

460+ Acres - Specific Plan 212

Scott Woodward 951-543-6795

Overlooks McSweeney Farms
@ Domenigoni & State St

Woodward Interests
scott@woodwardinterests.com

Exclusive Listing



Westerly View Towards Diamond Valley Lake

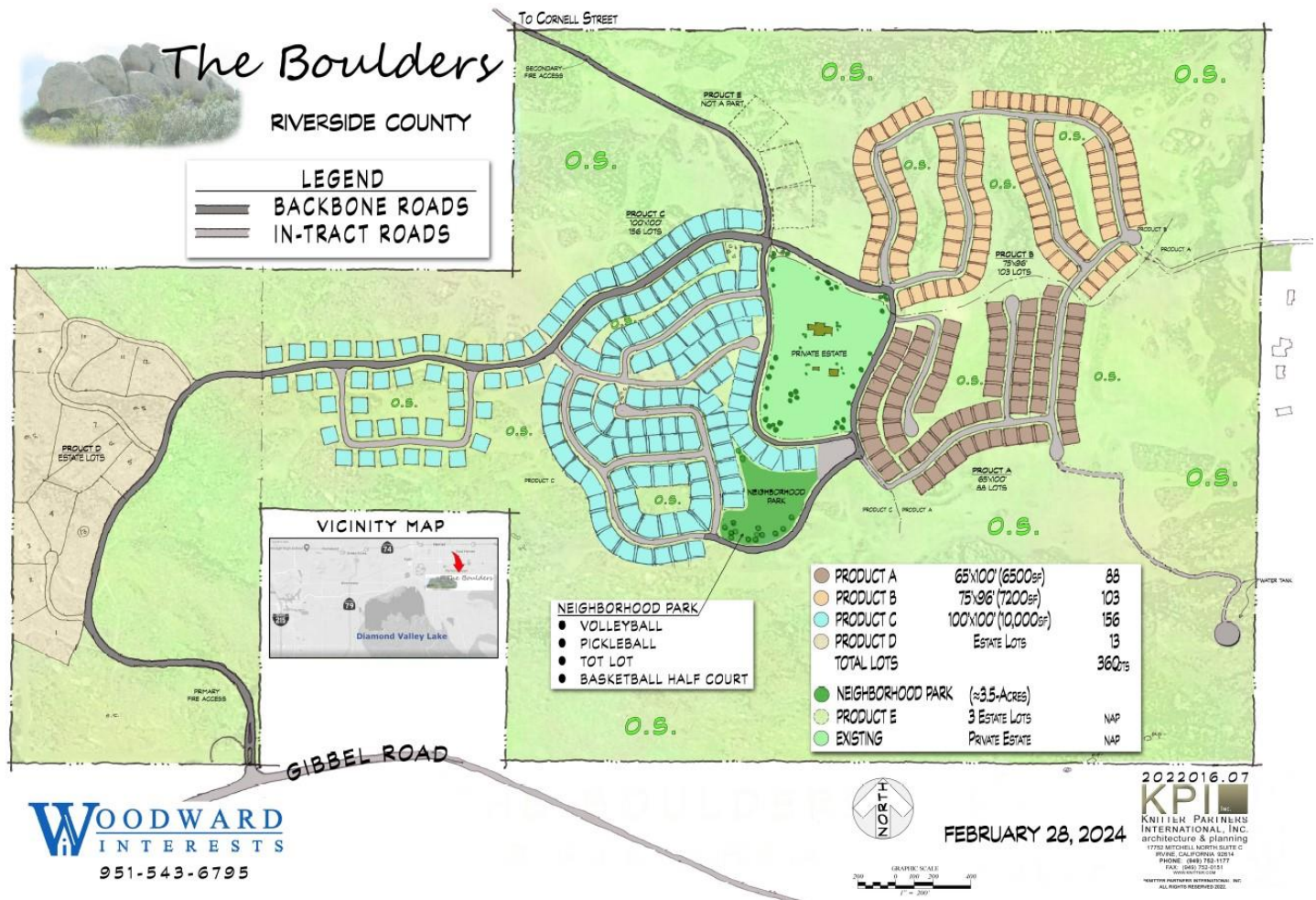


Location: One mile east of intersection of Domenigoni Pkwy & State St along Gibbel Rd.

37541 Windsor Court, Murrieta, CA 92562 | 951-543-6795

Price: \$12,500,000 or about \$35,000 per lot

Entitlements: Property is currently approved for 200 SF lots per SP 212. A proposed SP amendment for 360 SF lots is proposed. Site needs entitlements for the 360 lot proposal. Previously, Woodward and Lehman spent in excess of \$2.2 million dollars preparing an EIR, Tentative Map etc. - all available in digitized format.



For feasibility analysis the seller prepared a conceptual site plan for the 360 lots along with a Moote cost estimate.

Estimated improvement costs are \$225,000 / lot without CFD, Net Cost with CFD is \$185,000 / lot

The Opportunity: The 360 lot proposal offers numerous larger lots, ideal for RV Parking or Additional Dwelling Units. The site has Expansive Views in all directions, and is located a mile away from Domenigoni & State St, with a 12-acre zoned retail center. A community of this type lends itself nicely to either premium luxury housing or mix of market housing.

The Boulders will be the most coveted location in all of Diamond Valley!