

21.45 Acres Near Downtown Murrieta

NEC Hayes Ave & Ivy St | Murrieta, CA 92562

Murrieta Valley High School



Murrieta Valley



- Tentative Map in process for 3.15 to 5.34 acre parcels
- Zoned Rural Residential (RR)
- New single-family homes in immediate vicinity selling for over \$1,000,000
- Located in Highly Rated Murrieta Valley Unified School District

Asking Price: \$7,950,000

HAYES AVE

IVY ST



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

contents

3 aerals

7 location map

8 property info & costs

9 approved tentative map

10 cma

12 plat map

13 education

14 demographics



Murrieta Valley High School



Murrieta Valley Golf Range



Thompson Middle School

HAYES AVE

IVY ST





HAYES AVE

IVY ST







IVY ST

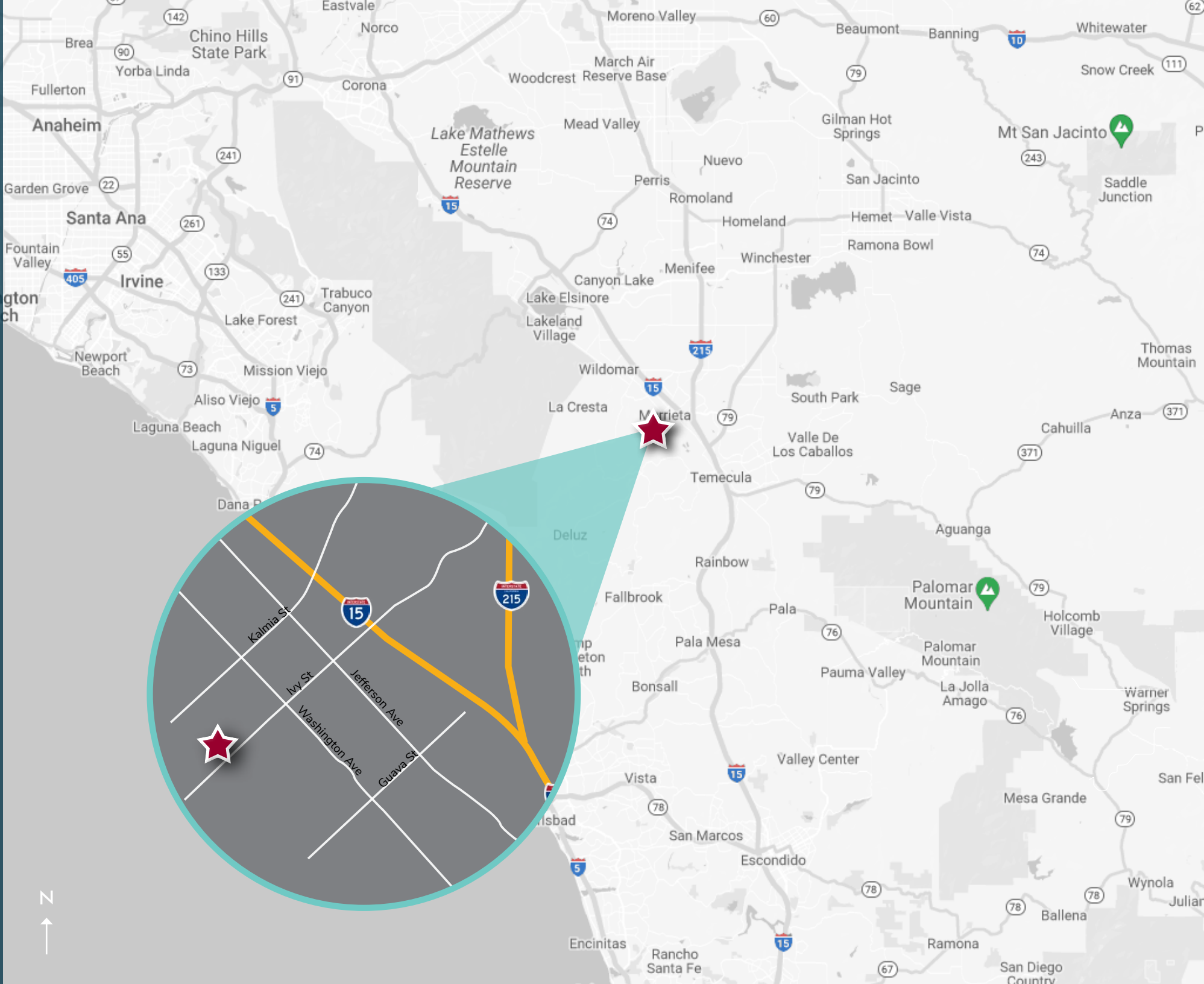




IVY ST

HAYES AVE





location:

The subject property is located on the northeast corner of Hayes Avenue and Ivy Street in Murrieta, California. Nestled just 1.4 miles west of Interstate 15 and 4.4 miles north of Highway 79, this location offers unparalleled accessibility to major thoroughfares and is located in Downtown Murrieta. Enjoy the convenience of nearby amenities, California Oaks Sports Park less than 3 miles east and The Golf Club at Rancho California a mere 5.1 miles to the east.

property overview:

The subject property is located in the heart of downtown Murrieta and is currently zoned as Rural Residential. A tentative subdivision map has been prepared for the site, outlining plans for its development. The proposed project involves transforming the 21.45-acre parcel into a subdivision comprising four (4) single-family residences. These custom homes are designed to range in size from 5,000 to 6,000 square feet, reflecting a commitment to spacious and high-quality residential living. Enjoy today and build your private estate or develop into a high-end custom home development or get a higher density from the city.

jurisdiction:

City of Murrieta

APN:

906-670-010

total gross acreage:

21.45 acres

zoning:

Rural Residential (RR)

[\(Link to Zoning\)](#)

density:

0.1-0.4 du/acre

minimum lot size:

2.50 acres

general plan:

Large Lot Residential (LLR)

[\(Link to General Plan\)](#)

maximum height:

40'

school district:

Murrieta Valley Unified School District

services:

Water/Sewer: Eastern Municipal Water District (EMWD)

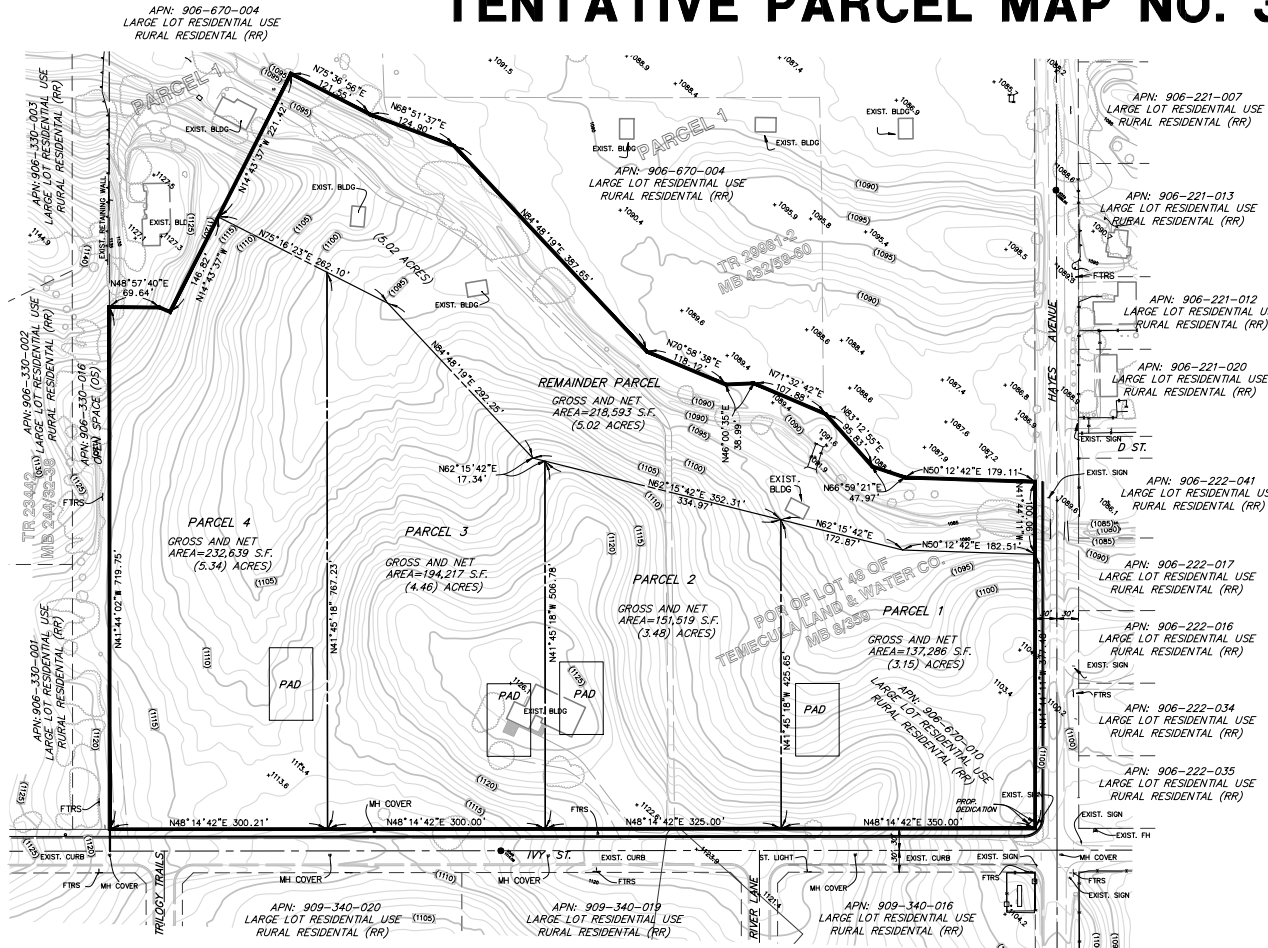
Electric: Southern California Edison Company

Gas: Southern California Gas Company

Fire: Murrieta Fire Department

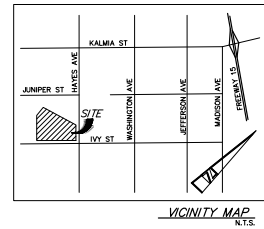
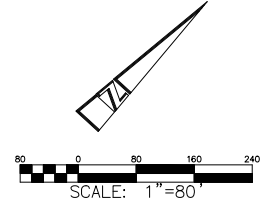
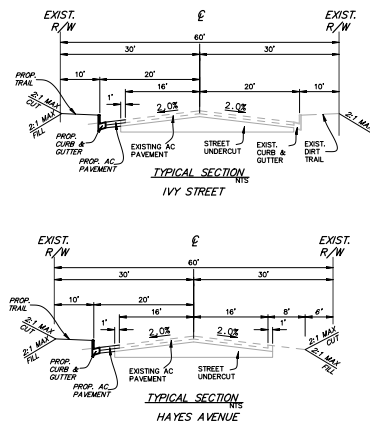
Police: Murrieta Police Department

TENTATIVE PARCEL MAP NO. 38591



- LEGAL DESCRIPTION:**
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THE NORTHEASTERLY 40 ACRES OF LOT 48 OF THE LANDS OF THE TEMECUAL LAND AND WATER COMPANY, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 358, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY,
 EXCEPT THEREFROM THAT PORTION LYING WITHIN IVY STREET.
 ALSO EXCEPT THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF TRACT MAP NO. 29891-2, IN SAID CITY, COUNTY AND STATE, AS PER MAP FILED IN BOOK 432 PAGES 59 AND 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.
- EASEMENT NOTES:**
 BASED ON WFO NATIONAL TITLE INSURANCE COMPANY OF CALIFORNIA, TITLE COMMITMENT ISSUED BY WFO NATIONAL TITLE INSURANCE COMPANY OF CALIFORNIA, DATED DECEMBER 23, 2021.
- 1-2 NOT A SURVEY MATTER.
 - 3 AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.
 - 4 AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION AND CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 3376, PAGE 547 OF OFFICIAL RECORDS.
 - 5 AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 3406, PAGE 483 OF OFFICIAL RECORDS.
- 6-13 NOT A SURVEY MATTER.

- LEGEND**
- BM EXISTING GRADE
 - EG FINISH GRADE
 - FG FINISH SURFACE
 - TC TOP OF CURB
 - FL FLOW LINE
 - EP EDGE OF PAVEMENT
 - FF FINISH FLOOR
 - PAD PAD GRADE
 - TF TOP OF WALL
 - TF TOP OF FOOTING
 - HP HIGH POINT
 - LP LOW POINT
 - CF CURB FACE
 - OT TOP OF GRADE
 - TR TOP OF RETAINING WALL
 - EDF EXTRA DEPTH FOOTING
 - INV INVERT OF PIPE
 - TS TOP OF SLOPE
 - RS RATE OF SLOPE
 - TS TOE OF SLOPE
 - ES EXISTING SEWER
 - EW EXISTING WATER
 - EF EXISTING FIRE HYDRANT
 - EX EXISTING FDC
 - EW EXISTING WATER VALVE
 - EM EXISTING GAS METER
 - EW EXISTING WATER METER
 - EP EXISTING PULL BOX
 - EV EXISTING IOV
 - ES EXISTING STREET LIGHT
 - OC EXISTING CONTOUR
 - EC EXIST. CONCRETE



ENGINEER:
 LAND DEVELOPMENT DESIGN COMPANY
 2113 E. PHILADELPHIA ST. UNIT F
 ONTARIO, CA 91761
 (909) 930-1466
 NORA J. RICHNER
 RCE 43714 LIC. EXP. 3/31/2023

OWNER:
 DAVID GONZALEZ
 1338 36TH ST.
 ONTARIO, CA 91760

TOPOGRAPHY SOURCE:
 AERIAL MAP FROM AERIAL SURVEY
 DECEMBER 10, 2012

FLOOD ZONE:
 ZONE X
 FRANK NO. 0606522150
 DATE: 8/28/08

PROPERTY INFORMATION

GROSS AND NET AREA: 314,254 S.F. (7.14 ACRES)
 TOTAL NO. OF NUMBERED PARCELS: 5 PARCELS

PARCEL 1	137,286 S.F. (3.14 ACRES)
PARCEL 2	151,519 S.F. (3.46 ACRES)
PARCEL 3	194,217 S.F. (4.46 ACRES)
PARCEL 4	232,639 S.F. (5.34 ACRES)
REMAINDER PARCEL	218,593 S.F. (5.02 ACRES)

UTILITIES

ELECTRICAL: SOUTHERN CALIFORNIA EDISON
 26100 MONTE ROSS
 RIVERSIDE, CA 92506
 TEL: (909) 655-4555
 FAX: (909) 930-8562

WATER: WESTERN MUNICIPAL WATER DISTRICT
 4230 IVY ST.
 MURRIETA, CA 92564
 TEL: (951) 677-7867

GAS: SOUTHERN CALIFORNIA GAS COMPANY
 29222 EFFERSON AVE
 MURRIETA, CA 92560
 TEL: (909) 427-2000
 FAX: (909) 305-8261

TELEPHONE: FRONTIER COMMUNICATIONS
 OFFICE: 1-844-888-1008

CABLE: TIME WARNER
 25455 INEZ ROAD
 TEMECULA, CA 92590
 OFFICE: (909) 860-2253

PROPERTY LINE TABLE

PARCEL	AVG DEPTH(FT)	AVG WIDTH(FT)	AREA(SF)	AREA(AC)
1	364	350	124,400	2.85
2	466	325	151,519	3.46
3	651	300	194,217	4.46
4	782	300	232,639	5.34

BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF:

R.C.E. LIC. EXP. DATE _____

APPROVED BY: _____ DATE _____

TENTATIVE PARCEL NO. 38591

SITE:
 PORTION OF LOT 48, MS 8/239
 WESTERN CORNER OF HAYES AVENUE
 AND IVY STREET
 MURRIETA, CA 92562

PREPARED FOR:
 DAVID GONZALEZ
 1338 36TH ST.
 NORCO, CA 92860

DATE: 12/29/22
 JOB NO: 6501
 DRAWN BY: RAS
 SCALE: 1"=80'
 DESIGNED BY: K-R
 SHEET 1 OF 1
 CHECKED BY: _____
 SHEETS

DIGAURT
 DIAL TOLL FREE 811
 AT LEAST TWO DAYS BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$1,750,000	\$724,990	\$1,039,401	\$919,000
SP:\$1,750,000	\$725,000	\$1,030,221	\$921,000

RESIDENTIAL - Sold

Number of Properties: 29

Num	MLS #	Stat	PropSu	Address	MLSAreaMjr	TotalBdr	TotalBat	CloseDa	LotSz	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
		us	bT			ms	hs	te	qft						
1	240024054SD	S	SFR	40034 Coliseum Way	SRCAR - Southwest Riverside County	5	3	11/13/2024	10,890.00	3284	5	\$800,000	\$243.61	\$805,000	\$245.13
2	IG23054166	S	SFR	42500 Shaw Lane	SRCAR - Southwest Riverside County	5	4	10/4/2024	108,900.00	3750	244	\$1,600,000	\$426.67	\$1,600,000	\$426.67
3	SW24126838	S	SFR	38076 Murrieta Creek	SRCAR - Southwest Riverside County	5	4	8/28/2024	10,890.00	3120	29	\$1,049,900	\$336.51	\$1,049,900	\$336.51
4	IV24193437	S	SFR	23914 Susana Way	SRCAR - Southwest Riverside County	4	3	11/14/2024	20,473.00	3084	34	\$1,200,000	\$389.11	\$1,225,000	\$397.21
5	SW24145964	S	SFR	42332 Chisolm	SRCAR - Southwest Riverside County	5	3	8/30/2024	16,552.00	3084	4	\$1,299,000	\$421.21	\$1,297,000	\$420.56
6	SR24143629	S	SFR	24164 Golden Mist	SRCAR - Southwest Riverside County	5	5	8/29/2024	7,405.00	3711	24	\$815,000	\$219.62	\$841,500	\$226.76
7	SW24107770	S	SFR	24104 Golden Mist Drive	SRCAR - Southwest Riverside County	7	5	9/19/2024	7,405.00	3842	85	\$849,999	\$221.24	\$845,000	\$219.94
8	SW24136280	S	SFR	24150 Madeira Lane	SRCAR - Southwest Riverside County	4	3	9/24/2024	8,712.00	3233	57	\$919,000	\$284.26	\$924,500	\$285.96
9	IV24145741	S	SFR	40588 Eyota Court	SRCAR - Southwest Riverside County	6	3	9/26/2024	16,988.00	3259	42	\$1,000,000	\$306.84	\$961,500	\$295.03
10	SW24174673	S	SFR	24463 Whitaker Way	SRCAR - Southwest Riverside County	5	5	10/7/2024	8,276.00	3842	19	\$850,000	\$221.24	\$856,000	\$222.80
11	SW24190777	S	SFR	42974 Joshua Tree Court	SRCAR - Southwest Riverside County	5	4	12/13/2024	43,124.00	3797	5	\$1,750,000	\$460.89	\$1,750,000	\$460.89
12	IV24177000	S	SFR	25960 Schafer	SRCAR - Southwest Riverside County	6	4	11/27/2024	13,504.00	3511	50	\$799,950	\$227.84	\$764,000	\$217.60
13	PTP2405785	S	SFR	26417 John Adams Street	SRCAR - Southwest Riverside County	5	3	10/24/2024	8,276.00	3137	3	\$824,900	\$262.96	\$825,000	\$262.99
14	IV24239830	S	SFR	40058 Temple Court	SRCAR - Southwest Riverside County	4	3	1/3/2025	8,712.00	3023	3	\$885,000	\$292.76	\$910,000	\$301.03
15	CV24177005	S	SFR	26743 Paddington Court	SRCAR - Southwest Riverside County	4	3	9/30/2024	8,276.00	3023	2	\$810,000	\$267.95	\$810,000	\$267.95
16	SW24086267	S	SFR	26195 Castle	SRCAR - Southwest Riverside County	6	3	7/30/2024	8,125.00	3335	8	\$925,000	\$277.36	\$925,000	\$277.36

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$1,750,000	\$724,990	\$1,039,401	\$919,000
SP:\$1,750,000	\$725,000	\$1,030,221	\$921,000

RESIDENTIAL - Sold

Number of Properties: 29

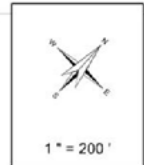
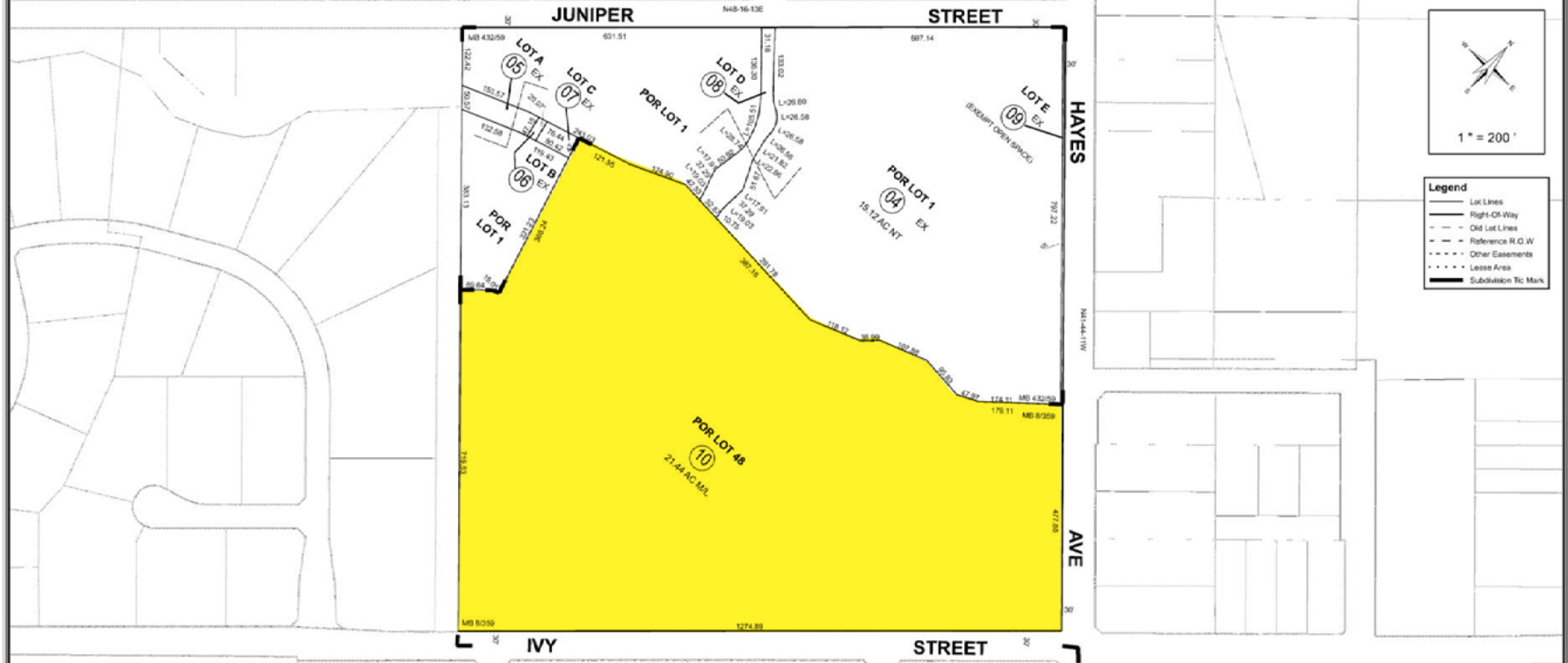
Num	MLS #	Stat us	PropSu bT	Address	MLSAreaMjr	TotalBdr ms	TotalBat hs	CloseDa te	LotSzS qft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
17	SW24113661	S	SFR	25948 Schafer	SRCAR - Southwest Riverside County	7	5	8/8/2024	17,860.00	4100	5	\$799,000	\$194.88	\$850,000	\$207.32
18	SW24126492	S	SFR	25969 Schafer	SRCAR - Southwest Riverside County	7	4	8/7/2024	7,405.00	4396	24	\$799,000	\$181.76	\$765,000	\$174.02
19	OC24180703	S	SFR	40439 Ariel Hope Way	SRCAR - Southwest Riverside County	5	5	10/17/2024	6,970.00	4063	27	\$780,000	\$191.98	\$770,000	\$189.52
20	SW24181462	S	SFR	40394 Ariel Hope Way	SRCAR - Southwest Riverside County	5	5	10/31/2024	7,405.00	4063	18	\$799,900	\$196.87	\$795,000	\$195.67
21	IV24178584	S	SFR	26211 Jaylene Street	SRCAR - Southwest Riverside County	5	3	11/21/2024	8,712.00	3233	84	\$724,990	\$224.25	\$725,000	\$224.25
22	SW24142349	S	SFR	26050 Shady Glen	SRCAR - Southwest Riverside County	5	5	9/6/2024	11,326.00	3354	4	\$895,000	\$266.85	\$900,000	\$268.34
23	SW24111689	S	SFR	39902 Buxton Court	SRCAR - Southwest Riverside County	8	5	10/7/2024	8,276.00	4666	85	\$950,000	\$203.60	\$921,000	\$197.39
24	SW24201061	S	SFR	40128 Odessa Drive	SRCAR - Southwest Riverside County	6	6	11/25/2024	21,780.00	5225	11	\$1,695,000	\$324.40	\$1,668,000	\$319.23
25	SW24114165	S	SFR	30687 San Pasqual	SRCAR - Southwest Riverside County	5	4	8/19/2024	32,234.00	4769	65	\$1,639,000	\$343.68	\$1,600,000	\$335.50
26	SW24086484	S	SFR	29795 Del Rey	SRCAR - Southwest Riverside County	3	4	7/17/2024	31,363.00	3212	77	\$1,600,000	\$498.13	\$1,520,000	\$473.23
27	SW24148600	S	SFR	29720 Monte Verde Road	SRCAR - Southwest Riverside County	4	3	9/20/2024	23,522.00	3114	46	\$1,199,000	\$385.04	\$1,093,023	\$351.00
28	SW24233942	S	SFR	39710 Cambridge Place	SRCAR - Southwest Riverside County	6	4	12/16/2024	7,841.00	3300	11	\$959,000	\$290.61	\$950,000	\$287.88
29	SW24233365	S	SFR	40494 Corrigan Place	SRCAR - Southwest Riverside County	4	3	1/2/2025	6,900.00	3000	5	\$925,000	\$308.33	\$930,000	\$310.00
Avg						5	3		17175.93	3604	37	\$1,039,401	\$292.08	\$1,030,221	\$289.58
Min						3	3		6900.00	3000	2	\$724,990	\$181.76	\$725,000	\$174.02
Max						8	6		108900.00	5225	244	\$1,750,000	\$498.13	\$1,750,000	\$473.23
Med						5	4		8712.00	3335	24	\$919,000	\$277.36	\$921,000	\$277.36

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. PROTRACTED SEC. 20 T.7S, R.3W
CITY OF MURRIETA

TRA 024-082

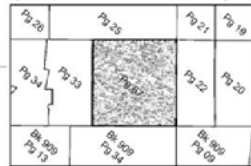
906-67
906-24



- Legend**
- Lot Lines
 - - - Right-Of-Way
 - - - Old Lot Lines
 - - - Reference R.O.W.
 - - - Other Easements
 - - - Lease Area
 - - - Subdivision T.C. Mark



ASSESSOR'S MAP BK906 PG. 67
Riverside County, Calif. *jasantos*



Map Reference
MB 8/359 S.D. TEMECULA LAND & WATER CO.
MB 432/59 - 50 TRACT MAP NO. 29961-2

Date	Old Number	New Number
9/23/2008	1	2,3
9/23/2008	3	4,6
9/22/2022	2	50

Nov 2022

Murrieta Valley Unified School District

The intersection of Hayes Avenue and Ivy Street in Murrieta, California, falls within the jurisdiction of the Murrieta Valley Unified School District (MVUSD).

Murrieta Valley Unified School District (MVUSD) is a highly regarded public school district serving the city of Murrieta, California, and surrounding areas. Known for its commitment to academic excellence and community engagement, MVUSD provides comprehensive educational opportunities from kindergarten through high school.

Academic Excellence:

MVUSD schools consistently rank among the top-performing schools in Riverside County, with strong test scores and college readiness metrics.

Comprehensive Education: The district offers a diverse curriculum that includes advanced placement (AP) courses, honors programs, and robust career technical education (CTE) pathways.

Innovative Programs:

MVUSD supports student success with specialized programs such as STEM (Science, Technology, Engineering, and Math), visual and performing arts, and dual-language immersion options.

Graduation Success:

MVUSD high schools boast graduation rates well above the state average, reflecting the district's focus on preparing students for higher education and career success.

Community Engagement: The district maintains strong ties with parents, businesses, and local organizations, fostering a collaborative environment that benefits students and the broader community.

Facilities and Infrastructure:

MVUSD operates 20 schools, including 11 elementary schools, 4 middle schools, 3 comprehensive high schools, and 2 alternative education campuses. Its modern facilities provide students with state-of-the-art resources and a safe learning environment.

Recognition and Awards:

MVUSD has earned numerous accolades for its academic programs, innovative teaching practices, and commitment to student well-being, solidifying its reputation as one of the most desirable districts in the region.

With its strong educational foundation, commitment to innovation, and robust community support, Murrieta Valley Unified School District is a key driver of the area's family-oriented appeal, making it an important asset to the community.



1 Murrieta Elementary School

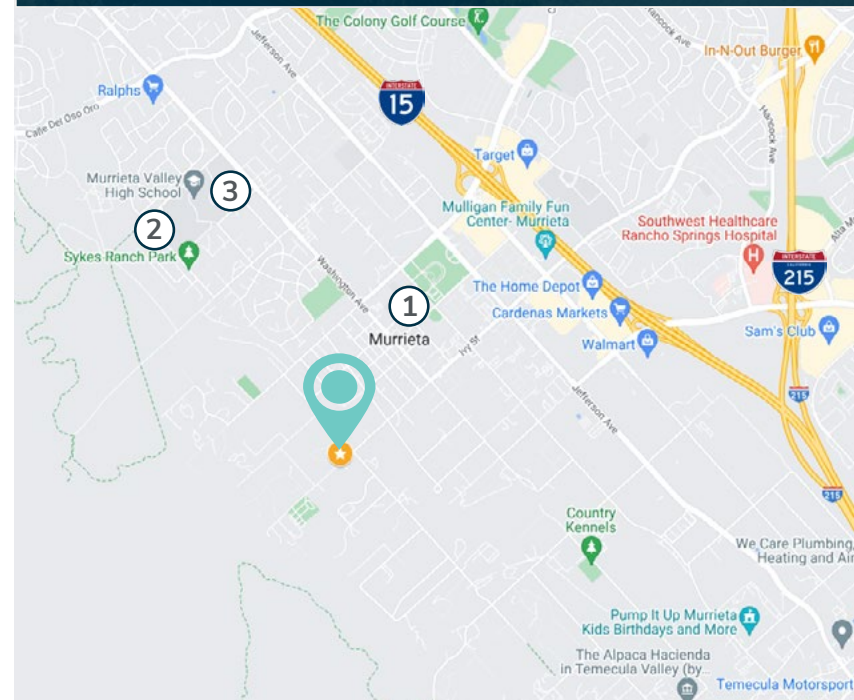
24725 Adams Avenue
Murrieta, CA 92562

2 Thompson Middle School

24040 Hayes Avenue
Murrieta, CA 92562

3 Murrieta Valley High School

42200 Nighthawk Way
Murrieta, CA 92562



1 mile



population
5,313



estimated households
1,954



average household income
\$165,650



median household income
\$112,138



total employees
1,914

3 miles



population
53,971



estimated households
18,435



average household income
\$134,146



median household income
\$110,543



total employees
20,946

5 miles



population
140,884



estimated households
46,341



average household income
\$145,902



median household income
\$113,569



total employees
58,938

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.



leelandteam.com

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES