



DEVELOPMENT OPPORTUNITY

+/-90 ACRES OF RESIDENTIAL LAND

LAKE ELSINORE, CA



CANYON VIEW VILLAGE



SCENIC CANYON
VIEWS



BETWEEN
CANYON LAKE &
LAKE ELSINORE



NATURAL
LANDSCAPING



MODERN
RESIDENTIAL
LIVING



A STRONG
SENSE OF
COMMUNITY

EXCLUSIVE OFFERING MEMORANDUM

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CANYON VIEW VILLAGE

WDLand

An aerial photograph of a large lake, likely Lake Mead, with a city and mountains in the background. The image is overlaid with a dark blue gradient and a white border. The text "EXECUTIVE SUMMARY" is centered in white, sans-serif, all-caps font.

EXECUTIVE SUMMARY

OPPORTUNITY

Canyon View Village represents a rare opportunity to own and entitle approximately 350 single-family residential lots in one of Southern California's most supply-constrained housing markets. Strategically located near Interstate 15 between Lake Elsinore and Canyon Lake, the project is positioned to capitalize on sustained population growth, limited new home inventory, and continued buyer demand throughout Southwest Riverside County. The combination of location, scale, accessibility, and lifestyle amenities creates a compelling long-term investment opportunity for both land developers and national homebuilders.

Canyon Village is an opportunity for a land developer with the skills to entitle a multi-product residential community and deliver it fully entitled to a homebuilder or a homebuilder who wants to add value through entitlement and control its lot pipeline for several years to come. The property is zoned residential so no General Plan Amendment or Zone Change should be required for a market-driven land plan.

The owner is seeking a buyer willing to purchase the site in its current condition and leverage the conceptual planning work already completed to date. Seller financing may be available for qualified buyers who submit a compelling offer.



Conceptual new construction for Canyon View Villas

KEY HIGHLIGHTS

- Rare opportunity to entitle approximately 350 single family homes within one of Southern California's fastest growing housing markets.
- Limited supply of entitled residential land in the Lake Elsinore market creates a significant competitive advantage for developers seeking future lot inventory.
- Strong imbalance between housing demand and available new home supply, supporting long-term absorption and pricing fundamentals.
- Strategic location between Lake Elsinore and Canyon Lake, surrounded by established residential communities and expanding commercial services.
- Growing population and household formation continue to drive demand for attainable single-family housing throughout the I-15 corridor.
- Favorable replacement cost dynamics make entitled residential land increasingly valuable as developable inventory continues to decline.
- Highly desirable lifestyle location offering proximity to Lake Elsinore, outdoor recreation, parks, hiking trails, shopping, dining, and entertainment.



OFFERING GUIDELINES



OFFER DUE DATE Seller will review offers as submitted.

PRICE The asking price has not been established. Submit offer on “as-is” basis.

OFFER PREPARATION Submit a Letter of Intent (“LOI”) outlining the terms and conditions under which Buyer proposes to acquire the property.

TERMS All cash at the close of escrow.

FEASIBILITY PERIOD Buyer will have 60 days from acceptance of LOI to complete a feasibility study of the property. Buyer to prepare draft of the PSA.

1031 EXCHANGE Buyer will cooperate with Seller to facilitate a 1031 Exchange.

DEPOSITS Buyer to open escrow with a refundable deposit of 1% of purchase price. Upon completion of due diligence, the deposit shall be increased to 3% of the purchase price, which shall become non-refundable and applicable to the purchase price.

CLOSE OF ESCROW Close of escrow will be 30 days following approval.

CONDITION OF PROPERTY AT CLOSE OF ESCROW Seller to deliver property “as-is” with no representations or warranties of its current condition from the Seller. Information provided is intended to assist a Buyer in evaluating the property, but Buyer should not rely on anything other than its own due diligence.

SELLER Grossi Development Partners 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. There is no cooperating broker fee offered. Outside brokers should seek compensation from clients directly. 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.

CLICK LINK TO ACCESS DUE DILIGENCE

[Canyon View Village](#)



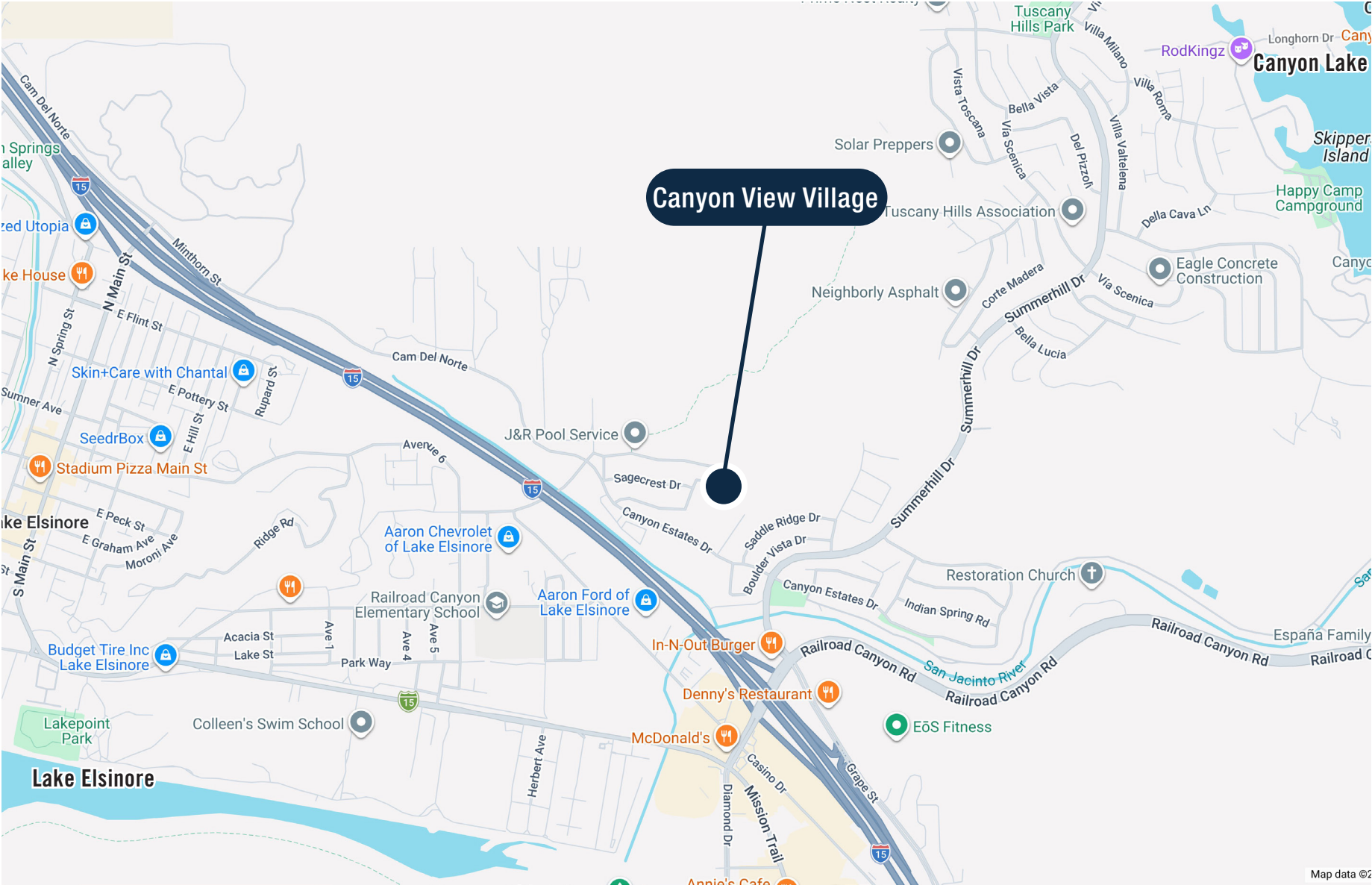
An aerial photograph of a large, calm lake surrounded by a mix of residential and commercial development. In the foreground, a curved road with several buildings and parking lots is visible. The middle ground shows a dense residential area with many houses. In the background, rolling hills and mountains are visible under a clear sky. The word "LOCATION" is overlaid in large, white, sans-serif capital letters in the center of the image.

LOCATION

REGIONAL MAP



LOCAL MAP



An aerial photograph of a large lake, likely a reservoir, surrounded by a mix of developed and undeveloped land. In the foreground, there are some buildings and a parking lot. The middle ground shows a dense residential or commercial area. The background features rolling hills and mountains under a clear sky. The entire image is overlaid with a semi-transparent blue filter.

DEVELOPMENT SUMMARY

DEVELOPMENT OVERVIEW

LOCATION / ACCESS

Located at N Frontage Rd on the north side of I-15 in Lake Elsinore and in the South Riverside/ Inland Empire East submarket.

PROJECT SIZE

+/- 90 Gross Acres

APN(S)

363-090-009, 363-090-010 and 363-020-009

GOVERNING MUNICIPALITY

City of Lake Elsinore

NUMBER OF UNITS

General Plan 2026 contemplates up to 350 lots before density bonus or ADU's. This includes 80 acres with 12,000 SF minimum lot size (i.e. up to 290 homes) and 10 acres at 1 to 6 DU/acre (i.e. up to 60 homes).

PRELIMINARY PROPOSED PRODUCT

Single Family Residential

TOPOGRAPHY

The majority of the site has a gentle to moderate slope to the base of the surrounding foothills.



ENTITLEMENT SUMMARY

General Plan: HR- Hillside Residential (80 acres), Low-Medium Residential (10 acres)
Zoning: RMR- Rural Mountainous Residential (80 acres), R1- Single Family Resi (10 acres)

IMPROVEMENTS/ EXISTING USE

Vacant Land

ESTIMATED COST TO COMPLETE

Not available

CFD/HOA

CFD and HOA to be formed by Buyer.

INCLUSIONARY/ AFFORDABLE HOUSING REQUIREMENTS

The City of Lake Elsinore does not have an inclusionary housing requirement.

UTILITIES

Sewer / Water:	EVMWD
Storm Facilities:	Riverside County Flood Control
Electricity:	SoCal Edison
Gas:	SoCal Gas Company
Telephone/Cable:	Comcast

SCHOOLS

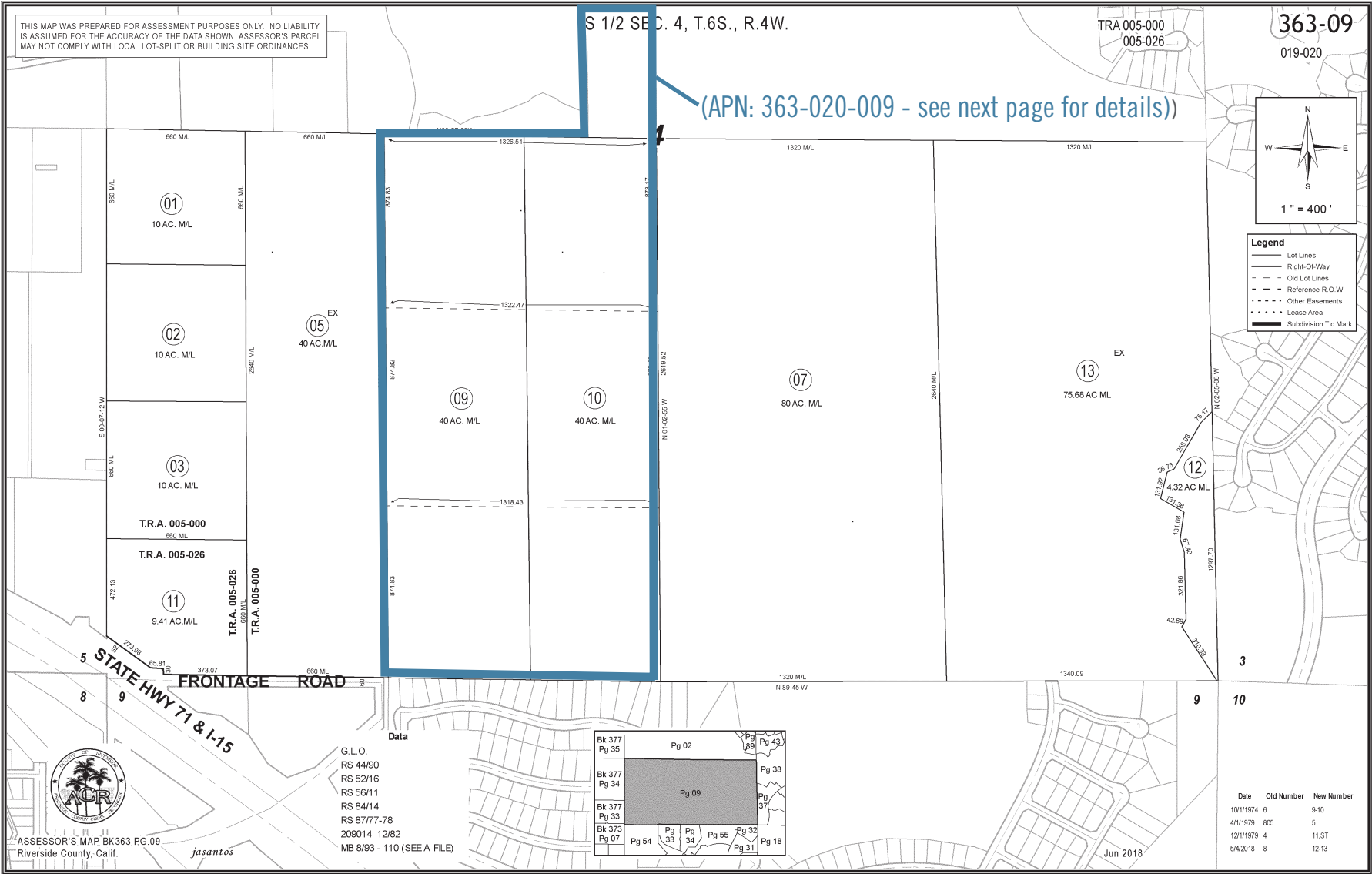
Lake Elsinore Unified School District

Railroad Canyon Elementary School
Elsinore Middle School
Elsinore High School

SITE AERIAL



PARCEL MAP - APNS: 363-090-009 & 363-090-010



WDLand



CONCEPTUAL SITE PLAN



SITE PHOTOS



View looking north



View looking south



View looking east



View looking west

An aerial photograph of a large lake, likely Lake Mead, with a city and mountains in the background. The image is overlaid with a dark blue semi-transparent rectangle. The text "REGIONAL OVERVIEW" is centered in white, sans-serif, all-caps font.

REGIONAL OVERVIEW

CITY OF LAKE ELSINORE

Lake Elsinore offers an exceptional Southern California lifestyle where affordable new homes, outdoor recreation, and convenient access to major employment centers come together. Residents enjoy year-round activities centered around Southern California's largest natural freshwater lake, with boating, fishing, kayaking, hiking, and camping complemented by attractions such as Launch Pointe Recreation Destination, the Lake Elsinore Diamond baseball stadium, and the city's growing collection of parks, trails, and community events. Golf enthusiasts have several nearby options, including Lake Elsinore's Links at Summerly and neighboring championship courses in Murrieta, Temecula, and Menifee. Combined with excellent schools, expanding retail and dining, and abundant open space, Lake Elsinore continues to attract families seeking a high-quality lifestyle at a compelling value.

Strategically positioned along Interstate 15, Lake Elsinore provides outstanding connectivity to Southern California's major employment hubs. Residents enjoy convenient access to the rapidly growing job markets of Murrieta, Temecula, Menifee, and Riverside, while Orange County employment centers—including Irvine, Mission Viejo, Lake Forest, and the John Wayne Airport business corridor—are generally within a 60- to 75-minute commute. The city is also well positioned for access to North San Diego County and western Riverside County, making it an attractive location for professionals seeking more attainable homeownership without sacrificing regional connectivity. As employment opportunities continue to expand throughout the Inland Empire and neighboring Orange County, Lake Elsinore offers a unique balance of lifestyle, recreation, and long-term value.



AREA ATTRACTIONS

Centrally located near I-15 with convenient access to recreation, shopping, dining, entertainment, schools and employment.



AREA AMENITIES



1. Lake Elsinore City Center

- Inland Boat Center
- EOS Fitness
- Starbucks
- Denny's
- 7-Eleven
- O'Reilly Auto Parts
- Wells Fargo Bank
- T-Mobile
- Union 76 gas
- Verizon
- Sport Clips

2. Summerhill Dr and I-15

- In-N-Out Burger
- KFC
- Jiffy Lube
- Alberto's Mexican Food

3. Lakeshore Dr/Mission Trail

- Walgreen's
- Stater Bros. Markets
- Big Lots
- Starbucks
- Dollar Tree
- Firestone Complete Auto Care
- Taco Bell
- Bog O Tires
- Planet Fitness
- Circle K

4. Lakeshore Dr and Diamond Dr

- CVS
- McDonald's
- Chevron
- Carl's Jr
- Leslie's Swimming Pool Supply

LAKE ELSINORE SPOTLIGHT



LAUNCH POINTE

Located on the shores of Lake Elsinore, Launch Pointe Recreation Destination & RV Park has become one of Southern California's premier outdoor recreation destinations, transforming the city's waterfront into a year-round attraction for visitors from across the region. The lakefront resort offers more than 200 full-hookup RV sites, unique overnight accommodations including themed yurts and restored vintage trailers, and resort-style amenities such as a swimming pool, splash pad, playground, open green spaces, and lakefront dining. Its direct access to Southern California's largest natural freshwater lake allows visitors to enjoy boating, fishing, kayaking, paddleboarding, and other water sports, creating an experience that combines outdoor adventure with modern comforts.



LAKE ELSINORE STORM

Lake Elsinore is home to the Lake Elsinore Storm, the Single-A affiliate of the San Diego Padres. Playing at Diamond Stadium, the Storm provide affordable, family-friendly entertainment throughout the baseball season. The stadium also hosts community events, fireworks nights, youth sports programs, and special promotions that make it a regional destination.

The ballpark has become a centerpiece of the community, drawing visitors from throughout Riverside County while contributing to the city's vibrant recreational atmosphere.



LAKE ELSINORE OUTLETS

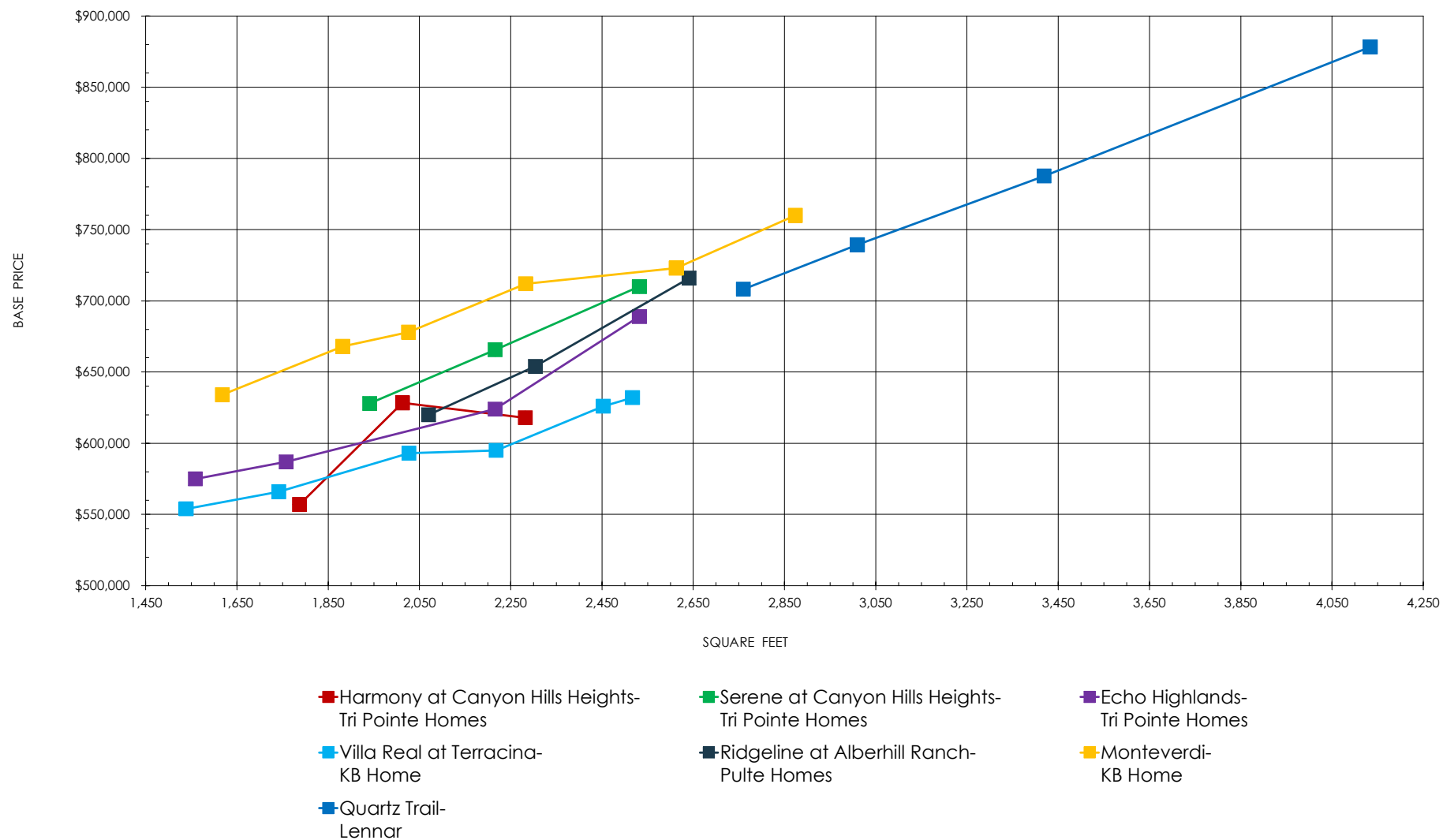
The Outlets at Lake Elsinore offer one of Southwest Riverside County's premier shopping destinations. Featuring nationally recognized retailers, restaurants, and everyday services, the center provides convenient shopping just minutes from surrounding residential neighborhoods.

The outlets continue to attract shoppers from across Southern California and contribute to Lake Elsinore's growing retail and employment base. Combined with nearby dining and entertainment options, the shopping district enhances the area's convenience and overall quality of life.

An aerial photograph of a large lake, likely Lake Mead, with a city and mountains in the background. The image is overlaid with a dark blue gradient and a white border. The text "MARKET INFORMATION" is centered in white, bold, sans-serif capital letters.

MARKET INFORMATION

FOR-SALE PRICING GRAPH



FOR-SALE COMMUNITIES



HARMONY AT CANYON HILLS HEIGHTS BY TRI POINTE HOMES - LAKE ELSINORE

Product Type:	Detached	Total Units:	54
Open Date:	June 2026	Sold Units:	2
Avg Lot Size:	6,000 SF	Remaining Units:	52
HOA:	\$330		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$557,000	1,787	\$312	3	2.5	2	2
2	\$628,408	2,013	\$312	3	3	2	2
3	\$617,876	2,282	\$271	4	3	2	2



SERENE AT CANYON HILLS HEIGHTS BY TRI POINTE HOMES - LAKE ELSINORE

Product Type:	Detached	Total Units:	79
Open Date:	May 2026	Sold Units:	7
Avg Lot Size:	8,600 SF	Remaining Units:	72
HOA:	\$330		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$628,000	1,941	\$323	3	2	2	2
2	\$665,633	2,216	\$300	4	3	2	2
3	\$710,000	2,532	\$302	4	3	3	2

FOR-SALE COMMUNITIES



ECHO HIGHLANDS BY TRI POINTE HOMES - LAKE ELSINORE

Product Type:	Detached	Total Units:	135
Open Date:	June 2024	Sold Units:	121
Avg Lot Size:	8,600 SF	Remaining Units:	14
HOA:	\$124		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$575,000	1,559	\$366	2	2	2	1
2	\$587,000	1,758	\$325	3	2	2	1
3	\$624,000	2,216	\$282	4	3	2	2
4	\$689,000	2,532	\$272	5	3	2	2



VILLA REAL AT TERRACINA BY KB HOME - LAKE ELSINORE

Product Type:	Detached	Total Units:	173
Open Date:	Oct 2023	Sold Units:	165
Avg Lot Size:	7,500 SF	Remaining Units:	8
HOA:	\$124		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$553,990	1,539	\$360	3	2	2	1
2	\$565,990	1,742	\$325	3	2	2	1
3	\$592,990	2,027	\$293	4	2	2	1
4	\$594,990	2,218	\$268	3	2.5	2	2
5	\$625,990	2,453	\$255	4	3	2	2
6	\$631,990	2,517	\$251	4	2.5	2	2

FOR-SALE COMMUNITIES



RIDGELINE AT ALBERHILL RANCH BY PULTE HOMES - LAKE ELSINORE

Product Type:	Detached	Total Units:	90
Open Date:	Fall 2023	Sold Units:	88
Avg Lot Size:	10,000 SF	Remaining Units:	2
HOA:	\$184		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$619,990	2,070	\$300	3	2	2	1
2	\$653,990	2,304	\$284	3	2	2	1
3	\$715,990	2,641	\$271	5	3	2	1



MONTEVERDI BY KB HOME - TEMESCAL VALLEY

Product Type:	Detached	Total Units:	203
Open Date:	March 2025	Sold Units:	52
Avg Lot Size:	5,500 SF	Remaining Units:	151
HOA:	\$100		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$633,990	1,618	\$392	3	2	2	1
2	\$667,990	1,882	\$355	2	2	2	1
3	\$677,990	2,026	\$335	4	2	2	1
4	\$711,990	2,283	\$312	4	2.5	2	2
5	\$722,990	2,613	\$277	5	3.5	2	2
6	\$759,990	2,874	\$264	5	3	2	2

FOR-SALE COMMUNITIES



QUARTZ TRAIL BY LENNAR - MENIFEE

Product Type:	Detached	Total Units:	80
Open Date:	March 2025	Sold Units:	74
Avg Lot Size:	10,650 SF	Remaining Units:	6
HOA:	\$268		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$708,190	2,760	\$257	4	3.5	2	1
2	\$739,290	3,010	\$246	5	3	2	2
3	\$787,690	3,419	\$230	5	3	3	2
4	\$878,290	4,134	\$212	5	3.5	3	2



TUSCANY CREST BY KB HOME - LAKE ELSINORE (COMING SOON)

Product Type:	Detached	Total Units:	131
Open Date:	TBD	Sold Units:	0
Typical Lot Size:	7,500 SF	Remaining Units:	131
HOA:	TBD		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
TBD	unavailable						

An aerial photograph of a large lake, likely a reservoir, surrounded by a suburban development. In the foreground, there's a residential complex with several buildings and a parking lot. The lake is filled with small boats and has a marina area on the right. In the background, there are rolling hills and mountains under a clear sky. The word "DISCLOSURES" is written in large, white, sans-serif capital letters across the center of the image.

DISCLOSURES

DISCLOSURES



GENERAL DISCLOSURE

This sales information package and contents hereof, is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of sale or to impose upon Seller, or any of their affiliates, any obligation to negotiate the sale of any parcel or property, and all offers to purchase this property must be accepted by the Seller in writing. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy or completeness of any such information or other materials contained herein. Seller reserves the right to make changes from time to time to any of the information contained or referred to herein, to change the price and/or terms and may withdraw the property from the market all without any obligations to notify the recipients of this sales information package.

Any party which may enter into any written agreement to purchase the subject property shall make its own independent investigation regarding all aspects of the subject property and the development contemplated thereon without complete reliance upon the materials contained herein. Nothing contained herein is intended in any way to limit or mitigate the need for any independent investigation, which a prudent buyer would be required to undertake in order to determine all facts which could have any effect upon the acquisition or development of the subject property. Any prospective buyers ("Buyer") are strongly advised to investigate the condition and suitability of all aspects of the property and all matters affecting the value or desirability of the property, including but not limited to the following items: size, lines, access and boundaries; zoning and land use; any conditions of approval, cost and fees to develop the site; utilities and services; environmental hazards; geological conditions; natural hazard zone; property damage; neighborhood, area and property conditions; common interest subdivisions and owner associations; and, speciality tax. If Buyer does not exercise these rights, Buyer is acting against the advice of WD Land. Buyer understands that although conditions are often difficult to locate and discover, all real property contains conditions that are not readily apparent and that may affect the value or desirability of the property. Buyer and Seller are aware that WD Land does not guarantee, and in no way will assume responsibility for, the condition of the property. WD Land has not and will not verify any of items listed above, unless otherwise agreed to in writing.

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DISCLOSURE AND CONSENT FOR REPRESENTATION OF MORE THAN ONE

BUYER OR SELLER (EXCERPT FROM C.A.R. FORM DA)

C.A.R. Form DA, 11/06 A real estate broker, whether a corporate, partnership or sole proprietorship, ("Broker") may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual licensed as a broker or through different associate licensees acting for the Broker. The associate licensees may be working out of the same or different office locations.

Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers of, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of dual agency, Seller and Buyer agree that: (a) Broker, without prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offer price; (b) Broker, without prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.



CONTACT US FOR MORE INFORMATION



SAL PROVENZA

PARTNER

949.294.6376

sprovenza@wdland.com

DRE Lic No. 01790133

CURT CRANDALL

PARTNER

949.275.6441

ccrandall@wdland.com

DRE Lic No. 01376475