

123 SFD Lots- 7,200 Min SF- Final Map Ready to Record



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SC

NEW HOME MARKET AVERAGES

PRICE:	\$300,570
SIZE:	2,005 SQFT/ 98 ACRES
PRICE/SQFT:	\$150
SALES/MONTH:	3.77 PER PROJECT

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DESCRIPTION

Las Colinas is a fully approved 337 unit project in three phases on 98 acres. The first phase of about 123 units are ready to record. Well located on the north side of the Ramona Expressway in the city's designated "San Jacinto Gateway" master plan. Entrance to the project is off Ramona Expressway at San Jacinto Ave, a signalized intersection. Las Colinas is in the newer northern area of the city of San Jacinto. The City recognizes this area as their new growth direction and have approved plans for the 1,700 acre San Jacinto Gateway. This plan, and Las Colinas will benefit from the Mid County Parkway - a 32 mile highway corridor connection Corona with San Jacinto and the Hwy 79 Realignment will seamlessly connect San Jacinto north to Beaumont via I-10 and south to Temecula.

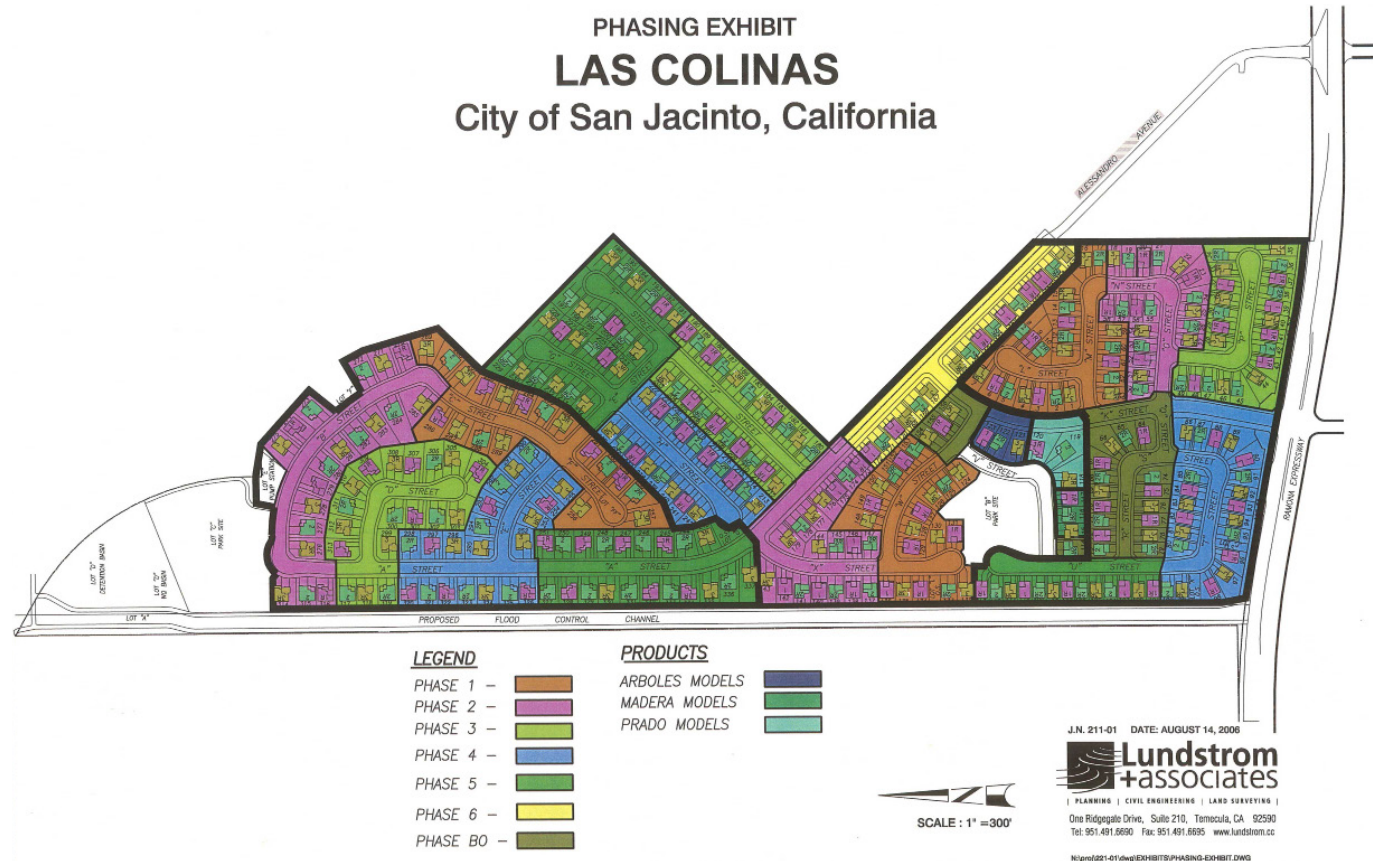
Price: \$13,000 per lot

OPPORTUNITY

The opportunity is for a builder to purchase a Final Map ready to record at a price that will allow them to compete at or below the existing price levels in the area. And the location of Las Colinas is better located than the existing new home projects.

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PHASING EXHIBIT LAS COLINAS City of San Jacinto, California



HIGHLIGHTS

- **Final Map Ready to Record**
- **Flat Site all offsites in**
- **Easy Access to shopping and highways**
- **Newer area of town**
- **Lots priced for builder to deliver product at or below existing pricing levels**