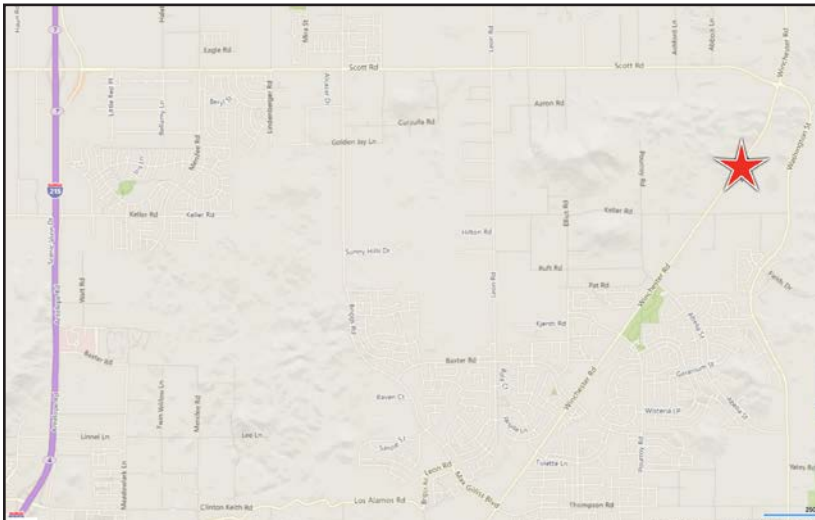
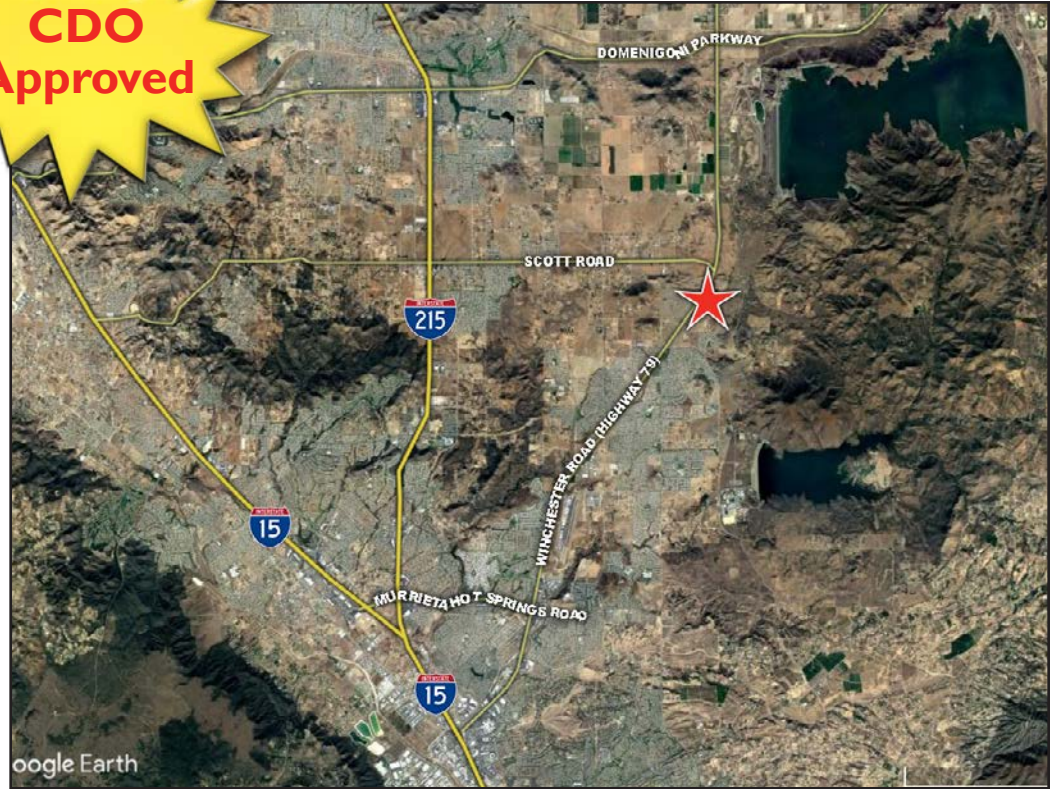


**Highway 79 (Winchester Rd) Frontage Development**  
33890 Winchester Road, Winchester, CA 92596

- 11.12± Acres
- Flexible Rural Residential (R-R) Land Use With Commercial Development Overlay (CDO)
- Potential 40 Units Per Acre
- Access Entry to Highway Already in Place
- Discounted Price For Quick Sale: \$975,000 (±\$2.00 PSF)



**Demographics**

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	2,769	28,931	66,786
2022 Population (Projected)	3,026	31,537	72,346
Daytime Employee Population	101	1,241	5,623
Average Household Income	\$137,334	\$117,373	\$114,775

**Traffic Counts**

Source: CalTrans 2016	ADT
Highway 79 (Winchester Road) North of Benton	25,000

**EXCLUSIVELY LISTED BY:**

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*Founded in 1988*  
[www.WestMarCRE.com](http://www.WestMarCRE.com)  
**WestMar Commercial Real Estate**

## Community Development Overlay

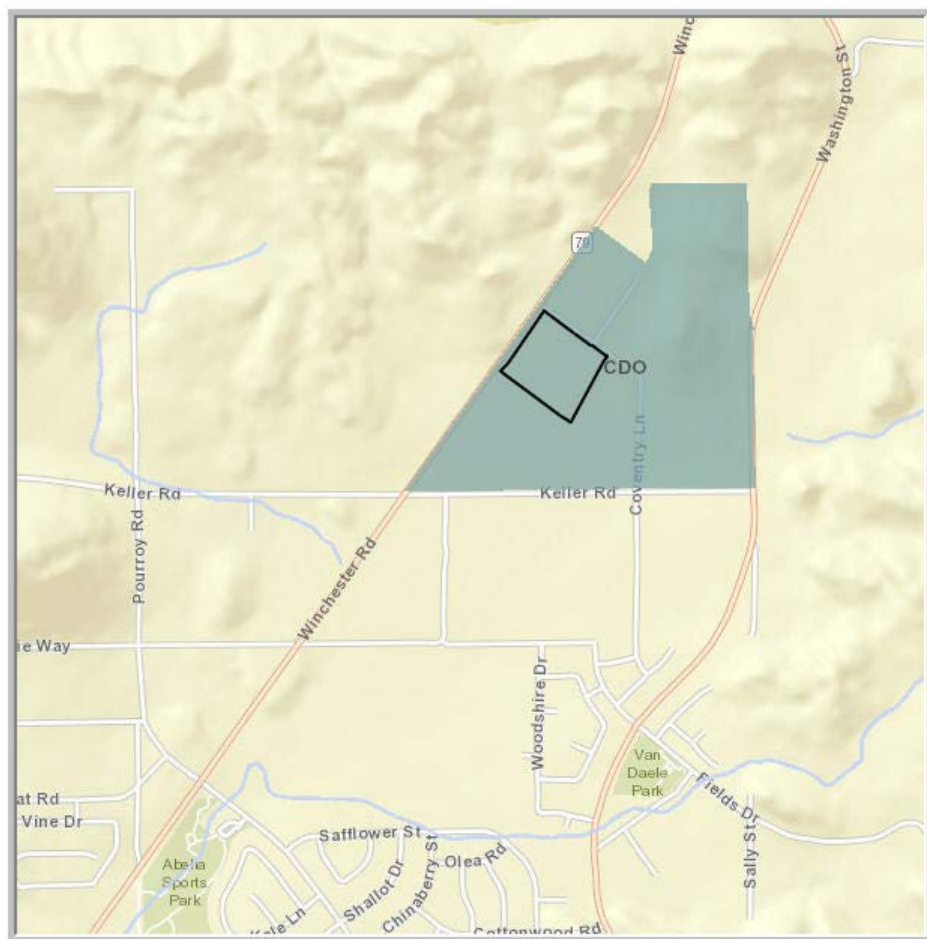
The Community Development Overlay is a tool that allows Community Development land use designations to be applied within specified areas lying within Rural Foundation Component areas, while maintaining the underlying land use designations until such time as the Community Development land uses are approved.

The following is the general guideline intended to indicate the anticipated mix of uses for the specific “Southwest-Winchester” overlay applicable to this property (buyer to verify):

- Medium High Density Residential (MHDR, 5-8 Units/Acre) - 15%
- High Density Residential (HDR, 8-14 Units/Acre) - 25%
- Very High Density Residential (VHDR, 14-20 Units/Acre) - 20%
- Highest Density Residential (HHDR, 20-40 Units/Acre) - 15%
- Commercial Retail (CR) - 25%



As the property offered for sale accounts for  $\pm 9.2\%$  of the  $\pm 121$  acres that make up the Winchester CDO in the Southwest Area Plan, and no other developments in the designated area are yet approved, it would appear that a developer could pursue their choice of projects appropriate for any one of the zoning designations shown above, or the existing Rural Residential approved uses.



**WESTMAR**  
COMMERCIAL REAL ESTATE

# FOR SALE: HIGHWAY 79 (WINCHESTER ROAD) FRONTAGE DEVELOPMENT

## Sample R-R Uses\* (With Plot Plan)

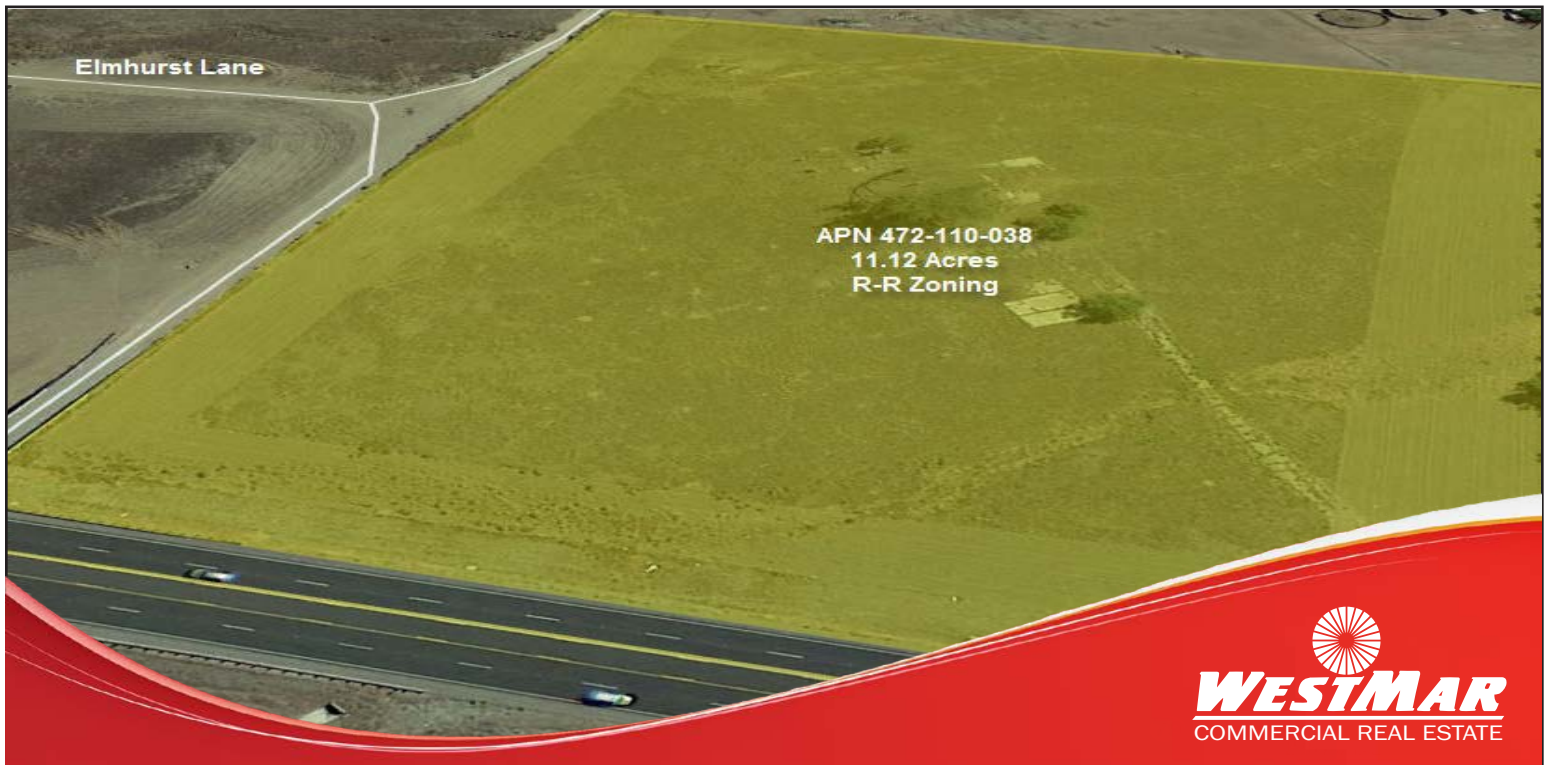
- Educational Institutions
- Churches, Temples, Religious Worship
- Kennels
- Driving Range/Golf
- Child Day Care Center
- Nursery (Agricultural Users)
- Motels and Guest Ranches
- Winery/Vineyard
- Public Parks and Playgrounds



\* Buyer to verify all potential applicable uses with regulatory authorities

## Sample R-R Uses\* (With CUP)

- Mobile Home Park
- Cemetery
- RV Park
- Auto Service Station With/Without Beer & Wine
- Trailer and Boat Storage
- Equipment Rental Services
- Machine Shops
- Professional Offices
- Manufacturing (Brick, Cement, Tile)
- Animal Hospital (Large and Small)



The above information, while not guaranteed, has been secured from sources we believe to be reliable.