

77.85 ACRES LOCATED IN TEMECULA'S WINERY DISTRICT

NWC of Borel Road & Avenida de Laura | Winchester, CA 92596



- Zoned Rural Residential (RR)
- Located in Temecula Valley Wine Country Policy Area – Winery District
- Permitted Uses Include Vineyards, Groves, Bed & Breakfast, Day Spa, Wedding Venue, and More
- Conceptual TM for 15 Estate Lots

**METROPOLITAN
WATER
DISTRICT**

**WRCRCA
OPEN
SPACE**

**RIVERSIDE
COUNTY**

Asking Price: \$3,950,000

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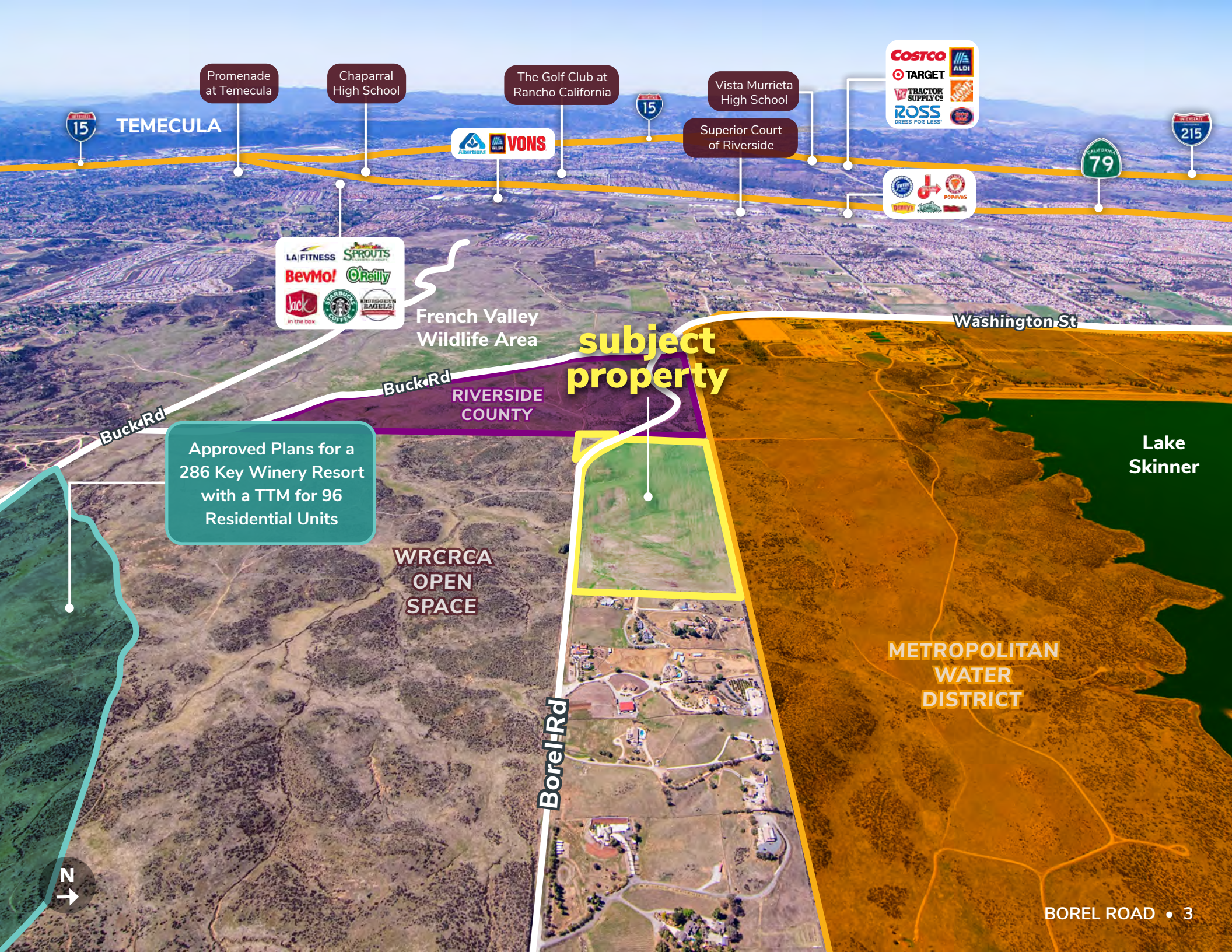
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TEMECULA

Promenade at Temecula

Chaparral High School

The Golf Club at Rancho California



Vista Murrieta High School

Superior Court of Riverside



French Valley Wildlife Area

subject property

Washington St

Buck Rd

RIVERSIDE COUNTY

Buck Rd

Approved Plans for a 286 Key Winery Resort with a TTM for 96 Residential Units

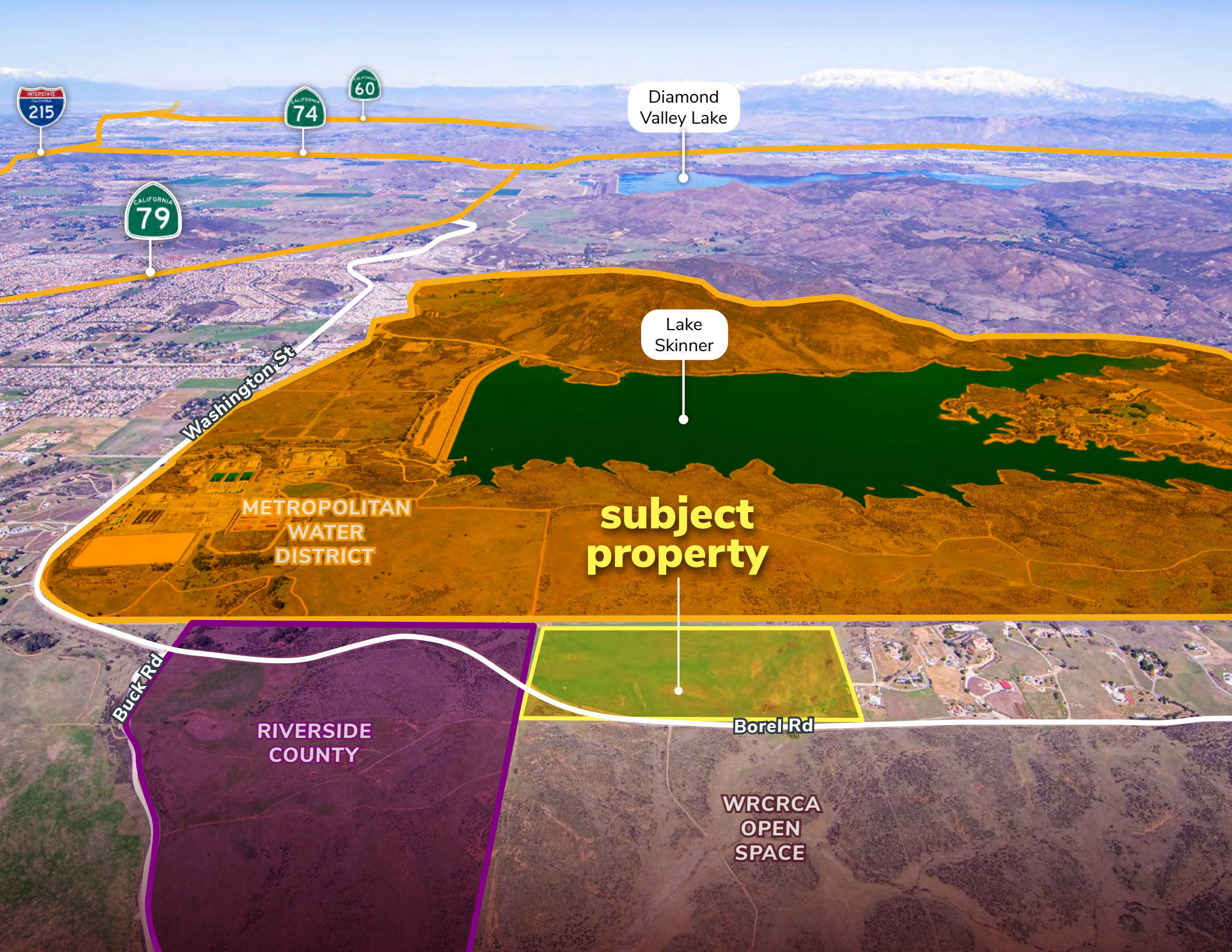
WRCRA OPEN SPACE

Borel Rd

Lake Skinner

METROPOLITAN WATER DISTRICT





Diamond Valley Lake



Lake Skinner

Washington St

METROPOLITAN
WATER
DISTRICT

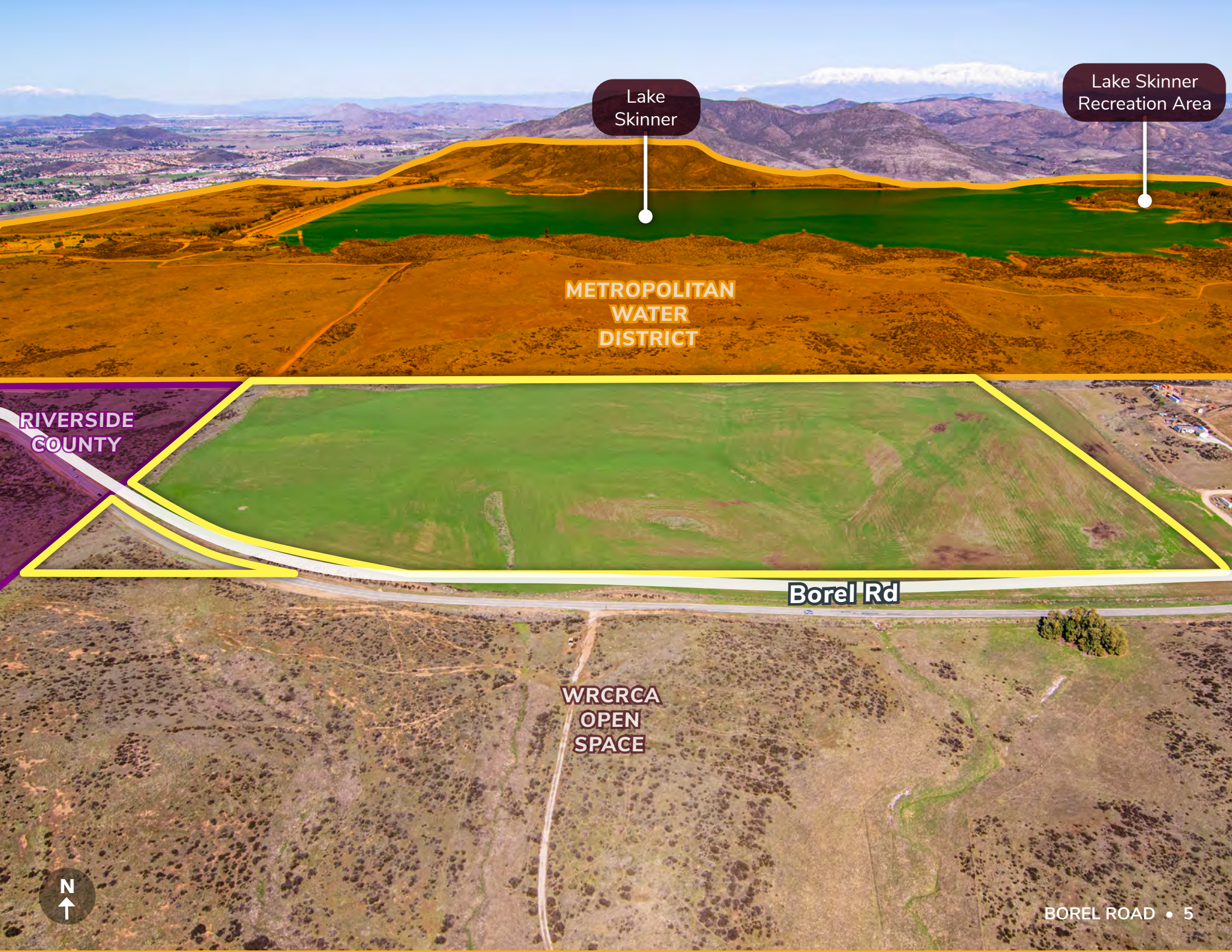
**subject
property**

Buck Rd

RIVERSIDE
COUNTY

Borel Rd

WRCRCA
OPEN
SPACE



Lake Skinner

Lake Skinner Recreation Area

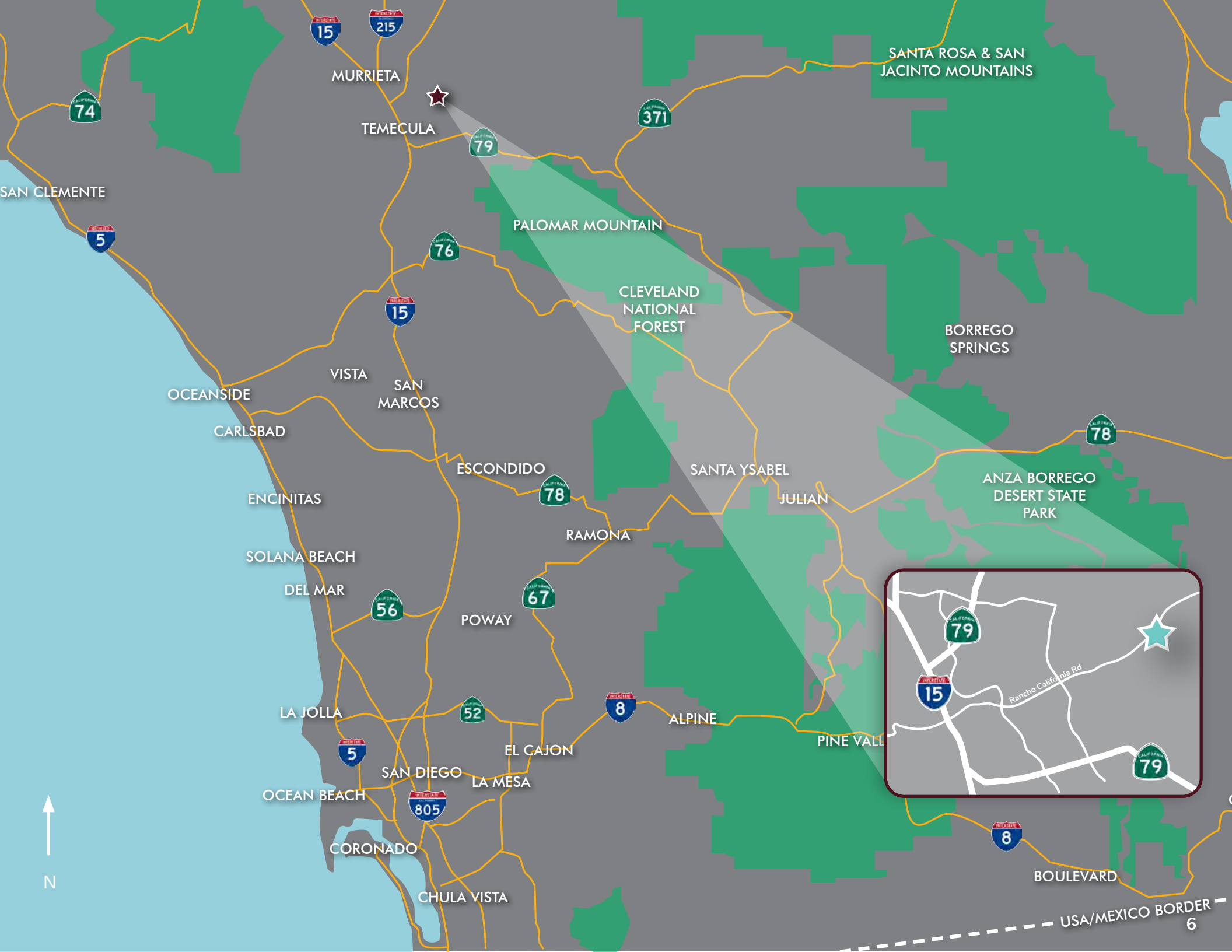
METROPOLITAN
WATER
DISTRICT

RIVERSIDE
COUNTY

Borel Rd

WRCRCA
OPEN
SPACE

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property information

property profile:

This nearly 78-acre property on Borel Road offers a unique opportunity in the thriving Greater Temecula region. Ideally located between Lake Skinner and Temecula Valley Wine Country, the land presents multiple potential uses, including a large-lot subdivision, spacious estate homes, or a variety of agricultural uses may be permitted, providing even more versatility for prospective buyers to explore.

property location:

The subject property is located on the northwest corner of Borel Road & Avenida de Laura. It is just a mere 15 minutes from Temecula's premier shopping, dining, and entertainment along the I-15 corridor, as well as Pechanga Resort and Old Town Temecula. Approximately 4 miles south of Lake Skinner and 5 miles east of the French Valley Airport offering great accessibility. The land is bordered on 3 sides by the county, the water district and open space.

jurisdiction:

County of Riverside

APN:

964-070-002	2.33 acres
964-070-003	75.52 acres
Total Acreage	77.85 acres

zoning:

Rural Residential (RR)

[Link to Zoning](#)

general plan:

Temecula Valley Wine Country Policy Area – Winery District

[Link to General Plan](#)

max height:

40' for single family residence
50' for all other structures

min. lot size:

10 acres (potential for smaller lots with clustering)

permitted uses:

Vineyards, groves, single-family home, bed & breakfast, wineries, hotels, resorts

current uses:

raw vacant land

school district:

Temecula Valley Unified School District

services:

Water- Rancho California Water District

Sewer- Eastern Municipal Water District

Gas- Southern California Gas Company

Electric- Southern California Edison

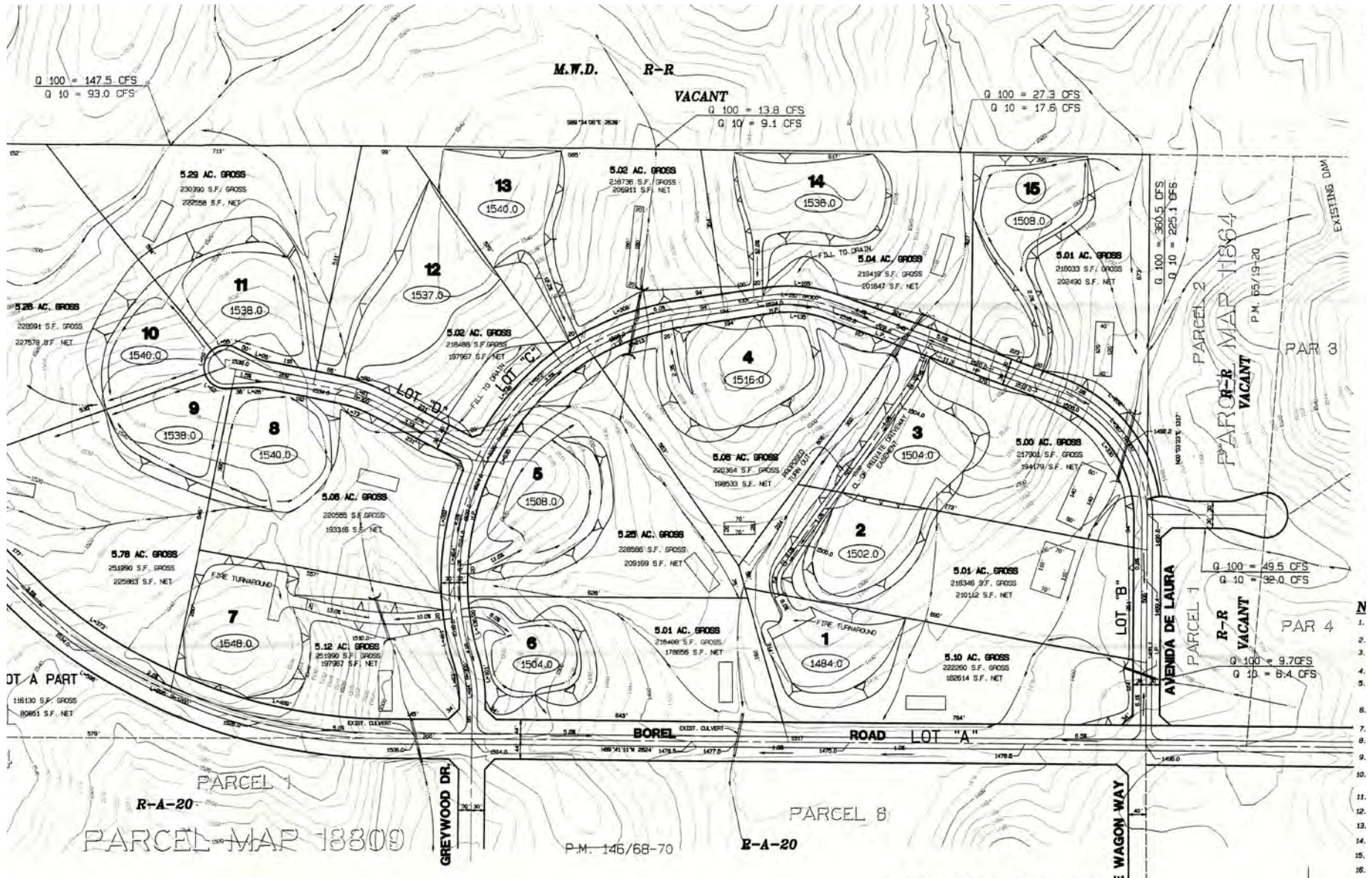
Fire- Riverside County Fire Department

Police- Temecula Police Department

price:

\$3,950,000

conceptual tentative map (October 2002)



Click to View Conceptual TTM (October 2002)

new home summary



Project Name	Las Alturas	Shawood at Sommers Bend
Builder Name	Fleming Communities	Woodside Homes
City	Temecula	Temecula
Open Date	9/28/2019	11/25/2023
Product Type	Detached	Detached
Typical Lot Size	157,500	10,000
Min Unit Size	4,381	3,203
Max Unit Size	5,115	4,974
Min \$/SF	\$293	\$337
Max \$/SF	\$685	\$666
Min Price	\$1,500,000	\$1,674,500
Max Price	\$3,000,000	\$2,131,900
Total Units Planned	9	57
Total Units Sold	4	26
Total Remaining	5	31
Zip Code	92590	92591

due diligence documents

CLICK LINKS BELOW TO DOWNLOAD & VIEW DUE DILIGENCE DOCUMENTS



documents from riverside county

- [APN Changes - Riverside County](#)
- [Engineering Map](#)
- [Parcel Map 11864 Cover](#)
- [Parcel Map 11864](#)
- [Resolution No. 84-062](#)

conceptual tm & perc test map

- [Perc Test April 2002](#)
- [Perc Test Site Map April 2002](#)
- [Tentative Tract Map Oct 2002 \(Not Approved\)](#)

title report

- [Preliminary Title Report dated 4-27-2023](#)

about the area

Temecula is a charming city in southwestern Riverside County, California, known for its scenic wine country and rich history. Temecula is home to over 113,000 residents who enjoy a high quality of life, a diverse culture, and a vibrant economy. Temecula is also a popular tourist destination, attracting over 885,000 visitors annually who spend nearly \$500 million in the local businesses.

Temecula Valley is the heart of Southern California's wine industry, with nearly 40 wineries and vineyards that produce over 500,000 cases of wine each year. Temecula Valley wineries offer a variety of experiences, from wine tastings and tours to weddings and events. Temecula Valley wineries also contribute to the region's economic impact, generating over \$65 million in annual revenue and supporting over 4,800 jobs.

Temecula Valley is not only a place to enjoy wine, but also a place to explore nature, history, and culture. Temecula Valley offers many outdoor activities, such as hiking, biking, golfing, fishing, and hot air ballooning. Temecula Valley also boasts a rich heritage, dating back to the Native American Luiseño tribe and the Spanish missionaries. Temecula Valley has preserved its historical landmarks, such as the Old Town Temecula, the Temecula Valley Museum, and the Pechanga Cultural Center. Temecula Valley also celebrates its culture with festivals, concerts, art shows, and farmers markets throughout the year.





Visit the Old Town Temecula: This is the historic district of Temecula, where you can find many shops, restaurants, museums, and entertainment venues. You can also enjoy the Old Town Temecula Farmers Market, the Temecula Valley Museum, and the Temecula Stampede. [Old Town Temecula] is a great place to experience the charm and culture of Temecula.



Go wine tasting at the Temecula Valley wineries: Temecula Valley is famous for its award-winning wines and beautiful vineyards. You can choose from nearly 40 wineries and vineyards, each with its own style and personality. You can also join a wine tour, a wine festival, or a wine and food pairing event. [Temecula Valley wineries] are a must-see for any wine lover.



Enjoy a hot air balloon ride over the Temecula Valley: One of the most thrilling and romantic ways to see the Temecula Valley is from a hot air balloon. You can soar over the rolling hills, the vineyards, the lakes, and the mountains, and enjoy a breathtaking view of the sunrise or sunset. You can also book a hot air balloon package that includes a champagne toast, a breakfast, or a wine tasting. [Hot air balloon rides] are a unique and unforgettable experience.



Play golf at one of the Temecula Valley golf courses: Temecula Valley offers many golf courses for all skill levels and preferences. You can play at the Temecula Creek Inn Golf Resort, the Journey at Pechanga, the CrossCreek Golf Club, or the Redhawk Golf Course. You can also enjoy the scenic views, the amenities, and the services at these golf courses. [Temecula Valley golf courses] are a great way to relax and have fun.



Explore the Pechanga Resort Casino: This is the largest casino in California, with over 200,000 square feet of gaming space, 5,000 slot machines, 130 table games, a 700-seat bingo hall, a poker room, and a high-limit area. You can also enjoy the 1,100-room hotel, the spa, the pool, the entertainment venues, the restaurants, and the shops. [Pechanga Resort Casino] is a place to indulge in excitement and luxury.



Visit the Santa Rosa Plateau Ecological Reserve: This is a natural preserve that covers over 9,000 acres of land, with diverse habitats, plants, and animals. You can hike, bike, or horseback ride on the trails, and see the vernal pools, the oak woodlands, the grasslands, and the chaparral. You can also visit the historic adobes, the visitor center, and the nature education programs. [Santa Rosa Plateau Ecological Reserve] is a place to appreciate the beauty and diversity of nature.



Watch a show at the Old Town Temecula Community Theater: This is a state-of-the-art theater that hosts a variety of shows, such as musicals, plays, concerts, comedy, dance, and more. You can also enjoy the Mercantile Building, which houses the ticket office, the art gallery, the cabaret room, and the dance studio. [Old Town Temecula Community Theater] is a place to enjoy the arts and entertainment.



Shop at the Promenade Temecula: This is a premier shopping destination in Temecula, with over 170 stores, restaurants, and services. You can find everything from fashion, beauty, electronics, home, and more. You can also enjoy the outdoor plaza, the movie theater, the children's play area, and the events. [Promenade Temecula] is a place to shop, dine, and have fun.



Learn about the Native American culture at the Pechanga Cultural Center: This is a museum and a cultural center that showcases the history, culture, and traditions of the Pechanga Band of Luiseño Indians. You can see the exhibits, the artifacts, the murals, and the videos that tell the story of the Pechanga people. You can also join the guided tours, the workshops, the lectures, and the festivals. [Pechanga Cultural Center] is a place to learn and respect the Native American culture.



Relax at the Temecula Lavender Company: This is a family-owned business that grows and sells lavender products, such as essential oils, soaps, lotions, candles, and more. You can visit the lavender farm, the lavender shop, and the lavender festival. You can also enjoy the aromatherapy, the massage, and the tea. [Temecula Lavender Company] is a place to relax and rejuvenate.

2024 demographics

3 miles



population

15,414



estimated households

4,282



average household income

\$167,013



median household income

\$148,830



total employees

1,502

5 miles



population

82,661



estimated households

24,432



average household income

\$168,501



median household income

\$135,636



total employees

9,866

7 miles



population

195,476



estimated households

60,541



average household income

\$151,982



median household income

\$124,822



total employees

37,362

An aerial photograph of a vast valley. In the foreground, there are dark, brownish fields and some small clusters of trees. The middle ground shows a more developed area with patches of green and brown, possibly agricultural or residential. In the background, a range of mountains stretches across the horizon under a clear blue sky. The overall scene is a wide, open landscape.

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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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.



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