

APPROXIMATELY 459 ACRES - BELLE MEADOWS

SWC Lake Mathews Drive and Dawson Creek Road | Riverside County

- Within Close Proximity to I-15 and I-215, Major Freeways Offering Residents
- Access to Riverside, Los Angeles, Orange and San Diego Counties
- 18 parcels
- Expired TM for 249 lots

ASKING PRICE: ~~\$4,950,000~~ \$3,950,000



SELLER TO PAY A 3.5% COMMISSION TO ANY PROCURING BROKER

JON PASSAFIUME

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CalDRE Lic#01014863

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MATT WEAVER

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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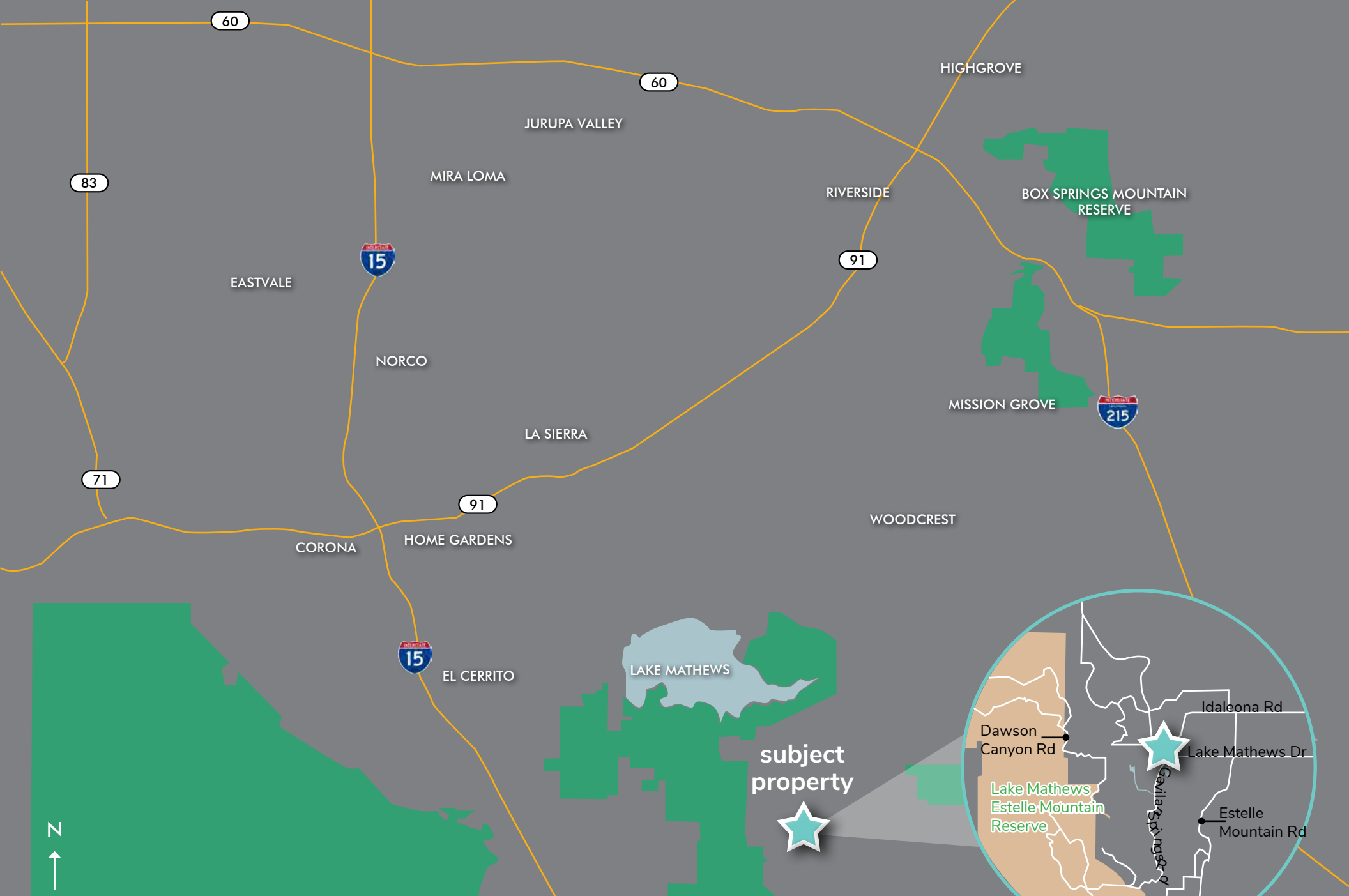
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location map

property information

location:

The subject property is within the Belle Meadows Specific plan just south of Lake Mathews. It is approximately 10 miles east of I-15 and 15 miles west of I-215, allowing residents easy access to major freeways Riverside, Los Angeles, Orange and San Diego County.

property description:

The site is ideal for a private retreat, agricultural or farming uses, other recreational uses, large lots or a residential compound.

jurisdiction:

County of Riverside

zoning:

Residential Agriculture (RA) and Specific Plan (SP198)

[Click here to view RA zoning](#)

general plan:

Rural Residential (R:RR)

Rural Community- Very Low Density Residential

Rural Mountainous (R:RM)

Open Space- Conservation (OS:C)

Open Space: Recreation (OS:R)

Open Space: Water (OS:W)

[Click here to view General Plan](#)

min lot size:

Varies- 1, 2, 2 ½, 5 and 10-acre minimums

topography:

Rolling

school district:

Perris Elementary School District

Perris Union High School District

services:

Electric

Southern California Edison

Gas

Private- Propane

Water

Western Municipal Water District

Sewer

Septic

property information

APN	Acreage	Zoning	General Plan	Minimum Lot Size
289-130-014	46.19	R-A-2 1/2	RR	5 acres
289-140-011	35.27	R-A-1	RC-VLDR	1 acre
289-140-012	6.46	R-A-1	RC-VLDR	1 acre
289-140-013	22.33	R-A-1	RC-VLDR	1 acre
289-140-014	22.4	R-A-1 & R-5	RC-VLDR & OS-R	1 acre
289-140-015	2.01	R-A-1	RC-VLDR	1 acre
289-140-016	148.61	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-018	12.6	R-A-5	RM	10 acres
289-150-019	10.43	R-A-5	RM	10 acres
289-150-021	31.99	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-022	32.15	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-023	23.97	R-5	OS-C, OS-W, RC-VLDR & RM	1 acre & 10 acres
289-150-026	3.14	R-A-1	OS-C, OS-W, RC-VLDR	1 acre
289-150-027	0.66	R-A-1	RC-VLDR	1 acre
289-150-028	11.48	R-5	OS-C, OS-R, OS-W & RM	10 acres
289-150-029	32.67	R-A-5	OS-C & RM	10 acres
289-150-030	11.89	R-A-5	OS-C & RM	10 acres
289-150-031	5.69	R-5	OS-C, RC-VLDR & RM	1 acre
TOTAL	459.94	*BUYER TO VERIFY		

EXPIRED TENTATIVE MAP

9 30851

COUNTY OF RIVERSIDE BELLE MEADOWS

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

(289-140-011, 289-140-013 and 289-140-014) PARCEL 1, AS SHOWN BY PARCEL MAP 22374, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 155 PAGES 93 THROUGH 100, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM MINERAL RIGHTS TO ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE REGULARLY ESSENTIAL TO THE PRODUCTION OF FISSILE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME RESERVED IN PATENT FROM THE U.S.A. STATE CALIFORNIA TO WATHERNE K. WICKHAM PER PATENT RECORDED JULY 19, 1954 IN BOOK 1610 PAGE 346 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 OF PARCEL MAP 22374, IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 155 PAGES 93 THROUGH 100 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND LYING EAST OF GAVLAN SPRINGS RANCH ROAD SOUTH OF HARNESS HILL DRIVE.

(289-150-024) THAT PORTION OF PARCEL 1 OF PARCEL 22374 IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 155, PAGES 93 THROUGH 100 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND LYING EAST OF GAVLAN SPRINGS RANCH ROAD SOUTH OF HARNESS HILL DRIVE.

(289-150-025) CERTIFICATE OF COMPLIANCE NO. 6170 RECORDED MAY 10, 2006 AS INSTRUMENT NO. 06-338266 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY AND FURTHER DESCRIBED AS THAT PORTION OF PARCEL 1 OF PARCEL 22374 IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 155, PAGES 93 THROUGH 100 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND LYING EAST OF GAVLAN SPRINGS RANCH ROAD AND NORTH OF HARNESS HILL DRIVE.

(289-140-012, 289-140-015, 289-140-016, 289-150-021, and 289-150-022) PARCEL 2 AS SHOWN BY PARCEL MAP 22374, ON FILE IN BOOK 155 PAGE(S) 93 TO 100, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

(289-150-023, 289-150-028, and 289-150-031) THOSE PORTIONS OF PARCELS 3 AND 5, AS SHOWN BY PARCEL MAP 22374, ON FILE IN BOOK 155 PAGE(S) 93 TO 100, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTH HALF OF SECTION 33 TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING TO THE UNITED STATES, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE REGULARLY ESSENTIAL TO THE PRODUCTION OF FISSILE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME, BY PATENT RECORDED JULY 19, 1954 IN BOOK 1610 PAGE 346 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 24, 2004 AS INSTRUMENT NO. 004-093791 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PORTION OF SECTION 28, PORTION OF SECTION 33, T4S, R5W S.B.M.

EASEMENT NOTES

SEE SHEET 3

ENGINEER

KELLER CONSULTING, INC.
6753 BROCKTON AVENUE
RIVERSIDE, CA 92506
PHONE: (951) 684-1800
CONTACT: JASON KELLER, P.E.

DATE PREPARED

JANUARY 2005

APPLICANT

BELLE MEADOWS SP 198, LLC
6753 BROCKTON AVENUE
RIVERSIDE, CA 92506
PHONE: (951) 684-1800
PROJECT MANAGER: JASON KELLER

OWNER

BELLE MEADOWS SP 198, LLC
6753 BROCKTON AVENUE
RIVERSIDE, CA 92506

CONTIGUOUS OWNERSHIP STATEMENT

PROPERTY BEING SUBDIVIDED FOR THIS T.T.M. IS UNDER ONE OWNERSHIP

UTILITIES AND SERVICES

WATER: SOUTHERN CALIFORNIA Edison
GAS: PRIVATE
TELEPHONE: PACIFIC BELL
SEWER: WESTERN MUNICIPAL WATER DISTRICT
SCHOOL DIST: PERRIS ELEMENTARY AND PERRIS UNION HIGH SCHOOL

PROPERTY ACREAGE

TOTAL TTM GROSS ± 363.87 AC.

PROPERTY LOCATION

SOUTH OF CAJALCO ROAD AND WEST OF GAVLAN ROAD ALONG LAKE MATHEWS DRIVE

ASSESSOR'S PARCEL NUMBER

289-140-012 289-140-013
289-140-013 289-140-014
289-140-015 289-140-016
289-150-021 289-150-022
289-150-023 289-150-024
289-150-025 289-150-028
289-150-031

SECTIONS, TOWNSHIPS AND RANGES

PORTION OF SECTION 28, PORTION OF SECTION 33, T4S, R5W S.B.M.

THOMAS BROTHERS MAP

THOMAS GUIDE RIVERSIDE (2002) PAGE 805 E2 AND E3

EXISTING GENERAL PLAN DESIGNATIONS

SPECIFIC PLAN 198

PROPOSED IMPROVEMENT SCHEDULE

SCHEDULE "B"

EARTHWORK QUANTITY ESTIMATE

1,355,500 C.Y. CUT (RAW)
1,453,700 C.Y. FILL (RAW)

FLOOD PLAIN

PROJECT SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLANS OR FLOOD WAYS ON THE PROJECT SITE. FIRM - PANEL NO. 05024-1425, NOV. 30, 1996 SHOWS SITE AS ZONE "C". THERE ARE NO OPEN CHANNELS - EXISTING OR PROPOSED WITHIN PROJECT SITE.

PROPOSED STORM DRAINS

STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY RCD, UNLESS OTHERWISE NOTED.

GEOLOGIC HAZARD NOTE

PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION. GEOLOGIC HAZARDS: ALLOST-PROLO SPECIAL STUDIES ZONE.

AERIAL TOPOGRAPHY

MELING-GOODRICH, LLC
DATED JUNE 2004

PROPOSED SUBSURFACE SEPTIC DISPOSAL

ALL LOTS WILL RECEIVE SEWER SERVICE BY PRIVATE SEPTIC SYSTEM.

SPECIFIC PLAN

PROJECT IS WITHIN SPECIFIC PLAN 198

PRESENT USE

UNDEVELOPED/VACANT

PROPOSED USE

SINGLE FAMILY RESIDENTIAL/OPEN SPACE

PROPOSED DEVELOPMENT

RESIDENTIAL LOTS 249
LETTERED LOTS 10
TOTAL LOTS 259

DENSITY

GROSS: 0.68 DU/AC
NET: 0.98 DU/AC

MAINTENANCE OF LETTERED LOTS

LETTERED LOTS A THROUGH J INCLUSIVE WILL BE MAINTAINED BY THE PROJECT HOMEOWNERS ASSOCIATION, COUNTY SERVICE AREA (CSA #148), OR OTHER VIABLE MAINTENANCE ENTITY.

FINAL MAP

DEVELOPER RESERVES THE RIGHT TO RECORD THE FINAL MAP IN MULTIPLE PHASES.

NOTE

THE LOCATIONS OF ALL SEPTIC TANKS & LEACH LINES ARE APPROXIMATE AND SHALL BE DETERMINED PRIOR TO THE ISSUANCE OF GRADING/BUILDING PERMIT

LINE	FROM	TO	BEARING	LENGTH	AREA	LINE	FROM	TO	BEARING	LENGTH	AREA
1	11.424	33.411	10.320	10.320	10.320	101	101.000	101.000	0.000	0.000	0.000
2	42.506	34.833	10.320	10.320	10.320	102	102.000	102.000	0.000	0.000	0.000
3	42.506	34.833	10.320	10.320	10.320	103	103.000	103.000	0.000	0.000	0.000
4	42.506	34.833	10.320	10.320	10.320	104	104.000	104.000	0.000	0.000	0.000
5	42.506	34.833	10.320	10.320	10.320	105	105.000	105.000	0.000	0.000	0.000
6	42.506	34.833	10.320	10.320	10.320	106	106.000	106.000	0.000	0.000	0.000
7	42.506	34.833	10.320	10.320	10.320	107	107.000	107.000	0.000	0.000	0.000
8	42.506	34.833	10.320	10.320	10.320	108	108.000	108.000	0.000	0.000	0.000
9	42.506	34.833	10.320	10.320	10.320	109	109.000	109.000	0.000	0.000	0.000
10	42.506	34.833	10.320	10.320	10.320	110	110.000	110.000	0.000	0.000	0.000
11	42.506	34.833	10.320	10.320	10.320	111	111.000	111.000	0.000	0.000	0.000
12	42.506	34.833	10.320	10.320	10.320	112	112.000	112.000	0.000	0.000	0.000
13	42.506	34.833	10.320	10.320	10.320	113	113.000	113.000	0.000	0.000	0.000
14	42.506	34.833	10.320	10.320	10.320	114	114.000	114.000	0.000	0.000	0.000
15	42.506	34.833	10.320	10.320	10.320	115	115.000	115.000	0.000	0.000	0.000
16	42.506	34.833	10.320	10.320	10.320	116	116.000	116.000	0.000	0.000	0.000
17	42.506	34.833	10.320	10.320	10.320	117	117.000	117.000	0.000	0.000	0.000
18	42.506	34.833	10.320	10.320	10.320	118	118.000	118.000	0.000	0.000	0.000
19	42.506	34.833	10.320	10.320	10.320	119	119.000	119.000	0.000	0.000	0.000
20	42.506	34.833	10.320	10.320	10.320	120	120.000	120.000	0.000	0.000	0.000
21	42.506	34.833	10.320	10.320	10.320	121	121.000	121.000	0.000	0.000	0.000
22	42.506	34.833	10.320	10.320	10.320	122	122.000	122.000	0.000	0.000	0.000
23	42.506	34.833	10.320	10.320	10.320	123	123.000	123.000	0.000	0.000	0.000
24	42.506	34.833	10.320	10.320	10.320	124	124.000	124.000	0.000	0.000	0.000
25	42.506	34.833	10.320	10.320	10.320	125	125.000	125.000	0.000	0.000	0.000
26	42.506	34.833	10.320	10.320	10.320	126	126.000	126.000	0.000	0.000	0.000
27	42.506	34.833	10.320	10.320	10.320	127	127.000	127.000	0.000	0.000	0.000
28	42.506	34.833	10.320	10.320	10.320	128	128.000	128.000	0.000	0.000	0.000
29	42.506	34.833	10.320	10.320	10.320	129	129.000	129.000	0.000	0.000	0.000
30	42.506	34.833	10.320	10.320	10.320	130	130.000	130.000	0.000	0.000	0.000
31	42.506	34.833	10.320	10.320	10.320	131	131.000	131.000	0.000	0.000	0.000
32	42.506	34.833	10.320	10.320	10.320	132	132.000	132.000	0.000	0.000	0.000
33	42.506	34.833	10.320	10.320	10.320	133	133.000	133.000	0.000	0.000	0.000
34	42.506	34.833	10.320	10.320	10.320	134	134.000	134.000	0.000	0.000	0.000
35	42.506	34.833	10.320	10.320	10.320	135	135.000	135.000	0.000	0.000	0.000
36	42.506	34.833	10.320	10.320	10.320	136	136.000	136.000	0.000	0.000	0.000
37	42.506	34.833	10.320	10.320	10.320	137	137.000	137.000	0.000	0.000	0.000
38	42.506	34.833	10.320	10.320	10.320	138	138.000	138.000	0.000	0.000	0.000
39	42.506	34.833	10.320	10.320	10.320	139	139.000	139.000	0.000	0.000	0.000
40	42.506	34.833	10.320	10.320	10.320	140	140.000	140.000	0.000	0.000	0.000
41	42.506	34.833	10.320	10.320	10.320	141	141.000	141.000	0.000	0.000	0.000
42	42.506	34.833	10.320	10.320	10.320	142	142.000	142.000	0.000	0.000	0.000
43	42.506	34.833	10.320	10.320	10.320	143	143.000	143.000	0.000	0.000	0.000
44	42.506	34.833	10.320	10.320	10.320	144	144.000	144.000	0.000	0.000	0.000
45	42.506	34.833	10.320	10.320	10.320	145	145.000	145.000	0.000	0.000	0.000
46	42.506	34.833	10.320	10.320	10.320	146	146.000	146.000	0.000	0.000	0.000
47	42.506	34.833	10.320	10.320	10.320	147	147.000	147.000	0.000	0.000	0.000
48	42.506	34.833	10.320	10.320	10.320	148	148.000	148.000	0.000	0.000	0.000
49	42.506	34.833	10.320	10.320	10.320	149	149.000	149.000	0.000	0.000	0.000
50	42.506	34.833	10.320	10.320	10.320	150	150.000	150.000	0.000	0.000	0.000
51	42.506	34.833	10.320	10.320	10.320	151	151.000	151.000	0.000	0.000	0.000
52	42.506	34.833	10.320	10.320	10.320	152	152.000	152.000	0.000	0.000	0.000
53	42.506	34.833	10.320	10.320	10.320	153	153.000	153.000	0.000	0.000	0.000
54	42.506	34.833	10.320	10.320	10.320	154	154.000	154.000	0.000	0.000	0.000
55	42.506	34.833	10.320	10.320	10.320	155	155.000	155.000	0.000	0.000	0.000

LINE	FROM	TO	BEARING	LENGTH	AREA
101	101.000	101.000	0.000	0.000	0.000
102	102.000	102.000	0.000	0.000	0.000
103	103.000	103.000	0.000	0.000	0.000
104	104.000	104.000	0.000	0.000	0.000
105	105.000	105.000	0.000	0.000	0.000
106	106.000	106.000	0.000	0.000	0.000
107	107.000	107.000	0.000	0.000	0.000
108	108.000	108.000	0.000	0.000	0.000
109	109.000	109.000	0.000	0.000	0.000
110	110.000	110.000	0.000	0.000	0.000
111	111.000	111.000	0.000	0.000	0.000
112	112.000	112.000	0.000	0.000	0.000
113	113.000	113.000	0.000	0.000	0.000
114	114.000	114.000	0.000	0.000	0.000
115	115.000	115.000	0.000	0.000	0.000
116	116.000	116.000	0.000	0.000	0.000
117	117.000	117.000	0.000	0.000	0.000
118	118.000	118.000	0.000	0.000	0.000
119	119.000	119.000	0.000	0.000	0.000
120	120.000	120.000	0.000	0.000	0.000
121	121.000	121.000	0.000	0.000	0.000
122	122.000	122.000	0.000	0.000	0.000
123	123.000	123.000	0.000	0.000	0.000
124	124.000	124.000	0.000	0.000	0.000
125	125.000	125.000	0.000	0.000	0.000
126	126.000	126.000	0.000	0.000	0.000
127	127.000	127.000	0.000	0.000	0.000
128	128.000	128.000	0.000	0.000	0.000
129	129.000	129.000	0.000	0.000	0.000
130	130.000	130.000	0.000	0.000	0.000
131	131.000	131.000	0.000	0.000	0.000
132	132.000	132.000	0.000	0.000	0.000
133	133.000	133.000	0.000	0.000	0.000
134	134.000	134.000	0.000	0.000	0.000
135	135.000	135.000	0.000	0.000	0.000
136	136.000	136.000	0.000	0.000	0.000
137	137.000	137.000	0.000	0.000	0.000
138	138.000	138.000	0.000	0.000	0.000
139	139.000	139.000	0.000	0.000	0.000
140	140.000	140.000	0.000	0.000	0.000
141	141.000	141.000	0.000	0.000	0.000
142	142.000	142.000	0.000	0.000	0.000
143	143.000	143.000	0.000	0.000	0.000
144	144.000	144.000	0.000	0.000	0.000
145	145.000	145.000	0.000	0.000	0.000
146	146.000	146.000	0.000	0.000	0.000
147	147.000	147.000	0.000	0.000	0.000
148	148.000	148.000	0.000	0.000	0.000
149	149.000	149.000	0.000	0.000	0.000
150	150.000	150.000	0.000	0.000	0.000
151	151.000	151.000	0.000	0.000	0.000
152	152.000	152.000	0.000	0.000	0.000
153	153.000	153.000	0.000	0.000	0.000
154	154.000	154.000	0.000	0.000	0.000
155	155.000	155.000	0.000	0.000	0.000
156	156.000	156.000	0.000	0.000	0.000
157	157.000	157.000	0.000	0.000	0.000
158	158.000	158.000	0.000	0.000	0.000
159	159.000	159.000	0.000	0.000	0.000
160	160.000	160.000	0.000	0.000	0.000
161	161.000	161.000	0.000	0.000	0.000
162	162.000	162.000	0.000	0.000	0.000
163	163.000	163.000	0.000	0.000	0.000
164	164.000	164.000	0.000	0.000	0.000
165	165.000	165.000	0.000	0.000	0.000
166	166.000	166.000	0.000	0.000	0.000
167	167.000	167.000	0.000	0.000	0.000
168	168.000	168.000	0.000	0.000	0.000
169	169.000	169.000	0.000	0.000	0.000
170	170.000	170.000	0.000	0.000	0.000
171	171.000	171.000	0.000	0.000	0.000
172	172.000	172.000	0.000	0.000	0.000
173	173.000	173.000	0.000	0.000	0.000
174	174.000	174.000	0.000	0.000	0.000
175	175.000	175.000	0.000	0.000	0.000
176	176.000	176.000	0.000	0.000	0.000
177	177.000	177.000	0.000	0.000	0.000
178	178.000	178.000	0.000	0.000	0.000
179	179.000	179.000	0.000	0.000	0.000
180	180.000	180.000	0.000	0.000	0.000
181	181.000	181.000	0.000	0.000	0.000
182	182.000	182.000	0.000	0.000	0.000
183	183.000	183.000	0.000	0.000	0.000
184	184.000	184.000	0.000	0.000	0.000
185	185.000	185.000	0.000	0.000	0.000
186	186.000	186.000	0.000	0.000	0.000
187	187.000	187.000	0.000	0.000	0.000
188	188.000	188.000	0.000	0.000	0.000
189	189.000	189.000	0.000	0.000	0.000
190	190.000	190.000	0.000	0.000	0.000
191	191.000	191.000	0.000	0.000	0.000
192	192.000	192.000	0.000	0.000	0.000
193	193.000	193.000	0.000	0.000	0.000
194	194.000	194.000	0.000	0.000	0.000
195	195.000	195.000	0.000	0.000	0.000
196	196.000	196.000	0.000	0.000	0.000
197	197.000	197.000	0.000	0.000	0.000
198	198.000	198.000	0.000	0.000	0.000
199	199.000	199.000	0.000	0.000	0.000
200	200.000	200.000	0.000	0.000	0.000
201	201.000	201.000	0.000	0.000	0.000
202	202.000	202.000	0.000	0.000	0.000
203	203.000	203.000	0.000	0.000	0.000
204	204.000	204.000	0.000	0.000	0.000
205	205.000	205.000	0.000	0.000	0.000
206	206.000	206.000	0.000	0.000	0.000
207	207.000	207.000	0.000	0.000	0.000
208	208.000	208.000	0.000	0.000	0.000
209	209.000	209.000	0.000	0.000	0.000
210	210.000	210.000	0.000	0.000	0.000
211	211.000	211.000	0.000	0.000	0.000
212	212.000	212.000	0.000	0.000	0.000
213	213.000	213.000	0.000	0.000	0.000
214	214.000	214.000	0.000	0.000	0.000
215	215.000	215.000	0.000	0.000	0.000
216	216.000	216.000	0.000	0.000	0.000
217	217.000	217.000	0.000	0.000	0.000
218	218.000	218.000	0.000	0.000	0.000
219	219.000	219.000	0.000	0.000	0.000
220	220.000	220.000	0.000	0.000	0.000
221	221.000	221.000	0.000	0.000	0.000
222	222.000	222.000	0.000	0.000	0.000
223	223.000	223.000	0.000	0.000	0.000
224	224.000	224.000	0.000	0.000	0.000
225	225.000	225.000	0.000	0.000	0.000
226	226.000	226.000	0.000	0.000	0.000
227	227.000	227.000	0.000	0.000	0.000
228	228.000	228.000	0.000	0.000	0.000
229	229.000	229.000	0.000	0.000	0.000
230	230.000	230.000	0.000	0.000	0.000
231	231.000	231.000	0.000	0.000	0.000
232	232.000	232.000	0.000	0.000	0.000
233	233.000	233.000	0.000	0.000	0.000
234	234.000	234.000	0.000	0.000	0.000
235	235.000	235.000	0.000	0.000	0.000
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238	238.000	238.000	0.000	0.000	0.000
239	239.000	239.000	0.000	0.000	0.000
240	240.000	240.000	0.000	0.000	0.000
241	241.000	241.000	0.000	0.000	0.000
242	242.000	242.000	0.000	0.000	0.000
243	243.000	243.000	0.000	0.000	0.000
244	244.000	244.000	0.000	0.000	0.000
245	245.000	245.000	0.000	0.000	0.000
246	246.000	246.000	0.000	0.000	0.000
247	247.000	247.000	0.000	0.000	0.000
248	248.000	248.000	0.000	0.000	0.000
249	249.000	249.000	0.000	0.000	0.000
250	250.000	250.000	0.000	0.000	0.000
251	251.000	251.000	0.000	0.000	0.000
252	252.000	252.000	0.000	0.000	0.000
253	253.000	253.000	0.000	0.000	0.000
254	254.000	254.000	0.000	0.000	0.000
255	255.000	255.000	0.000	0.000	0.000
256	256.000	256.000	0.000	0.000	0.000
257	257.000	257.000	0.000	0.000	0.000
258	258.000	258.000	0.000	0.000	0.000
259	259.000	259.000	0.000	0.000	0.000
260	260.000	260.000	0.000	0.000	0.000
261	261.000	261.000	0.000	0.000	0.000
262	262.000	262.000	0.000	0.000	0.000
263	263.000	263.000	0.000	0.000	0.000
264	264.000	264.000	0.000	0.000	0.000
265	265.000	265.000	0.000	0.000	0.000
266	266.000	266.000	0.000	0.000	0.000
267	267.000	267.000	0.000	0.000	0.000
268	268.000	268.000	0.000	0.000	0.000
269	269.000	269.000	0.000	0.000	0.000
270	270.000	270.000	0.000	0.000	0.000
271	271.000	271.000	0.000	0.000	0.000
272	272.000	272.000	0.000	0.000	0.000
273	273.000	273.000	0.000	0.000	0.000
274	274.000	274.000	0.000	0.000	0.000
275	275.000	275.000	0.000	0.000	0.000
276	276.000	276.000	0.000	0.000	0.000
277	277.000	277.000	0.000	0.000	0.000
278	278.000	278.000	0.000	0.000	0.000
279	279.000	279.000	0.000	0.000	0.000
280	280.000	280.000	0.000	0.000	0.000
281	281.000	281.000	0.000	0.000	0.000
282	282.000	282.000	0.000	0.000	0.000
283	283.000	283.000	0.000	0.000	0.000
284	284.000	284.000	0.000	0.000	0

land sale comparables

Address	City	Prop-SubT	Zoning	Price	\$/Acre	LotSzAcre	Closed Date
0 El Nido	Perris	LN	R-A-5	\$565,000	\$8,461.88	66.77	27-Dec-23
14601 Gilman Springs	Moreno Valley	LN	w-2-1	\$5,500,000	\$35,392.54	155.4	30-Apr-23
0 Heacock	Moreno Valley	LN	R-A-20	\$2,180,000	\$10,588.69	205.88	31-Jan-23
9491 Pigeon Pass	Moreno Valley	LN	R-A-2 1/2	\$2,700,000	\$26,527.81	101.78	10-Dec-21
NWC Arlington Ave & Hidden Valley Nature Center Rd	Riverside	LN	Residential Agricultural	\$1,950,000	\$25,138.58	77.57	6-Dec-21
0 REDLANDS	Moreno Valley	LN	RR	\$1,750,000	\$3,125.00	560	12-Nov-21
19207 Cajalco Road	Perris	LN	R-A-5	\$1,175,000	\$14,687.50	80	9-Jul-21

perris elementary school district

Mission Statement

Our mission is to empower and inspire our students to make productive contributions to society.

We will do this by:

- Inspiring them to see a future without limits
- Engaging them with relevant learning experiences that build confidence
- Developing their ability to communicate beliefs, ideas, and a passion to learn

Vision Statement

Our students will be successful, responsible learners for life who strive toward their unlimited potential

Good Hope Elementary School

- 1 24050 Theda St,
Perris CA 92570

Innovative Horizons Charter School

- 2 1461 N A St
Perris, CA 92570

Perris High School

- 3 175 East Nuevo Road
Perris, CA 92570

perris union high school district

Mission Statement

The mission of Perris Union High School District is to create high quality relevant learning opportunities for all in a safe and caring environment. We will develop a high quality, caring staff who will be dedicated to learning, and connect students to their education and potential goals. We will care for all students while developing a growth mindset through collaboration, creativity, communication, and critical thinking.

Vision Statement

Perris Union High School District will be a caring, diverse, and supportive learning environment in which all are committed towards working in relationships to foster innovative and creative learning opportunities.



2023 demographics

1 mile



population

131



estimated households

47



average household income

\$151,786



median household income

\$121,391



total employees

13

3 miles



population

3,721



estimated households

1,344



average household income

\$149,050



median household income

\$121,095



total employees

340

5 miles



population

19,775



estimated households

6,099



average household income

\$144,824



median household income

\$131,856



total employees

2,860

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As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Do not rely on the measurements or placements of the improvements depicted herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representation whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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