

27987 Jefferson Avenue

Menifee (Romoland Area) • California 92586

MLS# SW26153260

\$245,500

Asking Price

HDR Zoned

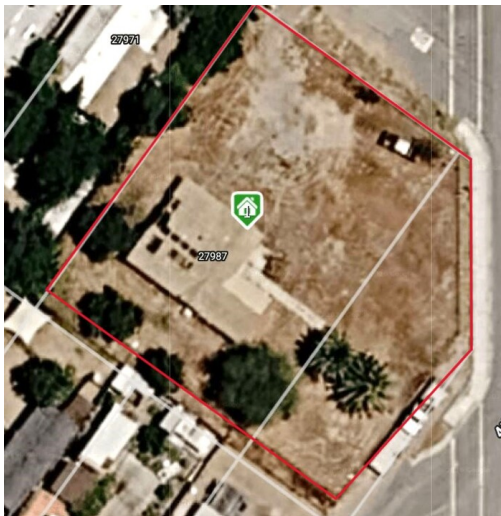
High Density Res.

0.50 Acres

2 Legal Parcels

Up to 12 Units

HDR Potential



WHY THIS SITE?

Rare HDR Infill Land

HDR-zoned parcels under \$250K are nearly impossible to find in the Menifee Valley.

Utilities Connected

Public sewer & water in place — major cost advantage over true raw land.

Flexible Parcel Strategy

Merge for a unified site plan OR develop each parcel independently for phased financing.

By-Right Streamlining

Affordable housing qualifies for no-CEQA discretionary review (CA GC §65583.2i).

Vertical Upside

50 ft height max supports 3-story wood-frame — path to 10–12 units on 0.5 acres.

Strong Rent Fundamentals

2BD rents \$2,100–\$2,400/mo. Vacancy ~3–5%. New supply pipeline extremely limited.

I-215 Growth Corridor

25 mi south of Riverside, 10 mi north of Temecula. Commuter

DEVELOPMENT SCENARIOS

CONSERVATIVE	6 Units	1–2 Story	~\$151K/yr gross
MODERATE	8 Units	2 Story	~\$182K/yr gross
OPTIMAL	10–12	3 Story	~\$210–252K/yr

MENIFEE / ROMOLAND MARKET SNAPSHOT

Population (Menifee):	110,000+ • +32% growth since 2010
Multifamily Vacancy:	~3–5% • Historically tight
Avg 2BD Asking Rent:	\$2,100–\$2,400/mo
Median Home Price:	~\$530,000 • Strong renter demand

PROPERTY OVERVIEW

Rare half-acre two-parcel assemblage zoned **HDR** in Menifee's Romoland community. Fire-damaged structure is a complete tear-down — a **clean-slate infill play** with public sewer & water connected. No HOA. Level lot.

PROPERTY DETAILS

Parcels:	APN 329-182-002 & 329-182-001
Lot Size:	21,780 SF / 0.50 Acres — Level
Zoning:	HDR — High Density Residential
Density:	20–24 du/acre • Code §9.130.020.F
Max Height:	50 ft • Supports 3–4 Stories
Utilities:	Public Sewer & Water Connected
Bldg Coverage:	60% max • Open Space 20% min
HOA:	None
Terms:	Cash / Submit

Romoland Area: Historically unincorporated Riverside County — now served by City of Menifee HDR zoning. Transitional corridor with strong infill demand, low land basis, and rapid population growth.

READY TO BUILD YOUR NEXT MULTIFAMILY PROJECT?

[Low land basis](#) • [Utilities connected](#) • [Flexible parcel options](#) • [Up to 12 units](#) • [HDR by-right eligible](#)

**Cecilia Mutia**

eXp Realty of California

DRE# 01764611

951-491-3372

CONTACT TO SCHEDULE A SITE WALK

Cecilia Mutia • 951-491-3372



DISCLAIMER & NOTICE TO RECIPIENTS

Information herein — including zoning, density, unit yields, pricing, rents, and demolition/development cost estimates — is from sources deemed reliable but is NOT guaranteed and has NOT been independently verified. All figures are rough estimates only; actual costs and returns will vary. This is not legal, tax, financial, or insurance advice — consult licensed professionals before acting. Zoning, entitlement, and unit-count figures are subject to change and must be verified directly with the City of Menifee. This flyer does NOT constitute an offer, solicitation, or binding agreement, and creates no agency or brokerage relationship absent a signed representation agreement. Equal Housing Opportunity.

Full disclaimer available upon request — Cecilia Mutia, eXp Realty & eXp Commercial, DRE# 01764611, 951-491-3372