

CHAPARRAL HILLS

Menifee, CA



PROPERTY OVERVIEW

Chaparral Hills is approximately 38 acres located within the Menifee Village Specific Plan.

- The Property is zoned “SP Zone” and its land use designation is “Menifee Village SP”. Within the Menifee Village Specific Plan, Chaparral Hills is designated Low Residential. However, per the Seller’s consultant, the Property can likely be developed with more lots due to changes in the adjacent land uses.
- Per the same consultant, different maps have been informally submitted to the City of Menifee, including a proposed Tentative Tract Map No. 32181 for 49 lots with a minimum lot size of 7,000 sf (60’ width).
- KTGy completed a lotting study for 57 lots with a minimum lot size of 6,000 sf (50’ width) as an overlay to Tentative Tract Map No. 32181.
- In August 2017, Savello & Associates completed a cost estimate based on KTGy’s lotting study. Savello & Associates estimated development costs and fees to total \$104,397 (net a \$30,000 per lot CFD).

QUICK FACTS

PROJECT SIZE	38 Acres
ENTITLEMENTS	Unentitled
SITE CONDITION	Unimproved
OFFERS DUE	Submit Offer



[VIEW MAP](#)



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