres) total +- 13.39 acres, the price is for both lots and need to be sold together. According to current City land use category, RR1 zoning may allow one detached residence of 1 acre and may allow small scale home-based business operations; buyer to verify relevant information and desired future use with City.

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Infographic

28950 Watson Rd, Menifee, California, 92585 (3 miles)
28950 Watson Rd, Menifee, California, 92585
Ring of 3 miles

Doresa Wang, doresawang@gmail.com, 626.877.6866
Latitude: 33.75048
Longitude: -117.15499

KEY FACTS

32,004
Population

36.1
Median Age

3.3
Average Household Size

$64,753
Median Household Income

EDUCATION

23%
No High School Diploma

29%
High School Graduate

32%
Some College

16%
Bachelor's/Grad/Prof Degree

BUSINESS

398
Total Businesses

4,790
Total Employees

EMPLOYMENT

54%
White Collar

32%
Blue Collar

14%
Services

8.6%
Unemployment Rate

INCOME

$64,753
Median Household Income

$26,793
Per Capita Income

$175,663
Median Net Worth

Households By Income

The largest group: $50,000 - $74,999 (19.0%)
The smallest group: $200,000+ (6.0%)

Indicator ▲	Value	Diff
<$15,000	8.5%	-0.1%
$15,000 - $24,999	8.7%	+1.5%
$25,000 - $34,999	7.8%	+0.9%
$35,000 - $49,999	12.1%	+1.3%
$50,000 - $74,999	19.0%	+2.0%
$75,000 - $99,999	13.0%	-1.3%
$100,000 - $149,999	16.0%	-2.8%
$150,000 - $199,999	8.9%	+1.0%
$200,000+	6.0%	-2.5%

Bars show deviation from Riverside County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2021, 2026.

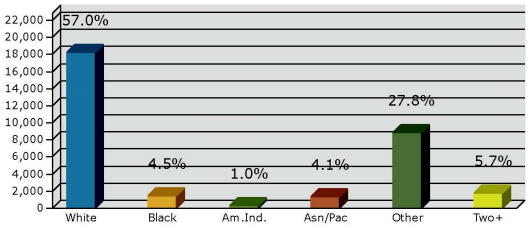
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Graphic Profile

28950 Watson Rd, Menifee, California, 92585
Ring: 3 mile radius

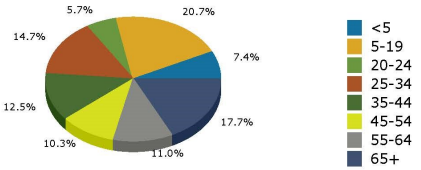
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2021 Population by Race

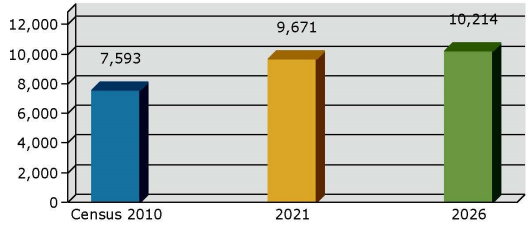


2021 Percent Hispanic Origin:54.3%

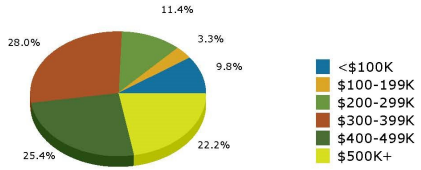
2021 Population by Age



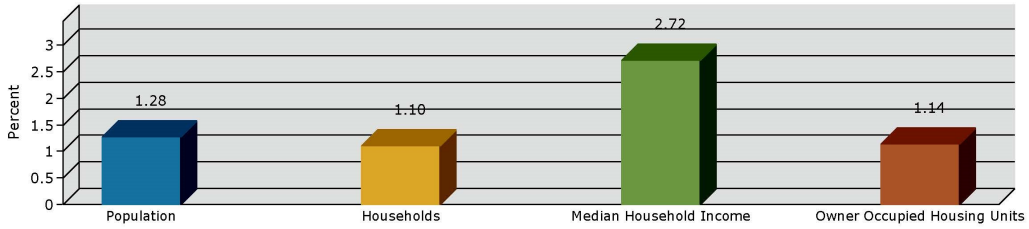
Households



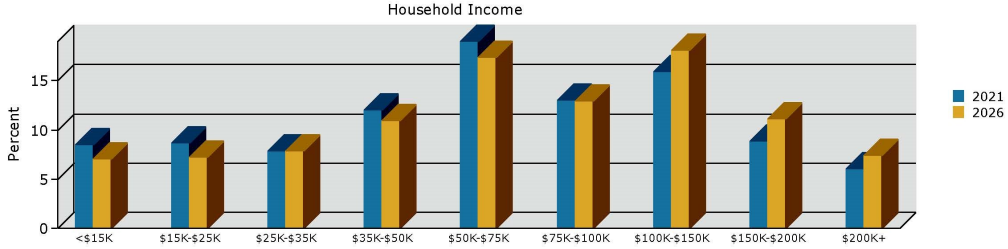
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

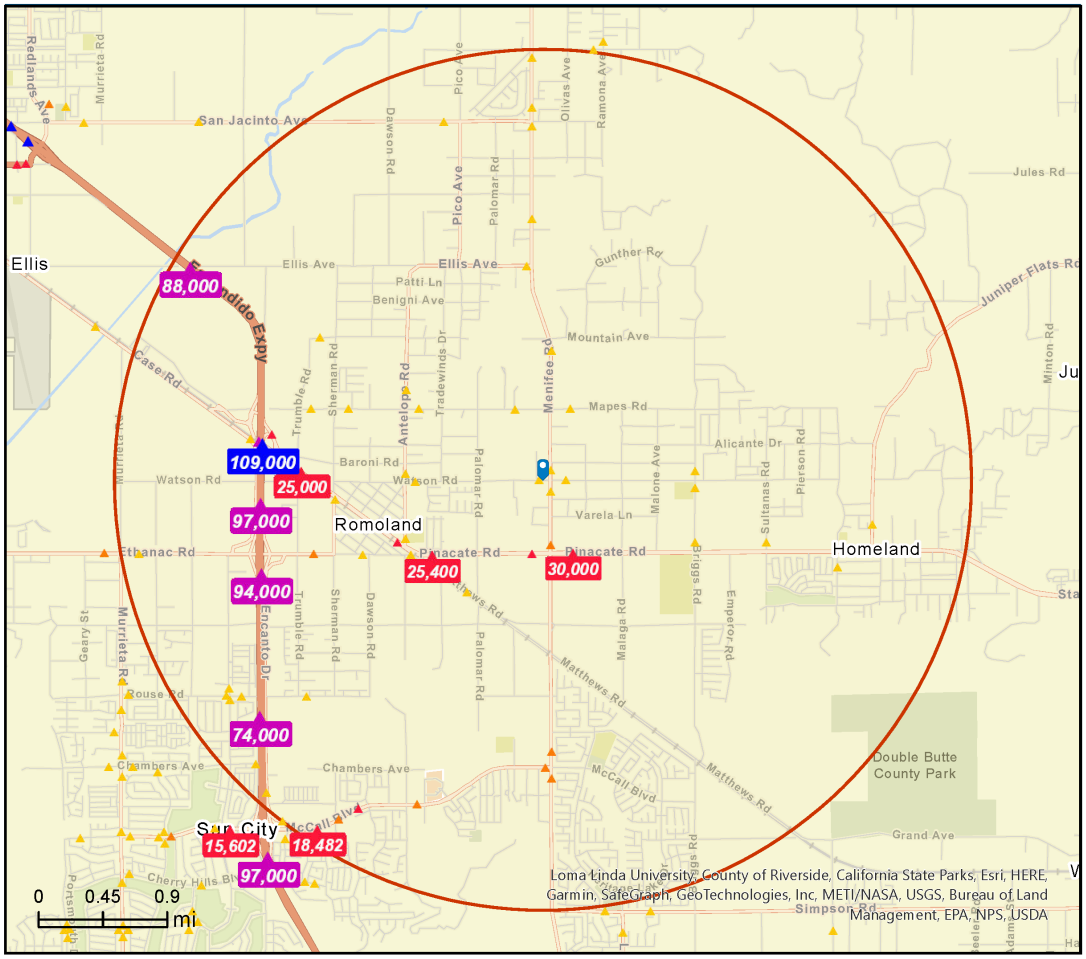
June 22, 2022

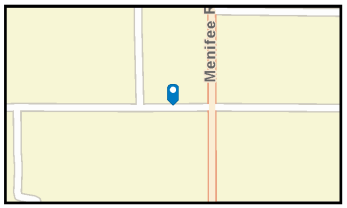
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Traffic Count Map

28950 Watson Rd, Menifee, California, 92585
Rings: 3 mile radii

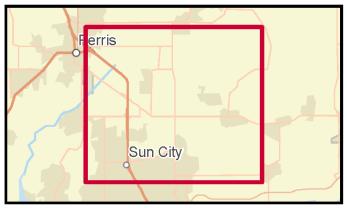
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Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2022 Kalibrate Technologies (Q1 2022).

June 22, 2022

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