



THE HEMET STOCK FARM

EXCLUSIVE OFFERING MEMORANDUM

173 SINGLE FAMILY LOTS IN HEMET, CA

WDLand

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THE HEMET STOCK FARM

WDLand



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OPPORTUNITY

WD Land is pleased to present a unique infill homebuilding opportunity in the city of Hemet. Located at the NW corner of State St & Devonshire in the heart of the city, the Owner is processing entitlements for 173 detached lots (40' & 50' wide minimum) within a mixed use project on 35.84 acres. Tentative Map and Development Agreement approvals are anticipated in June 2026. The property's strategic position just ¼ mile from Florida Ave/Hwy-74 provides convenient access to a variety of retail, dining, entertainment and service amenities, making it a prime location for a new residential community. The property is zoned "Planned Community Development (PCD)" within the Downtown Hemet Specific Plan, which offers greater flexibility in site design, density and housing unit options. Given the property's historical significance, the city plans to design and build at its cost an onsite public park that preserves and incorporates existing farming structures and trees. Additionally, the mixed use project will include a future hotel site at the NE corner and live-work townhomes along the frontage of State St, which are not part of this offering.



The Hemet Stock Farm offers a compelling homebuilding opportunity due to:

- 1.) **Lack of Inventory:** With essentially only 1 active SFD new home community in the city of Hemet, the subject property offers a unique opportunity to offer more affordable product with a favorable supply-demand imbalance.
- 2.) **Product Flexibility:** The combination of 40' and 50' minimum lot widths with reduced setback requirements will allow for greater plotting flexibility of a builder's existing product lines.
- 3.) **Ideal Project Size:** The size of the project with 173 du offers a builder a critical mass of lots, yet a manageable supply that it can sell in less than 2 years.

4.) **Infill Efficiency:** Surrounded by existing development, the site is flat, perimeter streets are improved to full width including curb, gutter, sidewalks and signalized intersections. Future development appears to be limited to onsite and minor perimeter improvements, thereby materially reducing costs.

5.) **Amenity Access:** The property is within close proximity of an abundance of retail, entertainment, dining and service amenities along Florida Ave/Hwy-74, thereby enhancing quality of life.

[CLICK LINK TO ACCESS DUE DILIGENCE
SUBJECT PROPERTY - 35.84 ACRES](#)

EXECUTIVE SUMMARY

OVERVIEW OF THE COMMUNITY



Southwest Riverside County is one of Southern California's hottest real estate markets. Located between the San Diego and Los Angeles metropolitan areas, and contiguous with Orange County to its west, Southwest Riverside County covers approximately 600 square miles and includes the cities of Temecula, Murrieta, Wildomar, Menifee, San Jacinto and Hemet and the unincorporated areas of French Valley and Winchester. Temecula and Murrieta, each have populations exceeding 110,000 and are both approaching build-out of developable land. Menifee and Wildomar are strategically located along the area's two growth corridors: I-215 and I-15 respectively. Both are maturing cities that are navigating exceptional growth since incorporating in this millennium.

With lot inventories substantially depleted in the more westerly areas of SW Riverside County and affordability falling to near record lows in Southern CA, the San Jacinto Valley is experiencing a housing boom with higher availability of land/lots and relatively affordable new home prices. Hemet's growing population base of over 90,000 attracts residents and families of all ages. Plentiful retail, dining and service amenities are located along Florida Ave/Highway 74. In addition, Hemet offers lifestyle amenities including a municipal airport, nearby wineries, gaming casinos and an array of outdoor recreational opportunities including at least five nearby lakes.

The growth in Southwest Riverside County has occurred largely due to build out and price barriers in Los Angeles, San Diego and Orange Counties as well as because it has evolved into an attractive place to live. Residents from all three counties have migrated to Southwest Riverside County to purchase more affordable housing, while maintaining acceptable commutes to work.

All three of these border counties have grown toward each other historically, and because of the geography – Pacific Ocean to the west, US/Mexico Border to the south – the pattern of growth is naturally toward Riverside County. Southwest Riverside County including the city of Hemet, due to its location, climate and infrastructure is poised to continue its growth and evolution as a highly desirable region to live.

KEY HIGHLIGHTS

- 173 detached homesites.
- Infill location.
- Flexibility for at least two product types.
- Seller is open to delivering finished lots.
- City to own, build and maintain onsite park.
- Plentiful retail, dining, entertainment, service and recreational amenities.
- Depleted lot inventories in French Valley, Menifee, Murrieta, Temecula, and coastal communities.

EXECUTIVE SUMMARY

OFFERING GUIDELINES



OFFER DUE DATE

Offers are due on Wednesday, February 25, 2026 at 5:00 PM.

OFFER PREPARATION

Due Diligence information is available to a Buyer by clicking the [Hemet Stock Farm Due Diligence Link](#). Seller is seeking a Buyer who has a strong understanding of the property and market with the ability to complete due diligence in a reasonable time frame.

PRICE

Submit offer on a “finished lot” basis per the attached definition assuming 1.) the site is delivered in its “as-is” unimproved condition and 2.) the Seller delivers the site in nearly finished lot condition. Parties will agree on costs to finish in either case during Feasibility period.

TERMS

All cash at the close of escrow. Please clarify CFD assumptions in the LOI.

FEASIBILITY PERIOD

Buyer will have 75 days from LOI to complete a feasibility investigation of the property. A draft of the PSA from Seller will be provided upon Buyer selection and mutual agreement of LOI terms.

DEPOSITS

Buyer to open escrow with a refundable deposit of \$100,000. Upon approval of Feasibility, the deposit shall be increased to 10% of the purchase price, which shall become non-refundable and applicable to the purchase price. If Seller agrees to deliver finished lots, Buyer will increase deposit to 20% of the purchase price upon issuance of a grading permit.

CLOSE OF ESCROW

Close of escrow will be within 10 days after securing discretionary entitlements and expiration of the appeal period. Seller will consider alternative closing conditions.

SELLER

Dano Specialties, LLC

BROKERAGE DISCLOSURE

WD Land may act as seller’s agent for more than one prospective Buyer on this property. Any prospective Buyer requesting WD Land to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships as with other prospective Buyers. Pursuant to S.B. 1171, all offers on real estate in the State of California are required to be accompanied by an executed version of the Brokerage Disclosure Forms. Please fill out the forms and return them with your offer.

EXECUTIVE SUMMARY

FINISHED LOT DEFINITION

The definition of a “finished lot” shall include costs to “blue top pad condition” and thereafter to improve the streets and underground infrastructure within the streets and right of ways including development fees, but excluding building permit fees and on-lot preparation or house connections for ultimate home construction. Provided below is a list of items to be included and excluded in the definition of a “finished lot.”

THE FOLLOWING ITEMS ARE INCLUDED IN THE “FINISHED LOT” COST:

Professional Services

- Final civil engineering preparation of final map.
- Survey Control for the construction of grading, underground, and street improvements.
- Final monumentation including survey monuments, property corners, street center line, and swing ties.
- Consulting associated with the formation of any contemplated community facilities district (“CFD”).
- Soils Engineering for field controls during utility back-fill compaction, and final reports, but excluding lot utility services and foundation tests.

Fees and Assessments

- Bonding of contractor improvements. Bonding according to the governing jurisdictions requirements.
- All necessary inspection fees for sewer, water, streets, and landscape improvements as required by the conditions of approval to be paid prior to final map recordation.
- Estimated development impact fees and connection fees based on fees in place at time of contract, including school fees, to be paid prior to issuance of building permit.

Sewer System

- Installation of public sanitary sewer collection system per the approved plans, including service laterals installed to each residential lots’ property line.
- Such that Buyer shall be able to commence construction of its contemplated residence / product on any lot within the applicable “Phase of Property” immediately after the close of escrow.

Water System

- Installation of an operational public water distribution system in accordance with the approved plans, including service laterals. House connections are not included. Reclaimed water meters and boxes installed and adjusted (if any).

Street Improvements

- Installation of required interior streets, striping, curbs and gutters, sidewalks, drive approaches, handicapped ramps, street signs, and street lighting, as required on the approved plans.
- Bond execution limited to 2% of asphalt cuts and 10% of concrete improvement costs.

Utilities

- Installation of and payment of fees/costs associated with utility lines, mains, stub-ins, and facilities adequate to service the lots; electrical conduit (or direct bury) and trenches for installation of natural gas, telephone, and cable television transmission. House connections are not included.
- Refundable deposits shall be credited (deducted from) the finished lot cost.



Landscaping and Fences

- Installation of slope landscaping over 5’ within the lots; HOA maintained slope areas and private lot slopes as shown on the approved landscape plans or from applicable governmental agencies.
 - Installation of entry monumentation and in tract parkway landscaping.
 - Installation of view fence, privacy, and exterior side yard walls as required by approved plans and specification in conformance with the requirements of all applicable governmental agencies.
- Community Facilities District
- Anticipated proceeds from any Community Facilities District (“CFD”) shall be credited (deducted) from the finished lot cost.

THE FOLLOWING “ON-LOT” COST ITEMS ARE NOT INCLUDED IN “FINISHED LOT” COSTS:

- Design and construction of landscaping of house front, side and rear for individual houses.
- Driveway extensions from the right of way to the house.
- Interior fences, walls, view fence, and gates, as well as individual lot fencing and side yard gates.
- Utility service from the right of way distribution to the house.
- Water Connections from the meter to the house.
- Any flatwork/walkways from driveway and/or street to house.
- Retaining walls added by the builder for the benefit of house lot fit.
- Preparation of plot plans or precise grading plans.
- Precise grading.
- Fine Grade certification.
- Soil testing, observations, and reporting for house footings and/or foundations.
- Staking of 80s and 20s.
- Lot spins, re-compaction, or pre-saturation.
- Soil or lot recertification.
- Spoil dirt and rough and finish pulls.

THE FOLLOWING ADDITIONAL ITEMS ARE ALSO NOT INCLUDED IN “FINISHED LOT” COSTS:

- Building plan check, building permit fees, and inspection fees for the construction of the house are not included.
- Architecture, structural engineer, and other costs related to the house are not included.
- Erosion control maintenance beyond one (1) year.
- Street cleaning or drag streets.
- Any landscaping added at the discretion of the builder.
- Temporary fencing, utilities and power.
- Model home complex conversion costs.
- Construction of temporary sales trailers.
- Third party inspections, including construction defect, HERS Ratings and Title 24.
- Homeowners’ Association (HOA) & Department of Real Estate (DRE) costs.
- Security for models.
- Property taxes and assessments.
- Weed abatement or property maintenance costs.
- House backflow or dual waste systems.
- Mailboxes.



DEVELOPMENT OVERVIEW

DEVELOPMENT OVERVIEW

DEVELOPMENT HIGHLIGHTS



LOCATION / ACCESS

Property is located at the NWC of State St and Devonshire Ave in the city of Hemet.

PROJECT SIZE

35.84 acres

APNS

443-120-003

NUMBER OF LOTS / UNITS

173

LOT SIZES (MINIMUM)

2,800 sf (40' x 70') - 57

3,500 sf (50' x 70') - 116

LAND USE DESIGNATION

Planned Community Development (PCD) zone within the Downtown Hemet Specific Plan.

TOPOGRAPHY

Site is flat/level.

ESTIMATED COST TO COMPLETE

Development Costs w/ 10% Contingency	\$75,000 per lot
Impact Fees w/ 5% Contingency	\$37,000 per lot
Consultants, Bonds & Other Fees	\$10,000 per lot
<u>CFD Reimbursements</u>	<u>(\$38,000) per lot</u>
Total Costs and Fees	\$84,000 per lot

CFD / ASSESSMENT / HOA

TBD. Seller expects Buyer to form a CFD with a tax rate not to exceed 2%.
HOA is TBD.

THE HEMET STOCK FARM // 173 Single Family Lots // Hemet, California

ENTITLEMENT SUMMARY

Seller is processing a tentative map, mitigated negative declaration and development agreement. Discretionary entitlement and DA approval is expected in June 2026.

IMPROVEMENTS

The site has some historically significant structures and trees that will likely be preserved and dedicated to the city in lieu of development of additional park/open space. Rule 20 undergrounding is NOT expected to be required of residential developer. Curb, gutter and sidewalks are installed on all sides of the property except Gilbert St. (West perimeter). Buyer will be responsible for primarily intract/onsite improvements and some perimeter improvements.

PRODUCT

TBD. Buyer shall process residential entitlements and architectural plans consistent with the flexible Planned Community Development zoning and Downtown Hemet Specific Plan designations.

BONDS

Buyer will enter into a subdivision improvement agreement and post required improvement bonds prior to the start of development.

UTILITIES

Sewer / Water: City of Hemet
Storm Facilities: Riverside County Flood Control
Electricity: Southern California Edison
Gas: Southern California Gas
Telephone: Verizon
Cable: Frontier & Spectrum

SCHOOLS - HEMET UNIFIED SCHOOL DISTRICT

Elementary School (K-5): Fruitvale - GS Score: 5
Middle School (6-8): Rancho Viejo - GS Score: 4
High School (9-12): Tahquitz - GS Score: 5

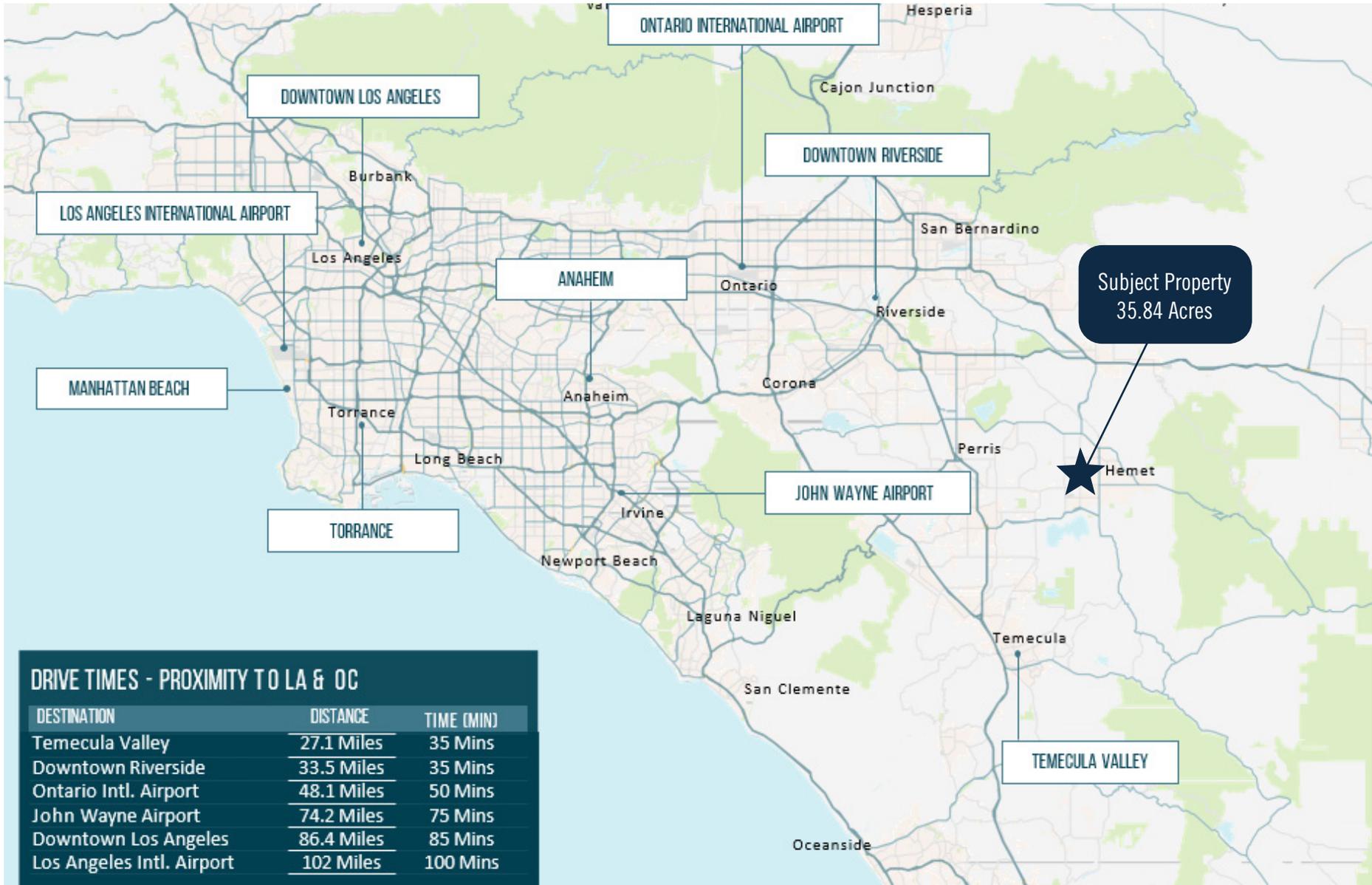
DEVELOPMENT OVERVIEW

DESIGN STANDARDS

Development Standards	ZONE	Notes
	HSF	
Lot Area- Minimum (new lots)	2800 sf	
Lot Dept- Minimum (new lots)	70 sf	
Lot Width- Minimum (new lots)	40 ft	
Cul-de-sac width - Minimum	15 ft	
Lot Coverage- Maximum	70%	
Front Yard Setback- Minimum	7 ft	
Total Combined Side yard setback minimum	0 ft setback allowed with 6 ft total min.	
Rear Yard (street or interior) Setback- Minimum	5 ft	
Detached Garage Setback - Minimum	3 ft	
Floor-to-ceiling height for ground floor commercial uses- Minimum	12 ft	
Building Height- Maximum (Planning Area 3)	3 stories or 55 ft	
Building Height- Maximum (Planning Area 4)	4 stories or 55 ft	
Residential Density Multi-Family - Maximum	45 du/ac	
Residential Density SFH - Maximum	8 du/ac	
Residential Unit Size- Minimum		
a. Studio	550 sf	
b. One Bedroom	700 sf	
c. Two Bedroom	900 sf	
d. Three Bedroom	1,100 sf	
Residential Common Open Space Area- Minimum	0 sf/du	
Residential Private Open Space Area- Minimum	50 sf/du	Section E, Open Space, in Chapter 5
Livable Area (single family)- Minimum	1,000 sf	
Multi-Family/Live work Parking Ratios		
a. One Bedroom	1 space/du	
b. Two Bedroom	1 space/du	
c. Live work	1 space/du	
SFH Parking Ratios		
a. Two Bedroom	1 space/du	
b. Three Bedroom	1 space/du	
c. Four bedroom	1 space/du	
Guest parking Minimum	0	
Covered Parking Minimum	0	
Materials and Finishes	Quality material to be applied to front and extended 5' onto the sides, Stucco on rear and sides	Section 9, Chapter 5

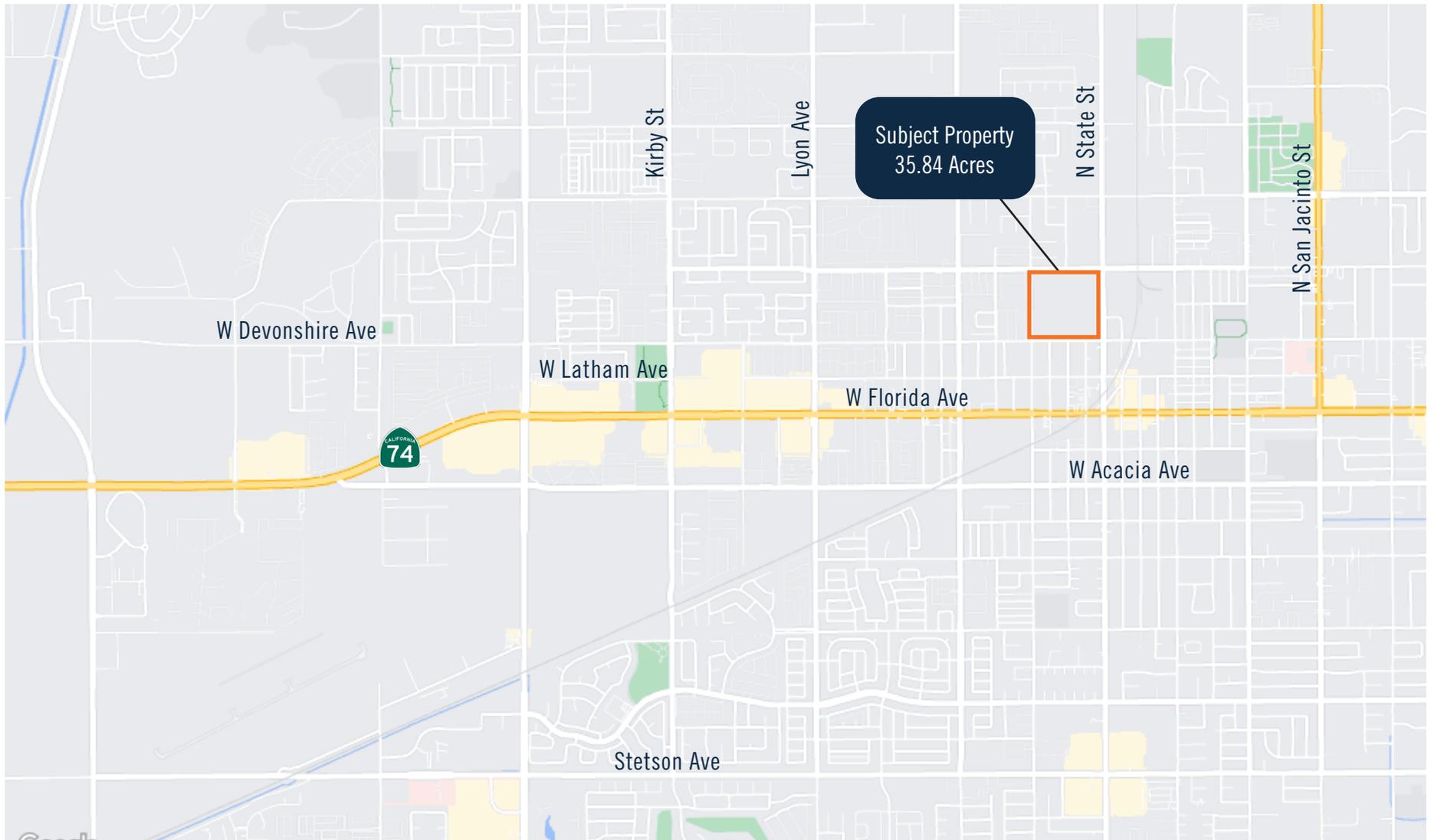
DEVELOPMENT OVERVIEW

REGIONAL MAP



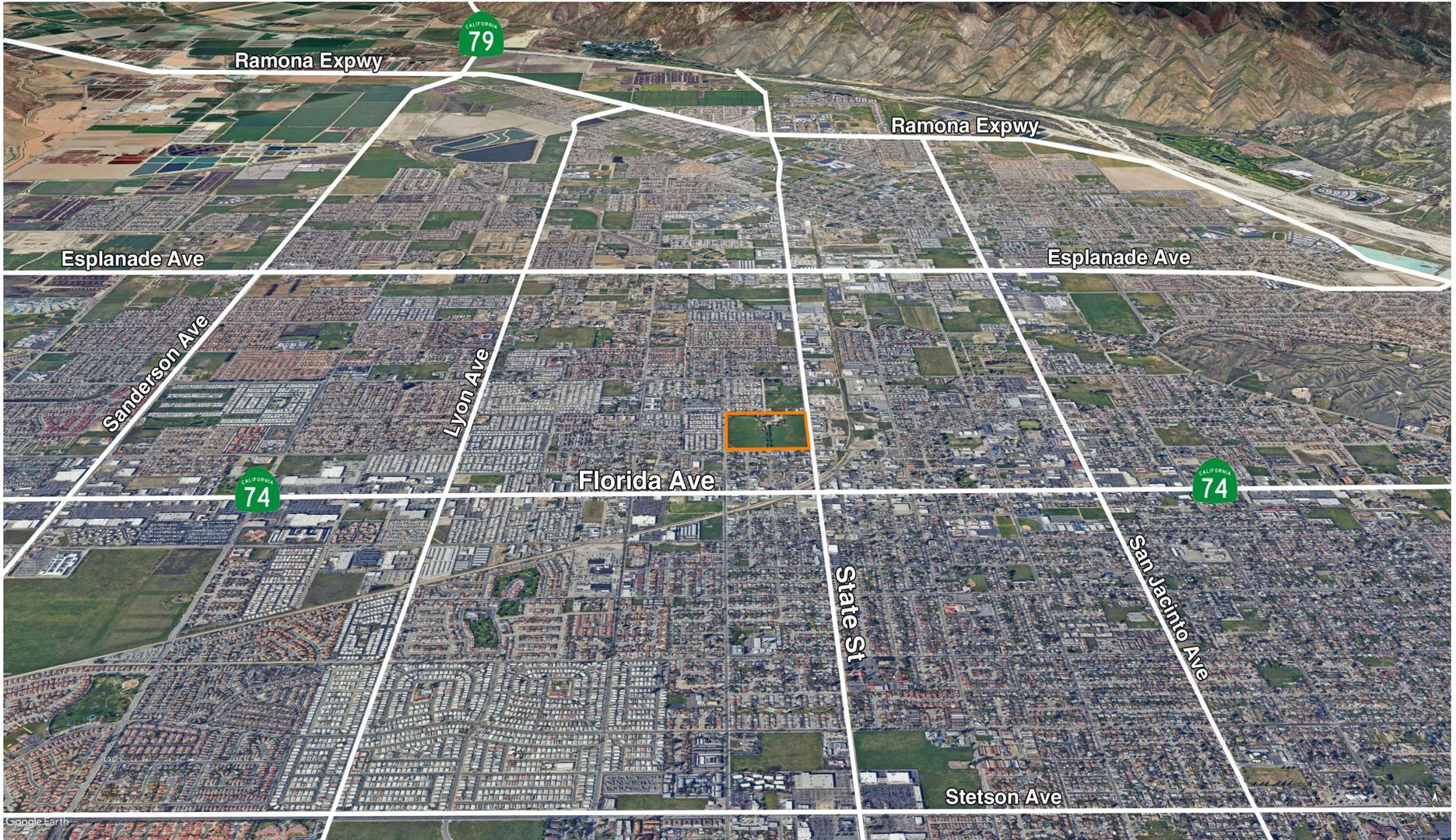
DEVELOPMENT OVERVIEW

LOCAL MAP



DEVELOPMENT OVERVIEW

AERIAL VICINITY OBLIQUE



DEVELOPMENT OVERVIEW

AERIAL LOCAL



DEVELOPMENT OVERVIEW

SITE PHOTOS



View Northwest



View West



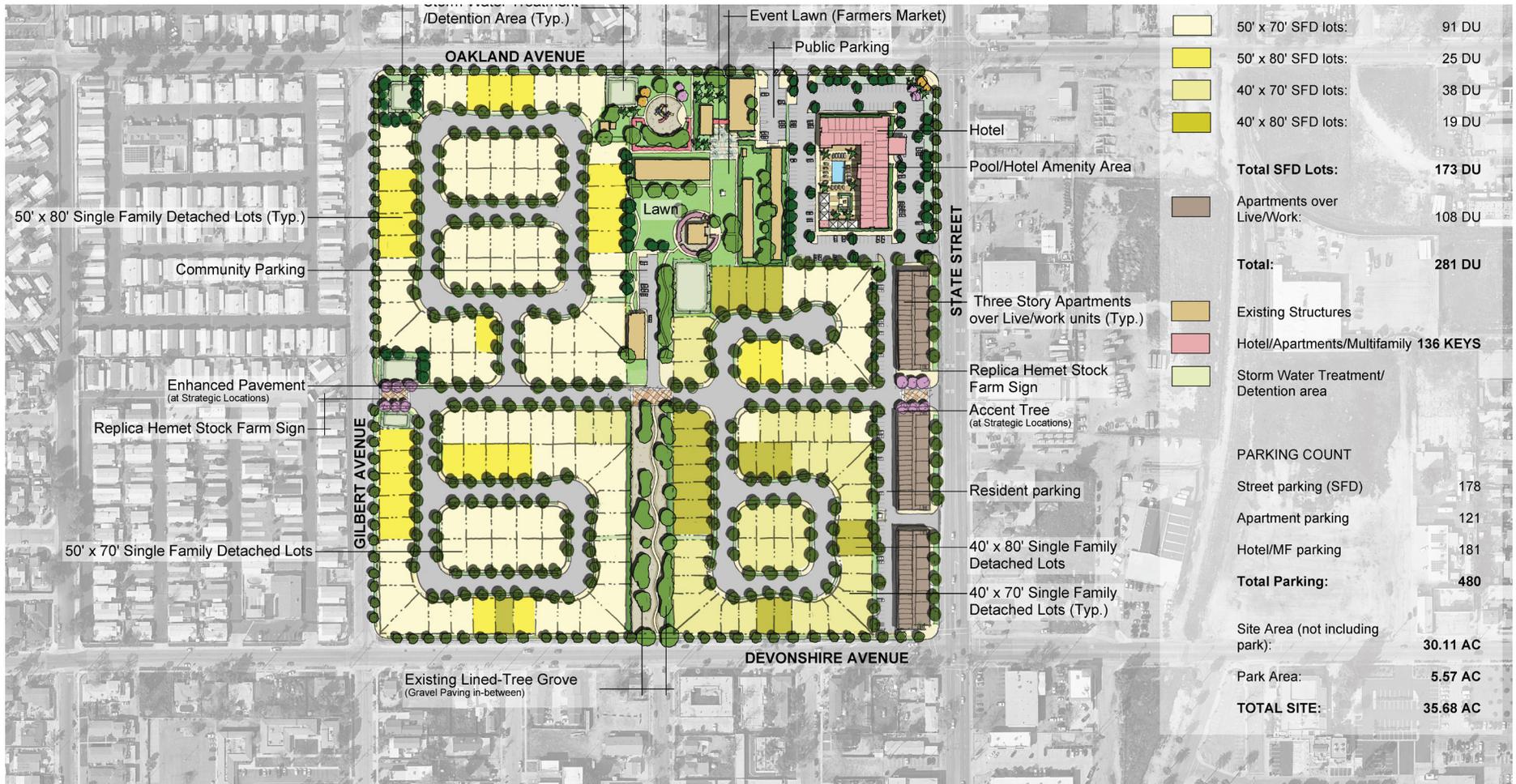
View South - Structures



View Southeast

DEVELOPMENT OVERVIEW

ILLUSTRATIVE SITE PLAN



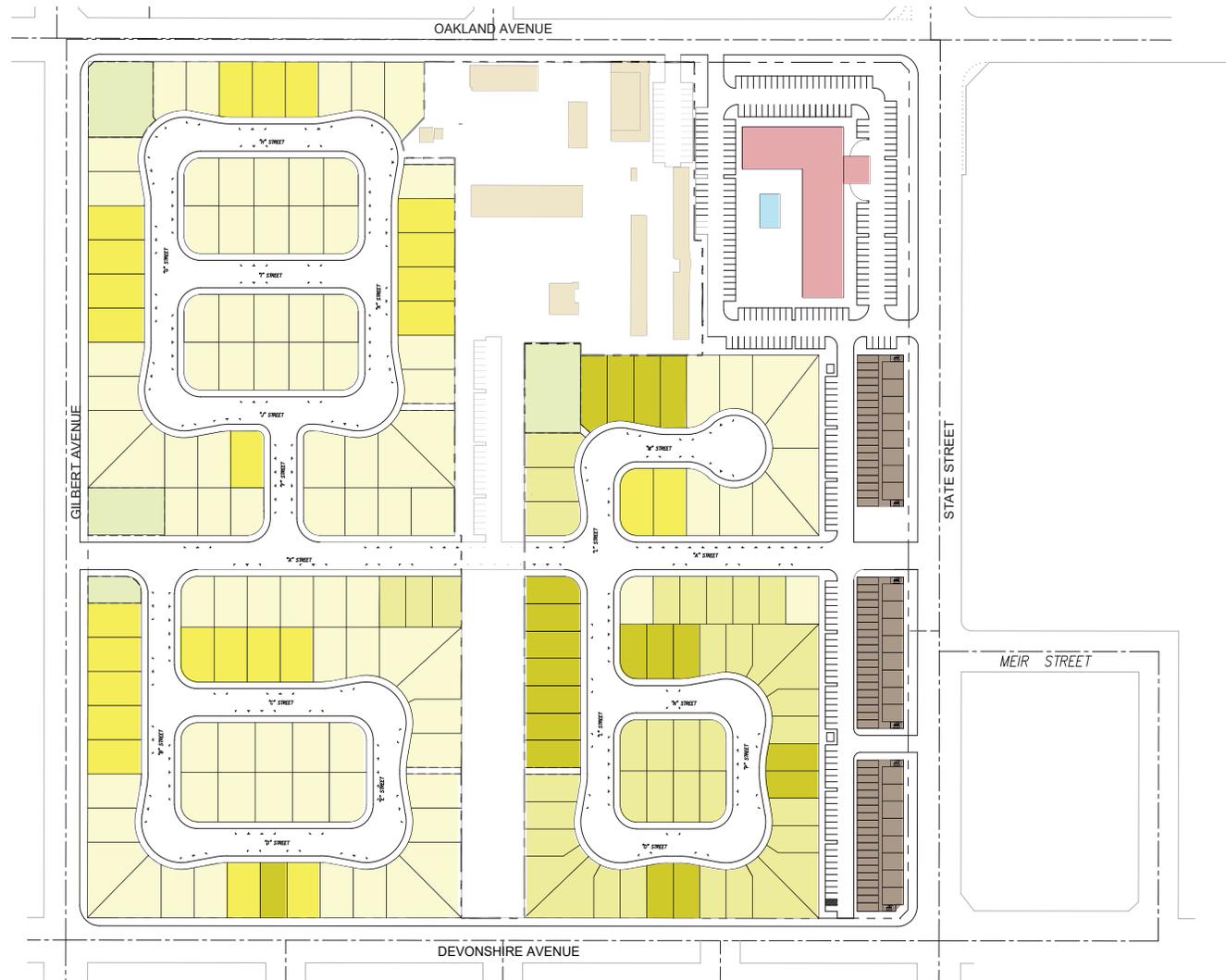
DEVELOPMENT OVERVIEW

SITE PLAN

LEGEND

	50' x 70' SFD lots:	91 DU
	50' x 80' SFD lots:	25 DU
	40' x 70' SFD lots:	38 DU
	40' x 80' SFD lots:	19 DU
Total SFD Lots:		173 DU
	Apartments over Live/Work:	108 DU
Total:		281 DU
	Existing Structures	
	Hotel/Apartments/Multifamily	
	Storm Water Treatment/ Detention area	

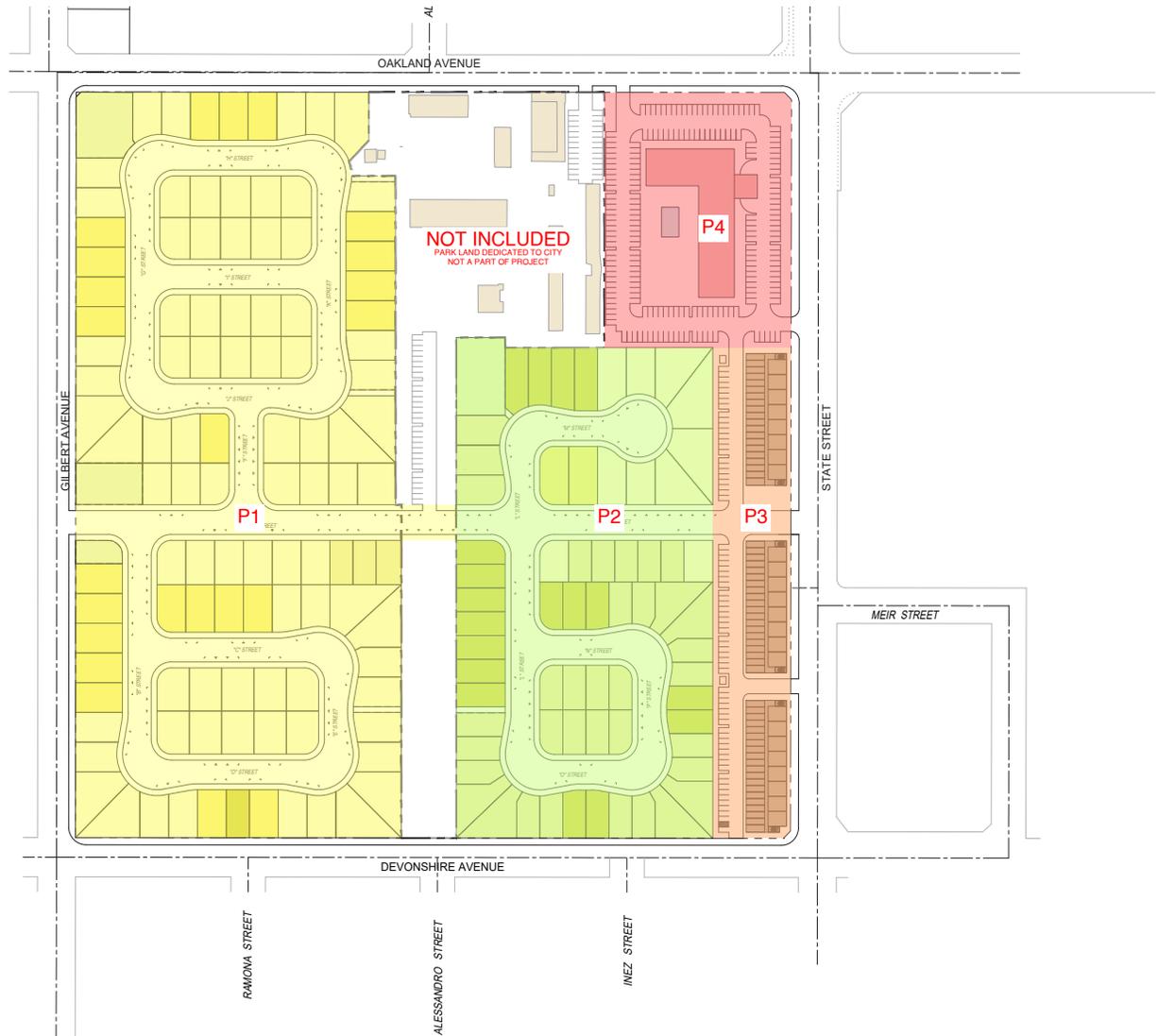
PARKING COUNT	
Street parking (SFD)	188
Apartment parking	126
Hotel/MF parking	191
Total Parking:	505



DEVELOPMENT OVERVIEW

PLANNING AREAS

LEGEND	Acreege	Proposed Densities
 Planning Area 1	15.9 AC	6.79 DU/AC
 Planning Area 2	8.46 AC	7.68 DU/AC
 Planning Area 3	2.56 AC	42 DU/AC
 Planning Area 4	3.19 AC	136 KEYS/ 45 DU/AC
TOTAL (not including park)		
	30.11 AC	
 Park Area (NOT A PART)	5.57 AC	
TOTAL SITE		
	35.68 AC	



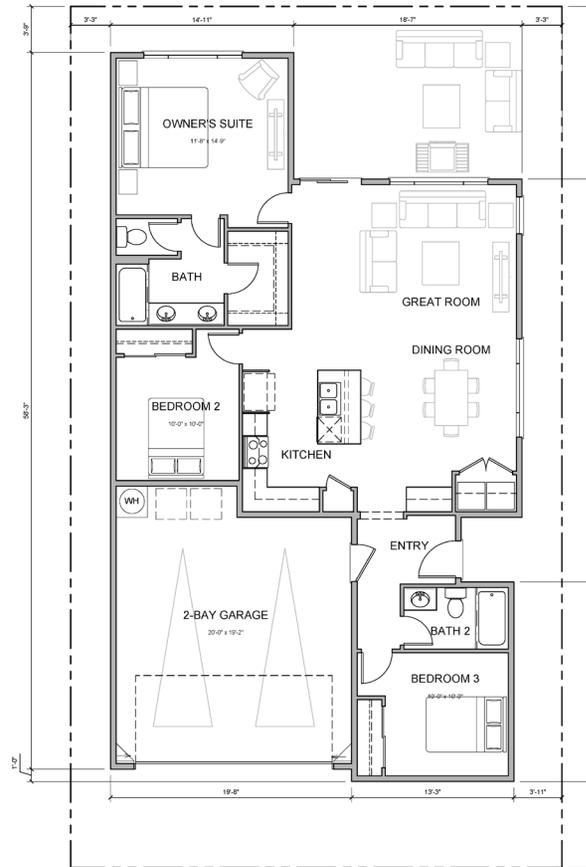
DEVELOPMENT OVERVIEW

PHOTO SURVEY PHOTOS



DEVELOPMENT OVERVIEW

CONCEPTUAL FLOOR PLAN 1



GSF CALCULATIONS:	
1ST FLOOR:	1,309 SQ. FT.
TOTAL:	1,309 SQ. FT.
GARAGE:	427 SQ. FT.

SAMPLE FLOOR PLAN 1 (40' x 70' LOT)

HEMET STOCK FARM
230 W DEVONSHIRE AVENUE, HEMET, CA

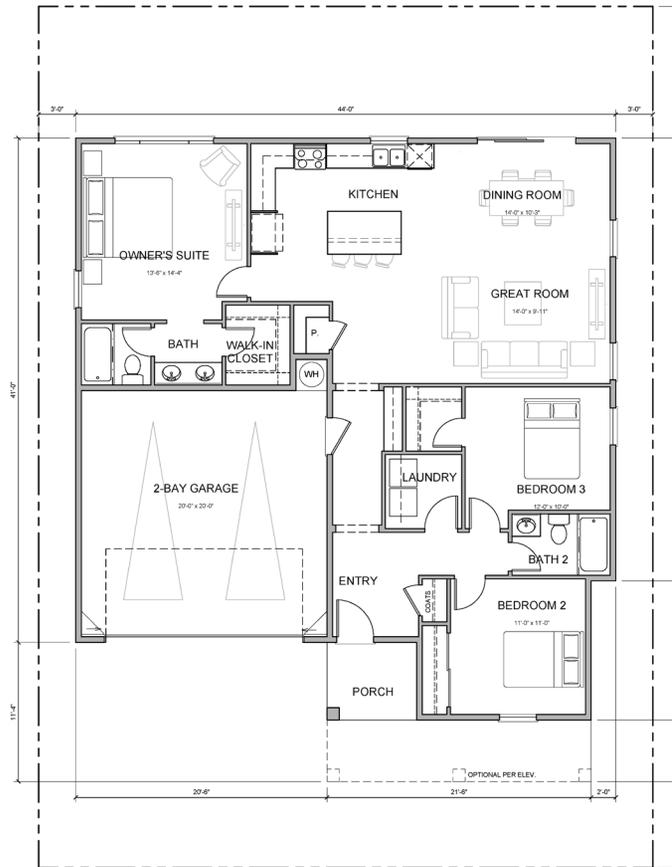


JOB NO. 1901.001
DATE 09-17-2025
501 West Broadway, Suite 1080
San Diego, CA 92101
858-350-0544

A2.1

DEVELOPMENT OVERVIEW

CONCEPTUAL FLOOR PLAN 1



GSF CALCULATIONS:	
1ST FLOOR:	1,456 SQ. FT.
TOTAL:	1,456 SQ. FT.
GARAGE:	425 SQ. FT.

SAMPLE FLOOR PLAN 1 (50' x 70' LOT)

HEMET STOCK FARM
230 W DEVONSHIRE AVENUE, HEMET, CA

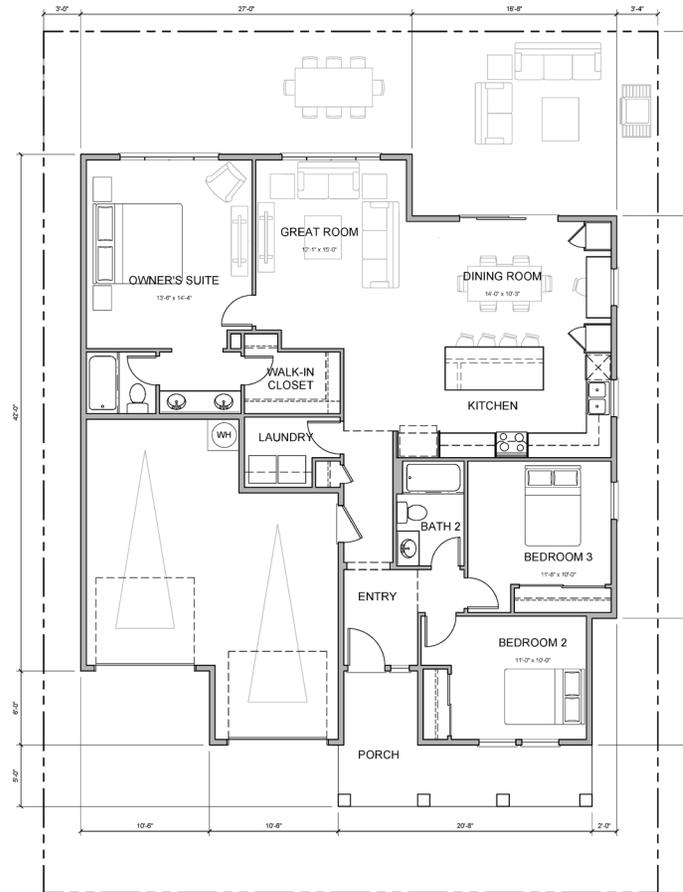


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A2.2

DEVELOPMENT OVERVIEW

CONCEPTUAL FLOOR PLAN 1



GSF CALCULATIONS:	
1ST FLOOR:	1,445 SQ. FT.
TOTAL:	1,445 SQ. FT.
GARAGE:	443 SQ. FT.

SAMPLE FLOOR PLAN 1 ALT (50' x 70' LOT)

HEMET STOCK FARM
230 W DEVONSHIRE AVENUE, HEMET, CA

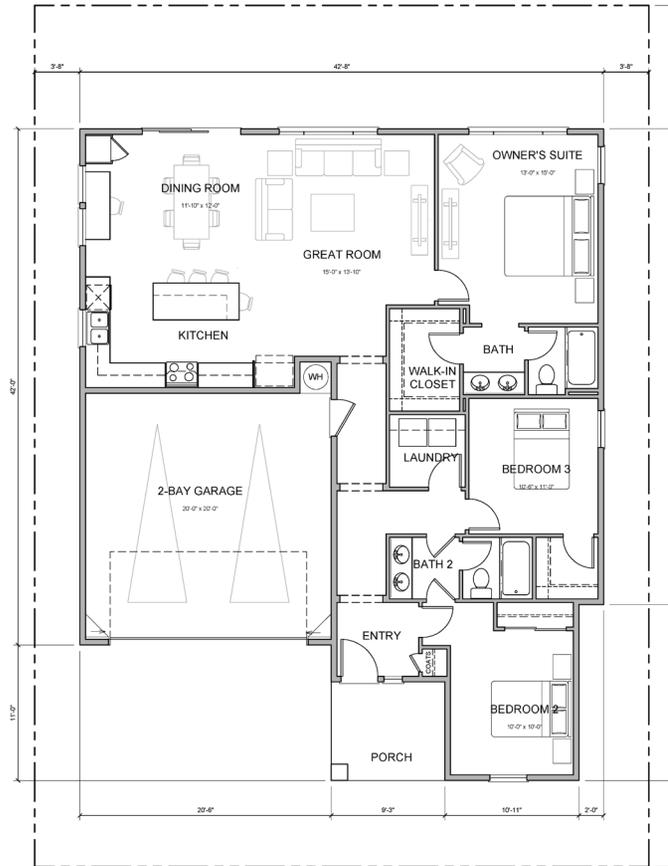


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A2.3

DEVELOPMENT OVERVIEW

CONCEPTUAL FLOOR PLAN 2



GSF CALCULATIONS:	
1ST FLOOR:	1,504 SQ. FT.
TOTAL:	1,504 SQ. FT.
GARAGE:	425 SQ. FT.

SAMPLE FLOOR PLAN 2 (50' x 70' LOT)

HEMET STOCK FARM
230 W DEVONSHIRE AVENUE, HEMET, CA

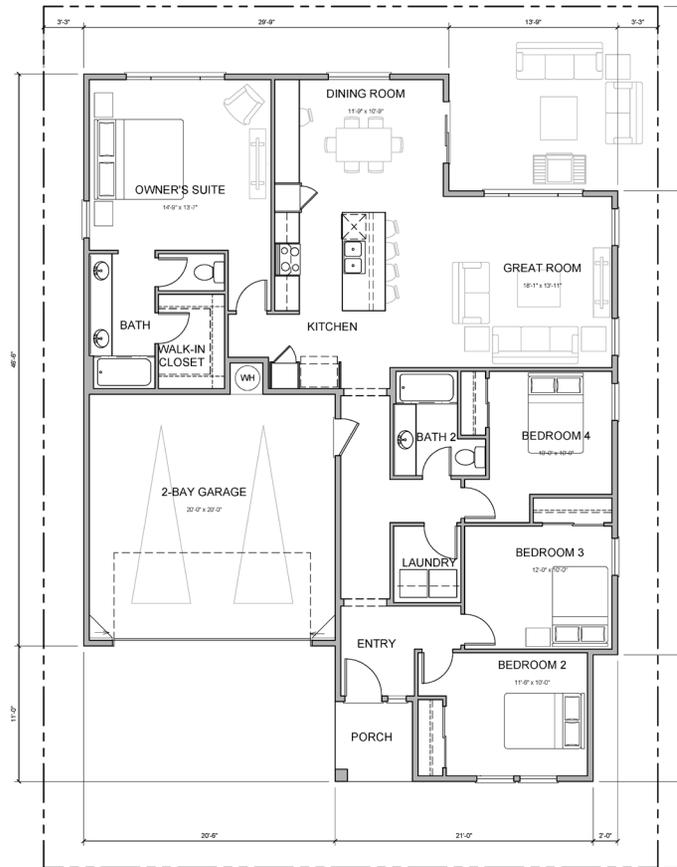


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A2.4

DEVELOPMENT OVERVIEW

CONCEPTUAL FLOOR PLAN 3



GSF CALCULATIONS:	
1ST FLOOR:	1,658 SQ. FT.
TOTAL:	1,658 SQ. FT.
GARAGE:	425 SQ. FT.

SAMPLE FLOOR PLAN 3 (50' x 70' LOT)

HEMET STOCK FARM
230 W DEVONSHIRE AVENUE, HEMET, CA

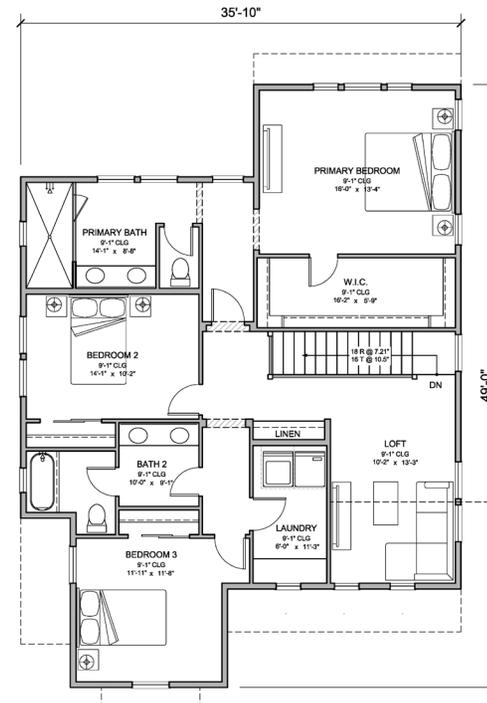
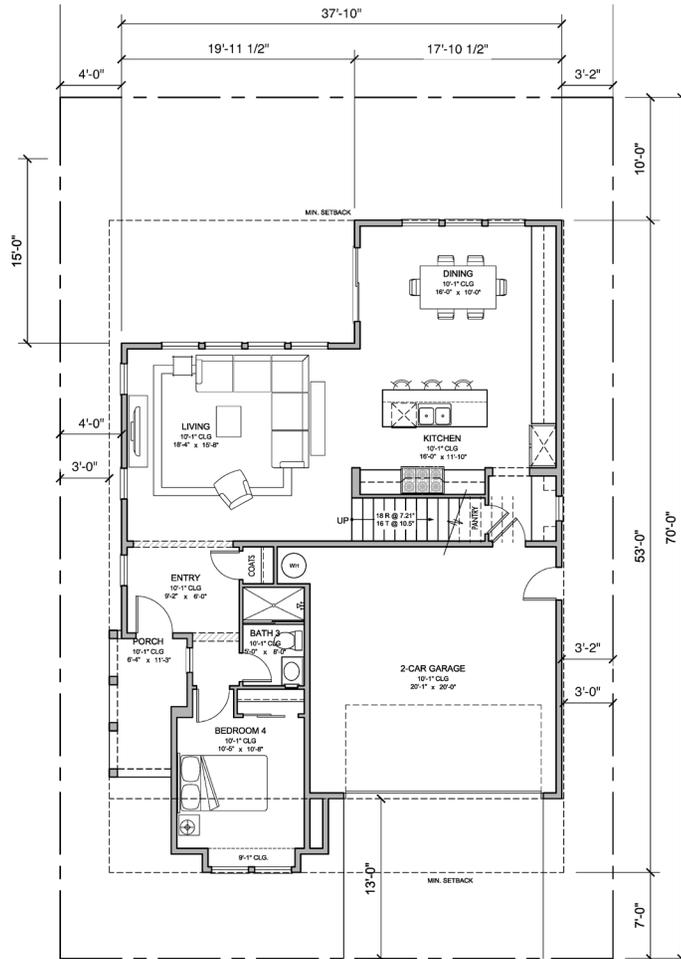


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DEVELOPMENT OVERVIEW

CONCEPTUAL FLOOR PLAN 4



2 STORY PLAN
4 BEDROOMS / 3 BATH

FLOOR AREA	
FIRST FLOOR	3078 SQ. FT.
SECOND FLOOR	1353 SQ. FT.
TOTAL LIVING	2430 SQ. FT.
GARAGE	419 SQ. FT.

SAMPLE FLOOR PLAN 4 (50' x 70' LOT)

HEMET STOCK FARM
230 W DEVONSHIRE AVENUE, HEMET, CA



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A2.6

DEVELOPMENT OVERVIEW

CONCEPTUAL ELEVATIONS- 1-STORY



1-STORY SFD CHARACTER ELEVATIONS

HEMET STOCK FARM
230 W DEVONSHIRE AVENUE, HEMET, CA



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DEVELOPMENT OVERVIEW

CONCEPTUAL ELEVATIONS- 2-STORY



2-STORY SFD CHARACTER ELEVATIONS

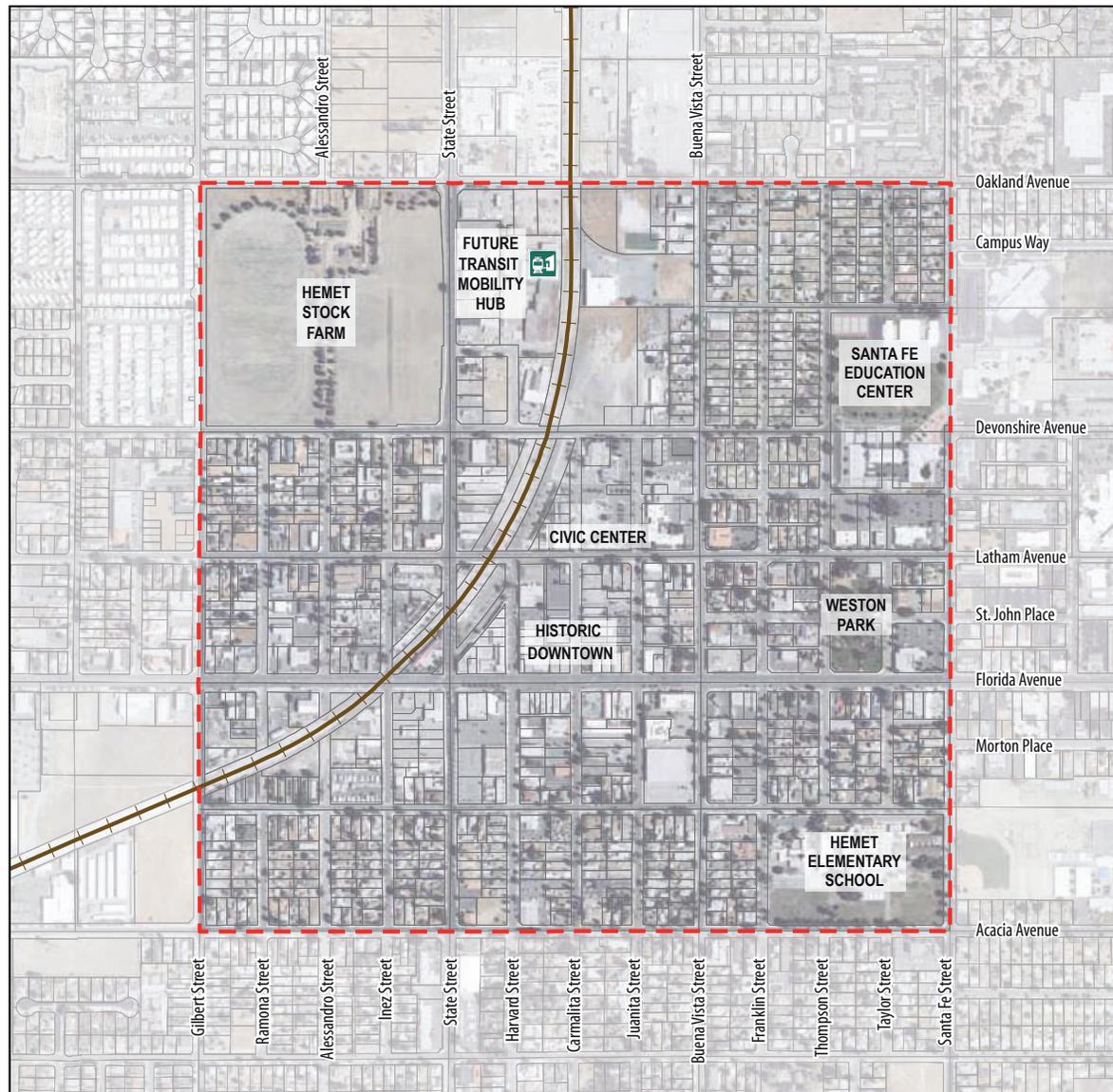
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230 W DEVONSHIRE AVENUE, HEMET, CA



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A3.2	

DEVELOPMENT OVERVIEW

DOWNTOWN HEMET SPECIFIC PLAN



[CLICK HERE TO VIEW SPECIFIC PLAN](#)

DEVELOPMENT OVERVIEW

PUBLIC SCHOOLS



Subject Property
35.84 Acres

Hemet Unified School District

 **Jacob Wiens
Elementary | K-5**
935 East Campus Way
Hemet, CA 92543

 **Acacia
Middle | 6-8**
1200 E Acacia Ave
Hemet, CA 92543

 **Tahquitz
High | 9-12**
4425 Titan Trail
Hemet, CA 92545

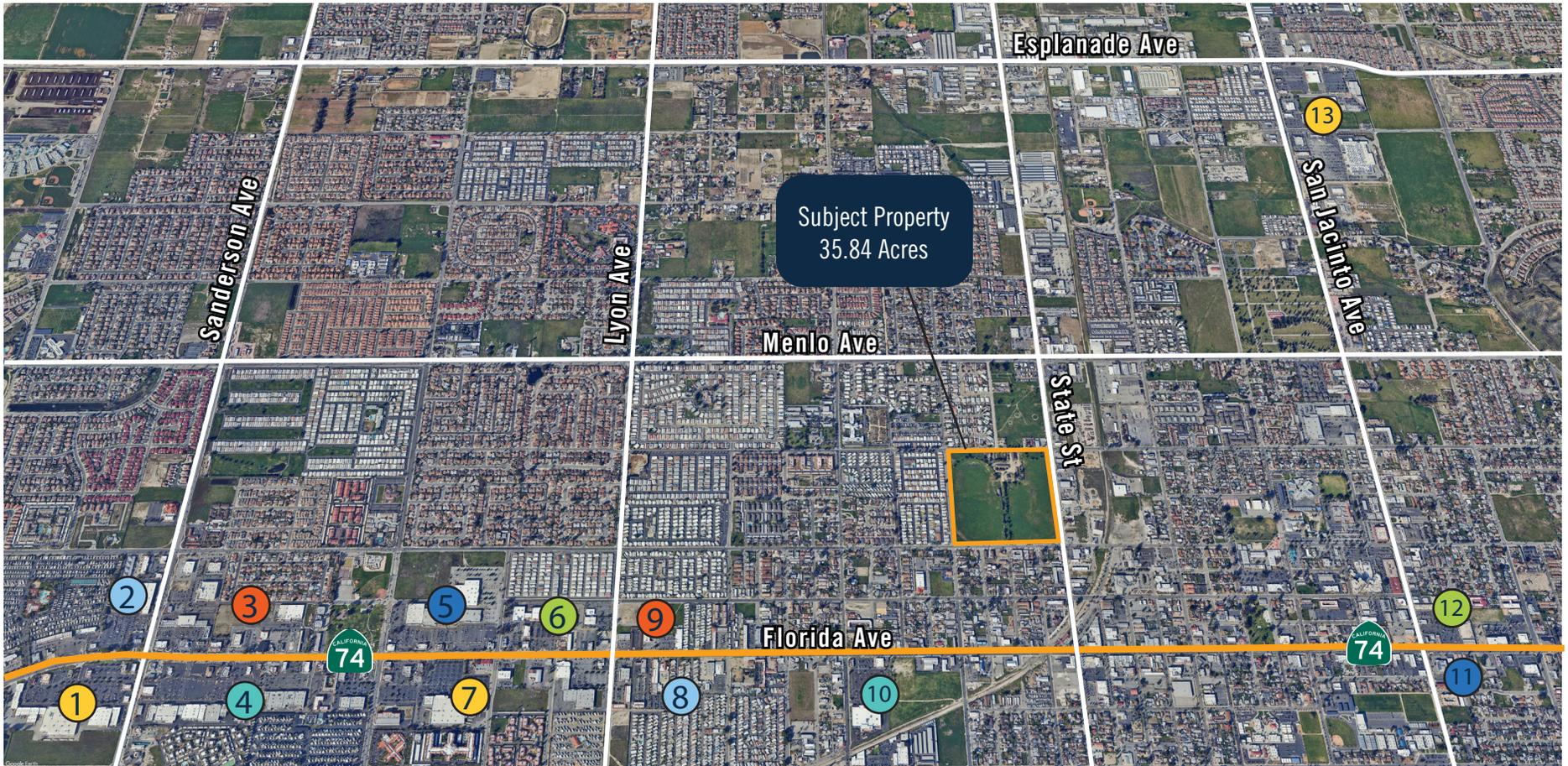
DEVELOPMENT OVERVIEW

DEMOGRAPHICS / SOUTH VIEW AREA RETAIL



DEVELOPMENT OVERVIEW

MAJOR AREA RETAIL



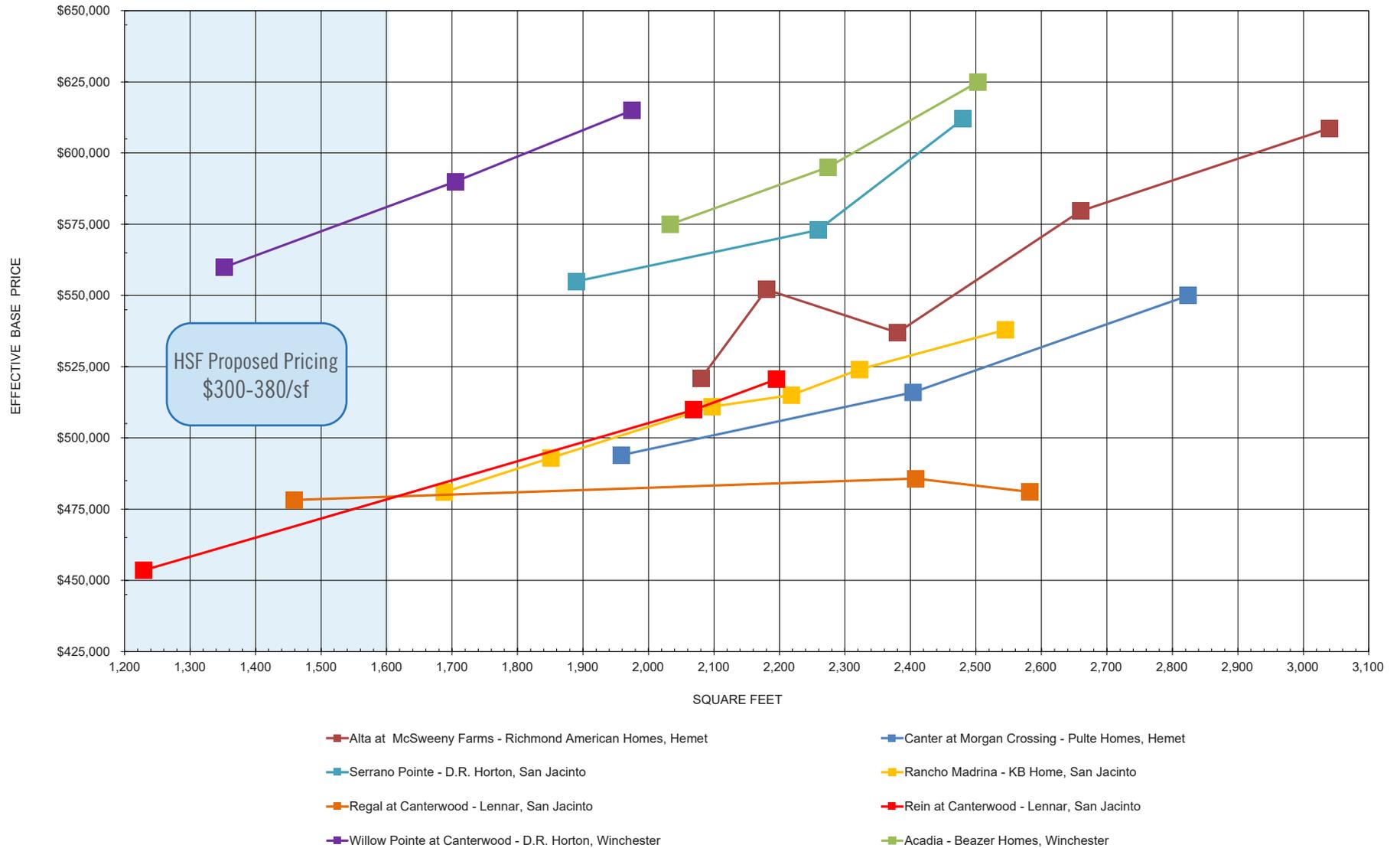
1	2	3	4	5	6	7	8	9	10	11	12	13
TARGET	HOME DEPOT	GROCERY OUTLET LA FITNESS BIG 5 SPORTING GOODS BLAZE PIZZA RAISING CANES	STATER BROS IN-N-OUT BURGER PETCO SMART & FINAL FIVE BELOW	<u>HEMET VALLEY MALL</u> HOBBY LOBBY JCPENNEY CHILI'S BATH & BODY WORKS STARBUCKS	VALLEY OUTLET HOMEGOODS STORE RED ROBIN SOCAL FITNESS PEP BOYS	SPROUTS ULTA MARSHALLS DOLLAR TREE PETSMA T	WALGREENS	AUTOZONE	WALMART STARBUCKS O'REILLY AUTO	WALGREENS	GROCERY OUTLET PLANET FITNESS DOLLAR TREE	WALMART SUPERCENTER WALGREENS ALDI STATER BROS STARBUCKS



MARKET INFORMATION

MARKET INFORMATION

FOR-SALE PRICING GRAPH



MARKET INFORMATION

FOR-SALE COMMUNITIES



ALTA AT MCSWEENEY FARMS BY RICHMOND AMERICAN HOMES - HEMET

Product Type:	Detached	Total Units:	148
Open Date:	12.2022	Sold Units:	104
Min Lot Size:	5,500 SF	Remaining Units:	44
Tax Rate:	1.9%	Overall Absorption Rate:	2.71/mo
HOA:	\$194		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$520,792	2,080	\$250	4	3	2	1
2	\$552,048	2,180	\$253	3	2.5	2	2
3	\$536,990	2,380	\$225	4	3.5	2	2
4	\$579,688	2,660	\$217	4	3.5	2	2
5	\$608,735	3,040	\$200	5	3.5	2	2



CANTER AT MORGAN CROSSING BY PULTE HOMES - HEMET

Product Type:	Detached	Total Units:	82
Open Date:	1.2024	Sold Units:	81
Min Lot Size:	5,000 SF	Remaining Units:	1
Tax Rate:	2.0%	Overall Absorption Rate:	3.35/mo
HOA:	\$125		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$493,990	1,959	\$252	4	2	2	1
2	\$515,990	2,404	\$214	5	2.5	2	2
3	\$549,990	2,824	\$194	5	3	2	2

MARKET INFORMATION

FOR-SALE COMMUNITIES



SERRANO POINTE BY D.R. HORTON - SAN JACINTO

Product Type:	Detached	Total Units:	76
Open Date:	3.2025	Sold Units:	58
Min Lot Size:	7,200 SF	Remaining Units:	14
Tax Rate:	1.9%	Overall Absorption Rate:	6.20/mo
HOA:	\$0		

5Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$554,990	1,890	\$293	4	3	3	1
2	\$572,990	2,259	\$253	4	3	3	2
3	\$611,990	2,480	\$246	4	3.5	3	2



RANCHO MADRINA BY D.R. HORTON - SAN JACINTO

Product Type:	Detached	Total Units:	150
Open Date:	3.2024	Sold Units:	109
Min Lot Size:	7,200 SF	Remaining Units:	41
Tax Rate:	2.0%	Overall Absorption Rate:	4.78/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$480,990	1,688	\$284	3	2	2	1
2	\$492,990	1,851	\$266	3	2	2	1
3	\$510,990	2,097	\$243	3	2	2	1
4	\$514,990	2,218	\$232	3	2.5	2	2
5	\$523,990	2,322	\$225	3	2	2	1
6	\$537,990	2,545	\$211	4	2.5	2	2

MARKET INFORMATION

FOR-SALE COMMUNITIES



REGAL AT CANTERWOOD BY LENNAR - SAN JACINTO

Product Type:	Detached	Total Units:	92
Open Date:	7.2025	Sold Units:	21
Min Lot Size:	5,000 SF	Remaining Units:	71
Tax Rate:	1.9%	Overall Absorption Rate:	3.67/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$468,910	1,459	\$321	3	2	2	1
2	\$533,500	2,408	\$221	4	3	2	2
3	\$552,510	2,583	\$213	4	3	2	2



REIN AT CANTERWOOD BY LENNAR - SAN JACINTO

Product Type:	Detached	Total Units:	89
Open Date:	8.2025	Sold Units:	22
Min Lot Size:	5,000 SF	Remaining Units:	67
Tax Rate:	1.9%	Overall Absorption Rate:	4.56/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$453,540	1,229	\$369	3	2	2	1
2	\$509,840	2,069	\$246	4	3	2	2
3	\$520,640	2,196	\$237	4	3	2	2

MARKET INFORMATION

FOR-SALE COMMUNITIES



WILLOW POINTE AT CANTERWOOD BY D.R. HORTON - WINCHESTER

Product Type:	Detached	Total Units:	130
Open Date:	9.2024	Sold Units:	87
Min Lot Size:	4,700 SF	Remaining Units:	43
Tax Rate:	1.9%	Overall Absorption Rate:	5.05/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$559,990	1,352	\$414	3	2	2	1
2	\$589,990	1,705	\$346	3	2.5	2	2
3	\$614,990	1,975	\$311	4	3	2	2



ACADIA BY BEAZER HOMES - WINCHESTER

Product Type:	Detached	Total Units:	72
Open Date:	8.2025	Sold Units:	9
Min Lot Size:	5,000 SF	Remaining Units:	63
Tax Rate:	1.9%	Overall Absorption Rate:	N/A
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$574,990	2,033	\$282	3	2.5	2	2
2	\$594,990	2,274	\$261	3	2.5	2	2
3	\$624,990	2,503	\$249	4	3	2	2



DISCLOSURES

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