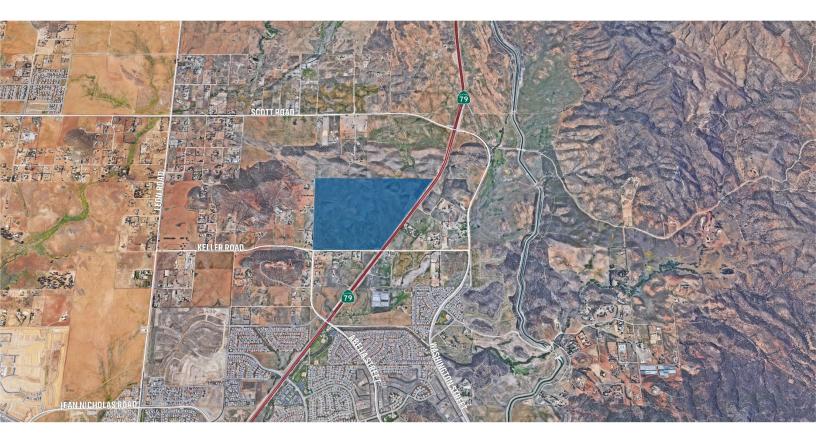
## KELLER CROSSING

## MURRIETA SPHERE OF INFLUENCE



## PROPERTY OVERVIEW

Keller Crossing is an approved Specific Plan that consists of approximately  $\pm 197$  acres located along Winchester Road (SR-79) within the Murrieta Sphere of Influence. The approved land plan offers flexible use options, including residential, commercial / retail, and mixed-use. The Property is located within the highly sought-after French Valley submarket with nine actively selling communities within a three-mile radius. Keller Crossing offers a unique opportunity to purchase an approved Specific Plan within a dynamic and growing submarket.

- Keller Crossing is located immediately north of two of the most supply-constrained submarkets in Riverside County, Murrieta and Temecula.
- Located in northern French Valley within the Murrieta Sphere of Influence allows it to capture new home buyers moving into these submarkets due to new home supply constraints within Murrieta and Temecula.
- Served by Menifee Union Elementary School District, which has the second highest API score in Riverside County.

## QUICK FACTS

PROJECT SIZE ±197 Acres

ENTITLEMENTS Approved Specific Plan

SITE CONDITION Unimproved

OFFERS DUE June 26, 2018





**REQUEST MORE INFO** 

EXCLUSIVELY LISTED BY:

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