

MENIFEE
35.78 ACRES

CONFIDENTIALITY AGREEMENT

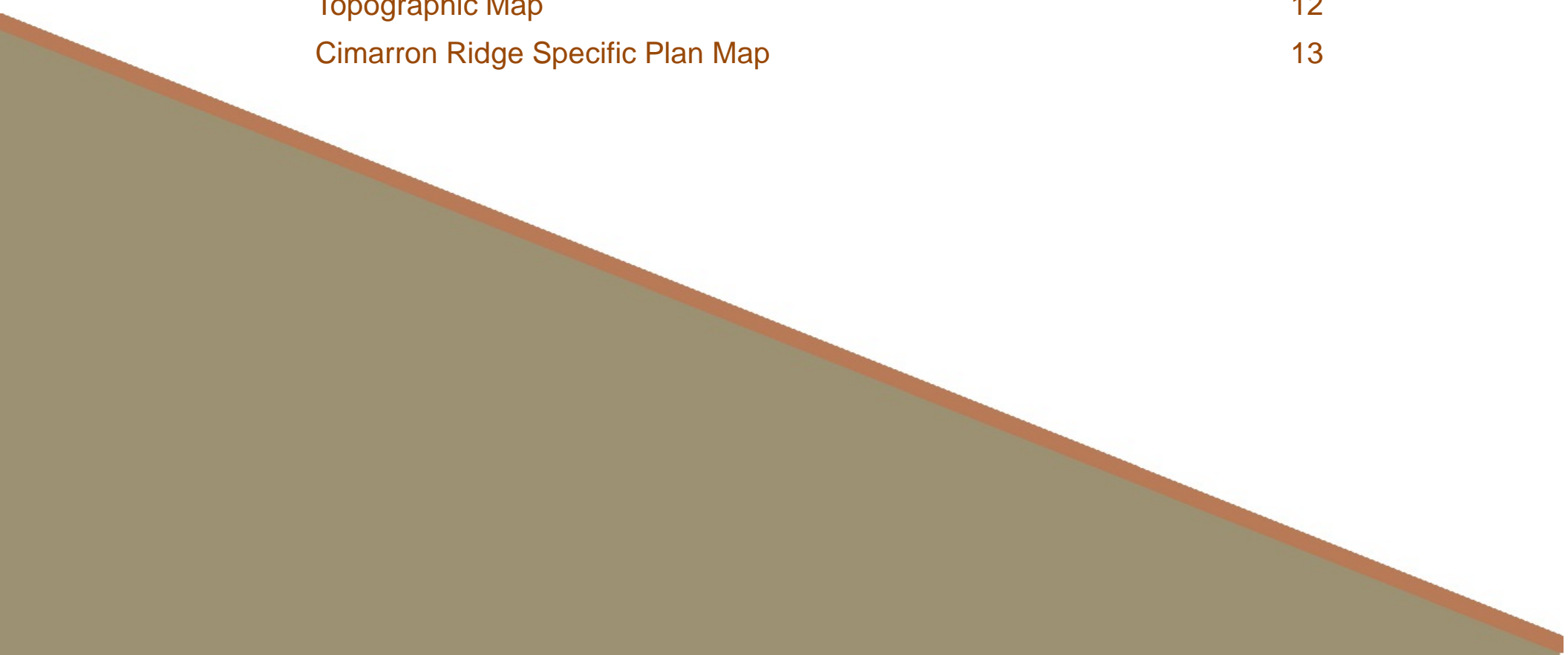
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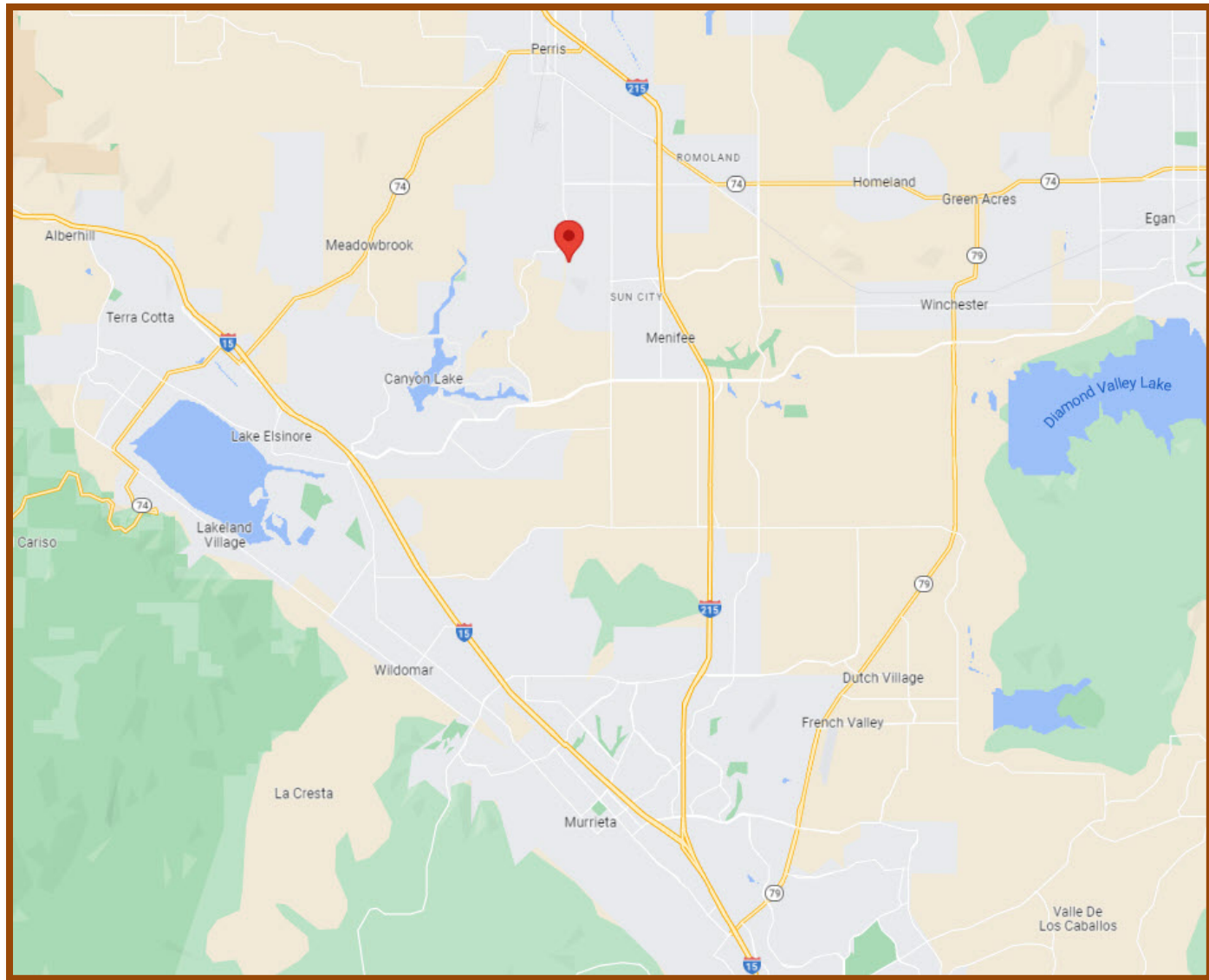


THE OFFERING

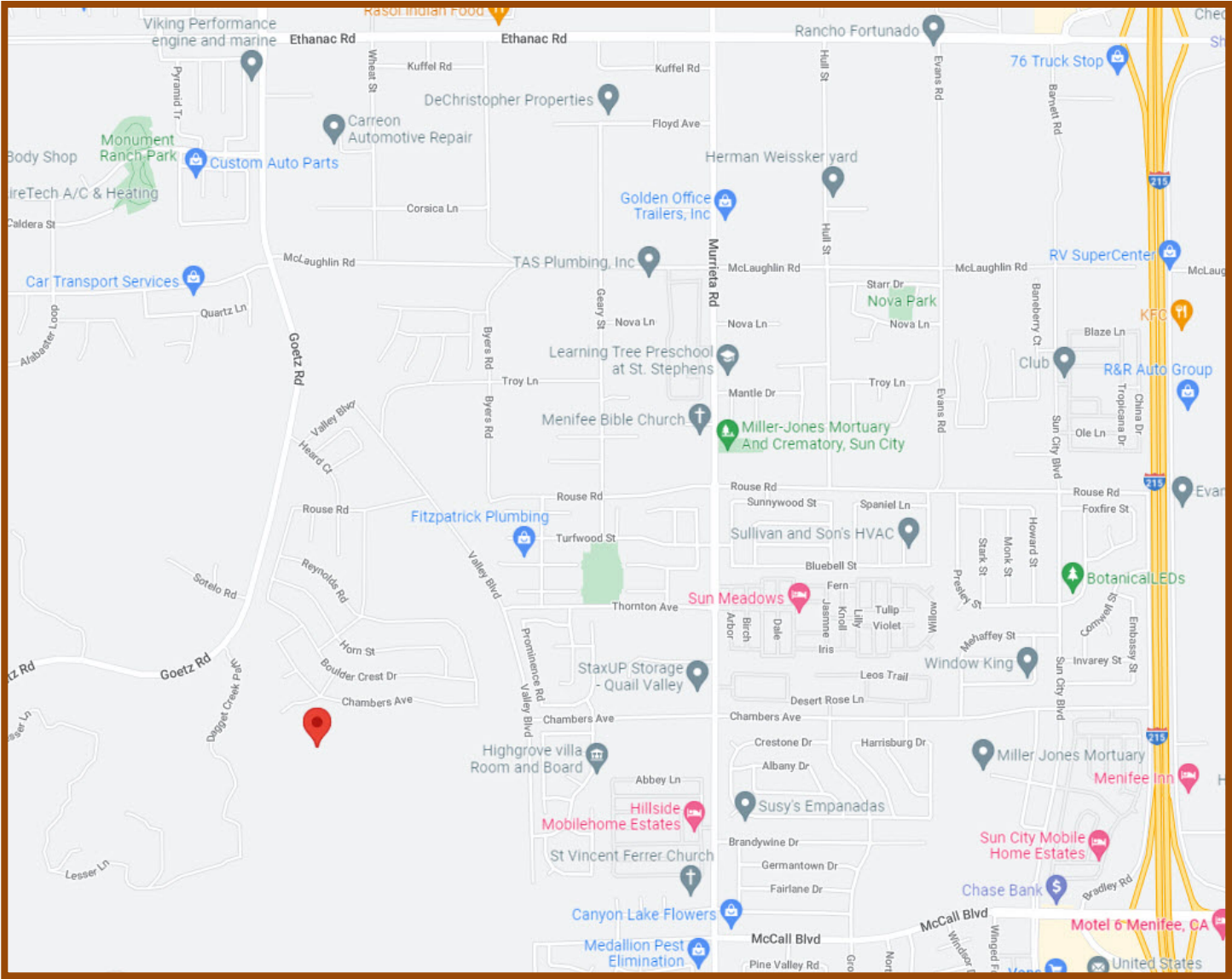
Jurisdiction:	City of Menifee
Address:	South of Chamber Ave. and West of Valley Blvd.
Site Size (Ac.):	35.78 Ac.
Entitlements:	None
Zoning:	LDR-1: Low Density Residential 10,00 S.F. Lots
General Plan Designation:	Residential 2.1 to 5.0 DUs./Ac.
Potential Number of Units:	TBD
Existing Use	Vacant Land
Asking Price	\$750,000

Note: The subject property is adjacent to the Cimarron Ridge Specific Plan

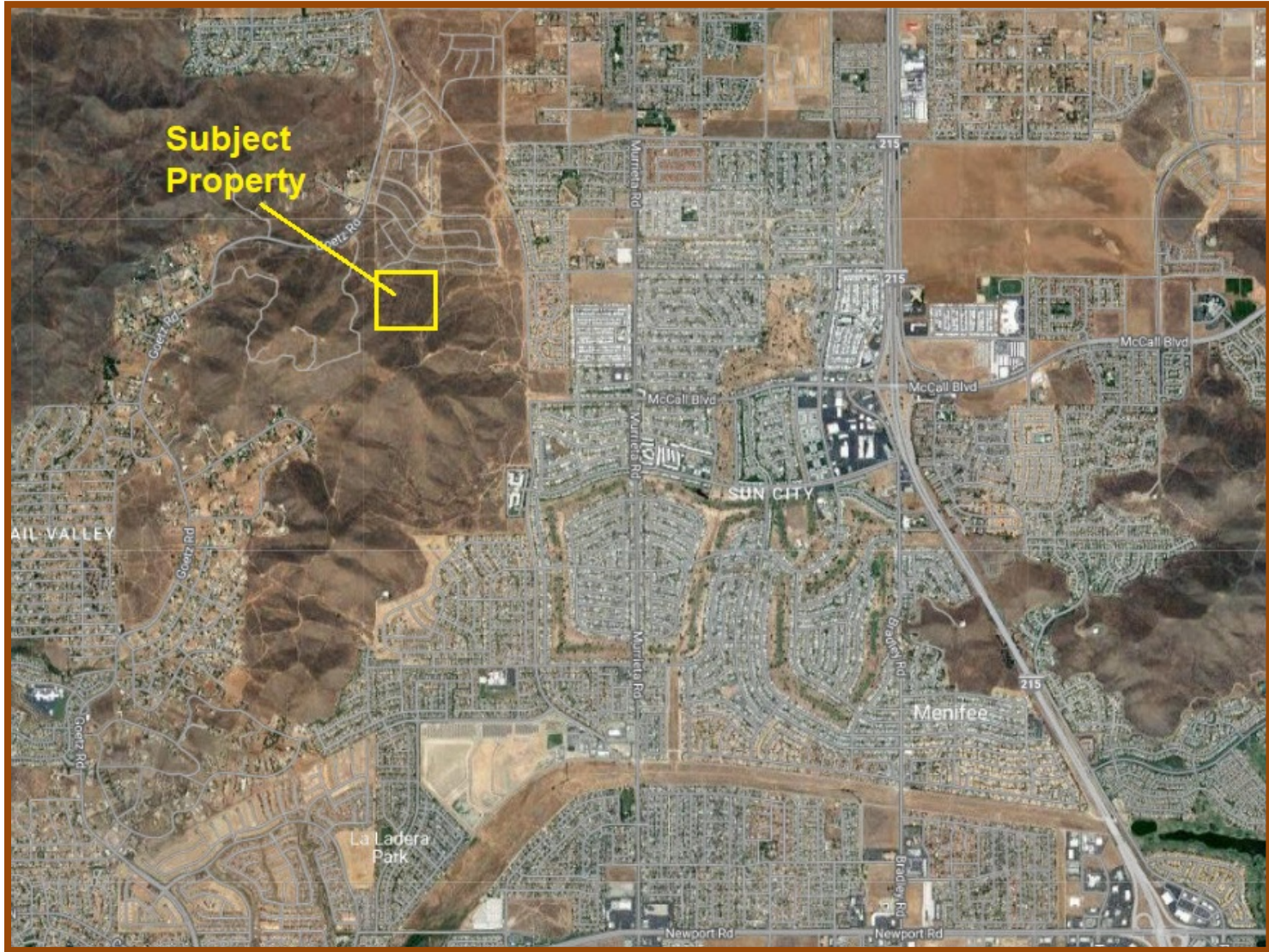
REGIONAL LOCATION



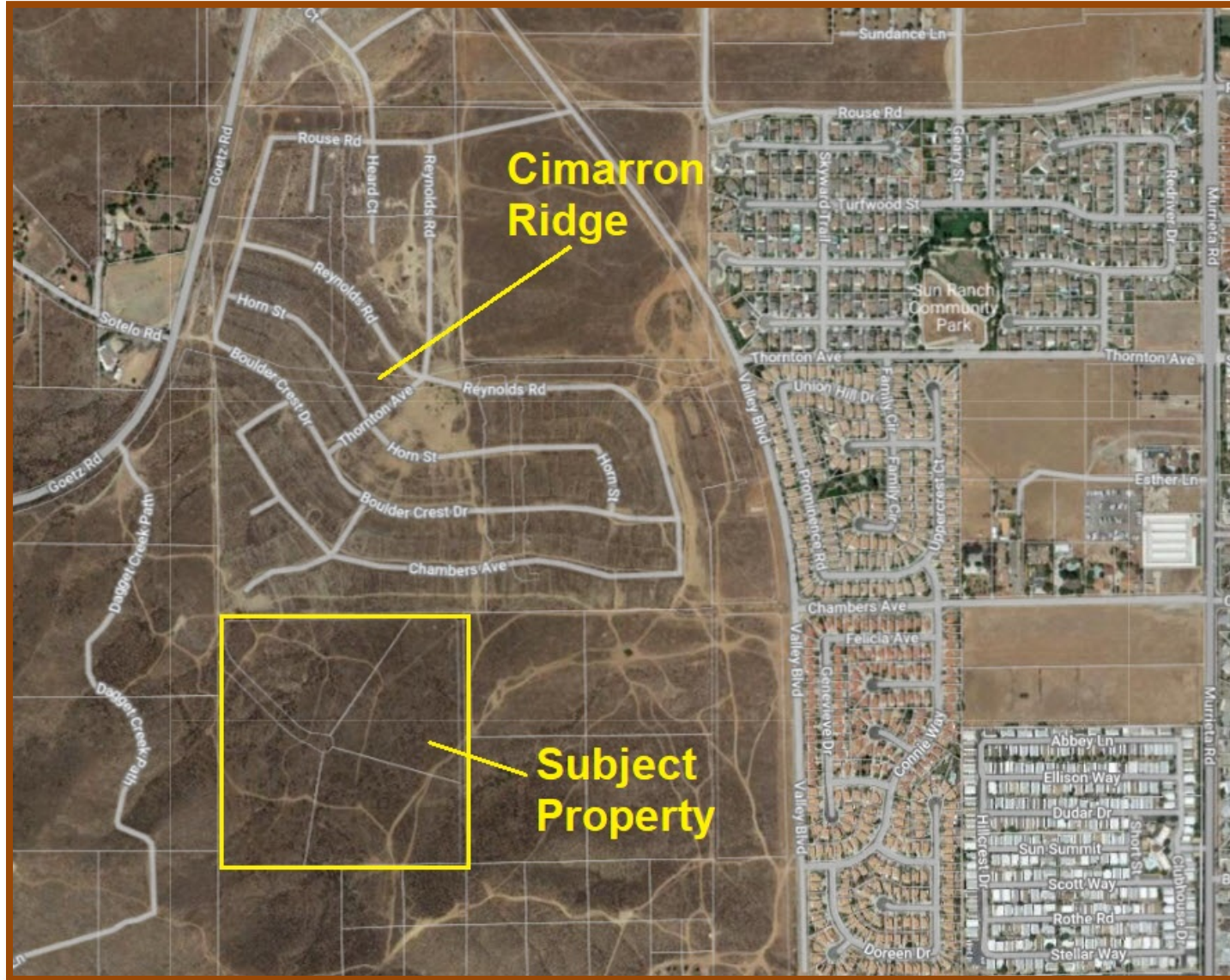
LOCAL SETTING



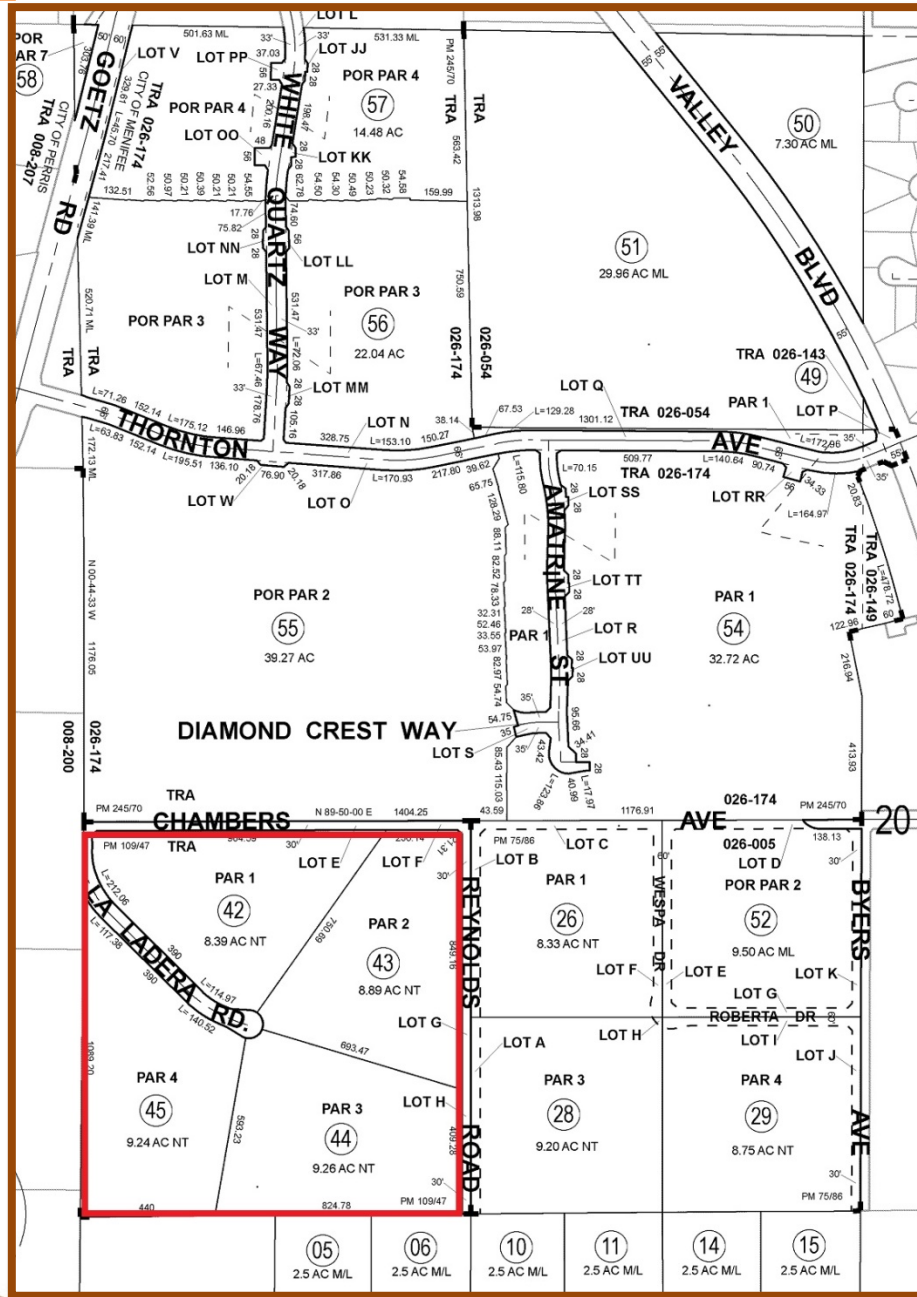
AERIAL PHOTO #1



AERIAL PHOTO #2



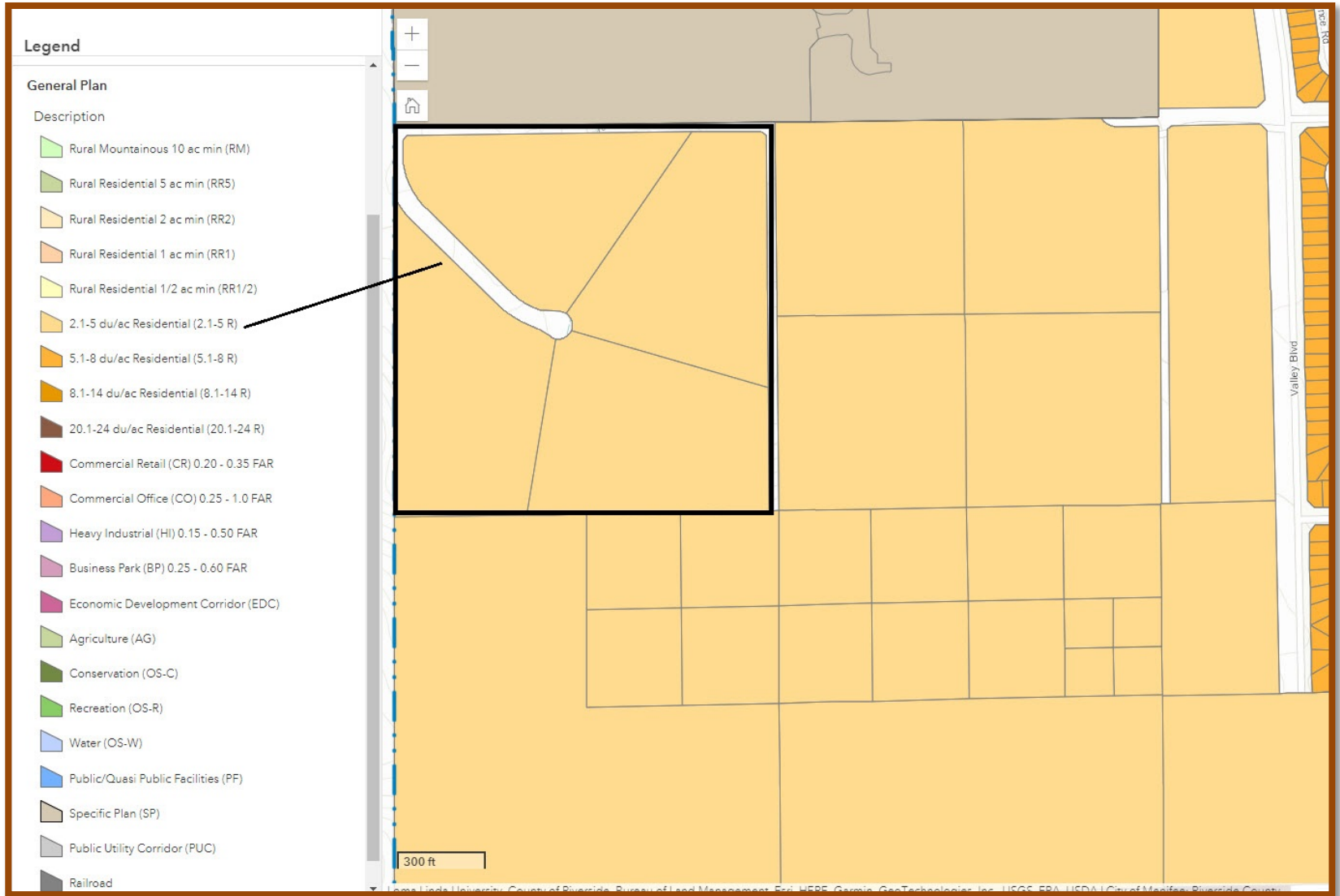
ASSESSOR MAP



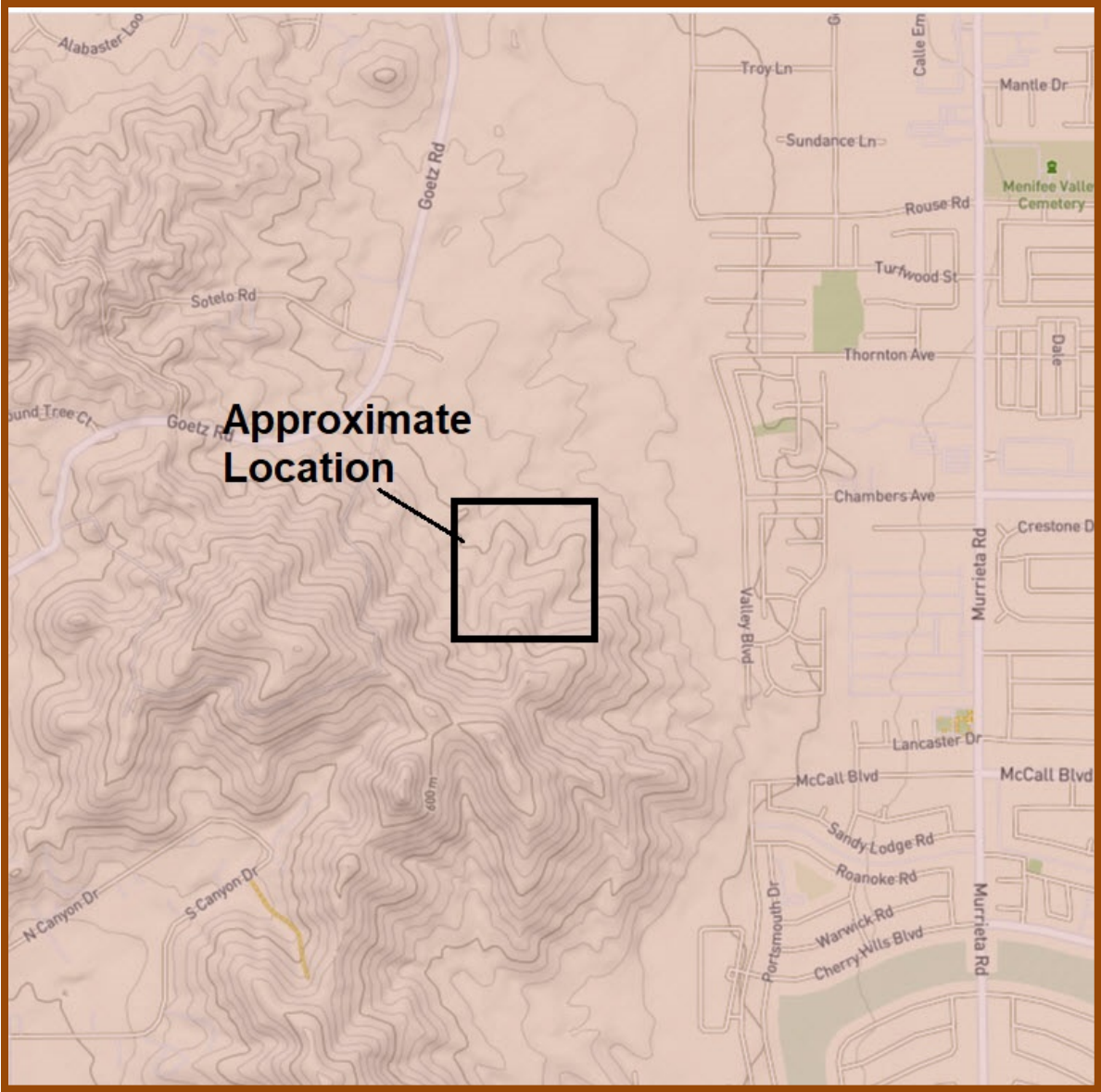
ZONING MAP



LAND USE MAP



TOPOGRAPHIC MAP



CIMARRON RIDGE SPECIFIC PLAN

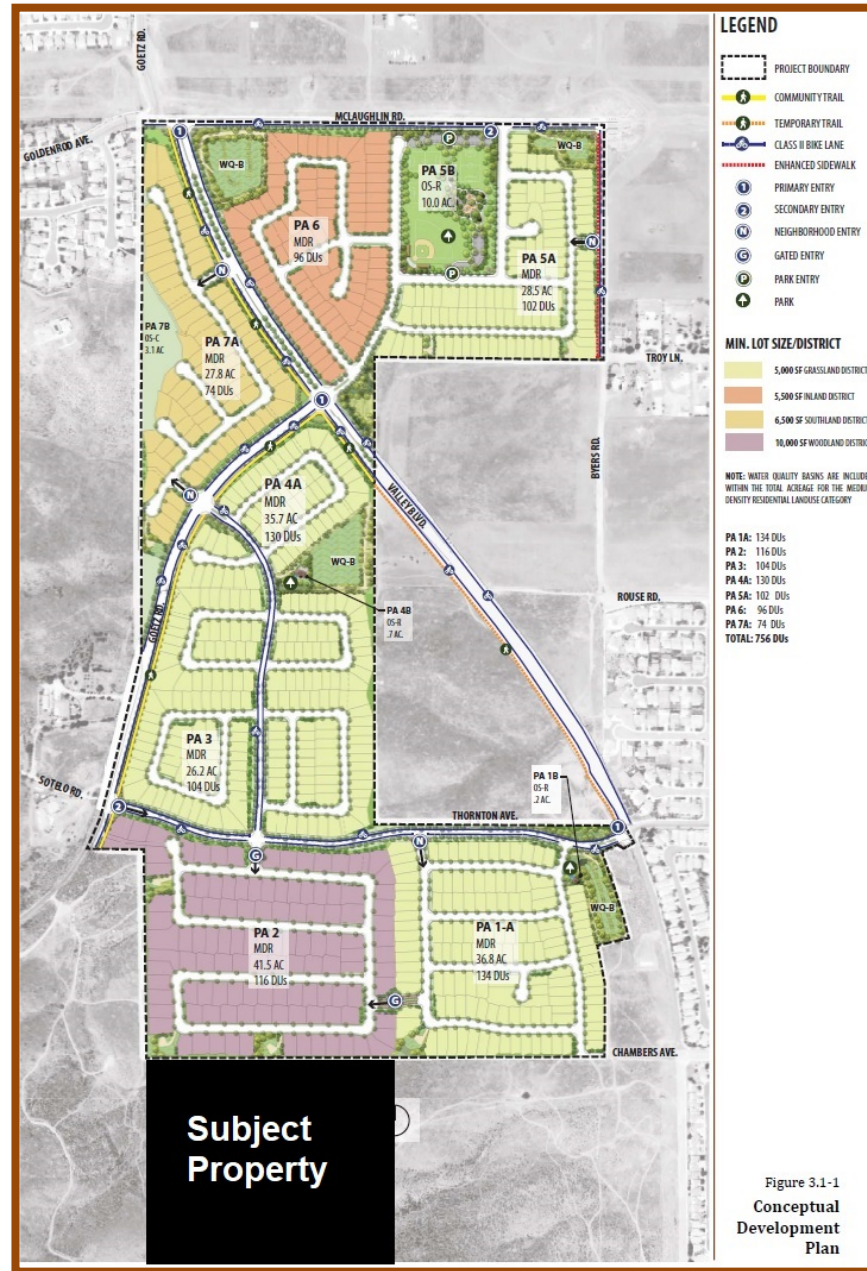


Figure 3.1-1
Conceptual
Development
Plan