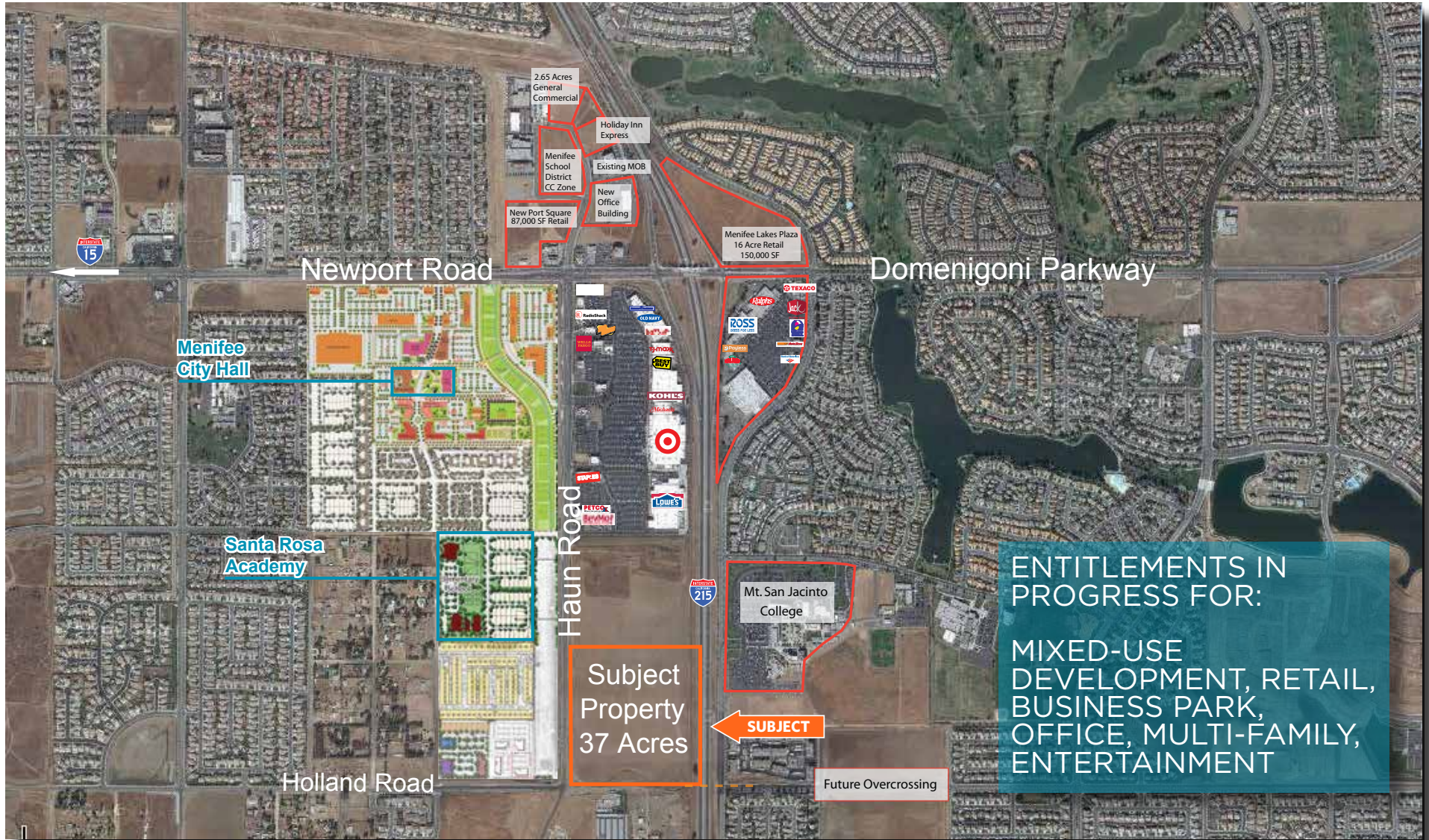


# FOR SALE

HAUN ROAD & HOLLAND ROAD, MENIFEE, CA 92584

SOUTHERN CALIFORNIA FREEWAY FRONTAGE LAND OPPORTUNITY



For more information please contact:

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Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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## PROPERTY FEATURES

**Location:** The subject property has 1,244 feet of frontage on I-215 and is accessed from a recently constructed four lane N.S. street and is also within 1,000 feet of the 1,000,000 SF Countryside Regional Power Center. Central location with Temecula / Murrieta to the south and Riverside / Moreno Valley to the north. Hundreds of homes are planned for the area.

**Zoning:** City of Menifee mixed use, commercial, office, business park, retail, entertainment, multi-family, recreation uses.

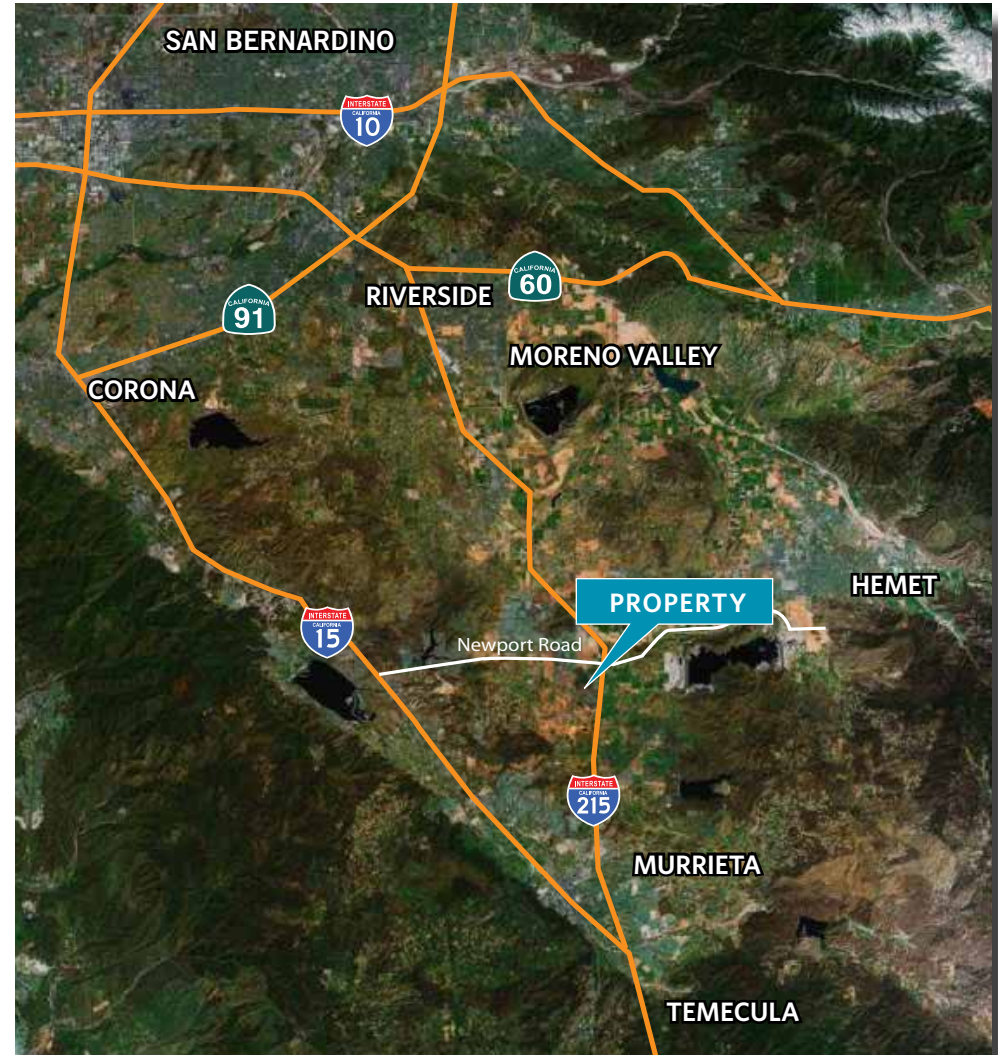
**Property Studies:** Topography, boundary survey, water/sewer, soils, drainage, traffic and grading. Both on-site and off-site infrastructure have been analyzed and quantified.

**Tentative Map:** Proposed 11 lot subdivision map City of Menifee, Riverside County.

**Land Area:** 37 gross acres

The property is located in the City of Menifee, which was incorporated in 2010, and is fast becoming the premiere location along the I-215 corridor for development. The Countryside Marketplace, built in 2008, was the first regional power center constructed along the corridor, and is one of the highest generating centers in the area. Local amenities include the San Jacinto College and the proposed relocation of the Riverside County Regional Court House to the City of Menifee. The property is located at the future signalized intersection of Haun and Holland, and will provide direct access to the east side of the freeway via the future I-215 over crossing.

*The property is offered at \$16,117,200 or \$10.00/sf.*



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