

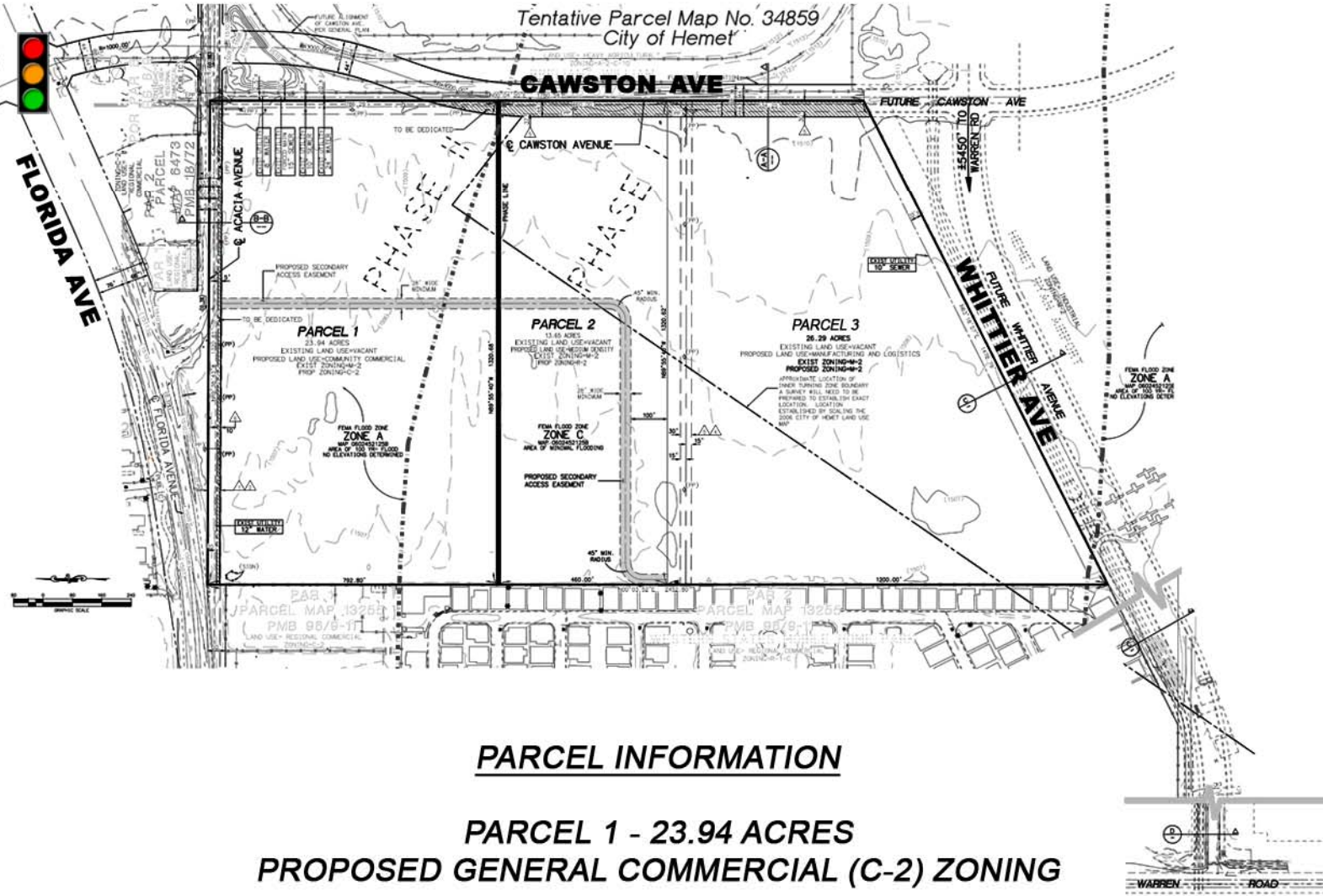
±63.86 ACRES FOR SALE

SEQ Florida Avenue & Acacia Avenue ~ Hemet, Ca.

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PARCEL MAP



PARCEL INFORMATION

**PARCEL 1 - 23.94 ACRES
PROPOSED GENERAL COMMERCIAL (C-2) ZONING**

**PARCEL 2 - 13.65 ACRES
RESIDENTIAL (R-2) ZONING**

**PARCEL 3 - 26.29 ACRES
GENERAL MANUFACTURING (M-2) ZONING**



LOCATION HIGHLIGHTS:

- ❖ Prime investment /development opportunity located in the heart of the majority of the new housing and commercial growth.
- ❖ Current zoning for Parcels 1 and 2 is General Manufacturing (M-2), Owner is currently processing a zone change and general plan amendment to allow for General Commercial (C-2) on Parcel 1 consisting of 23.94 acres. Parcel 2 consists of 13.65 acres zoned Residential (R-2).
- ❖ Several key retail projects proposed within close proximity vicinity including the 1,000,000 square foot Garrett Ranch Lifestyle Center (JC Penny & Harris Gottschalks Proposed).
- ❖ Priced to sell, asking \$10,500,000 (\$3.77/sf).

FOR FURTHER INFORMATION,
PLEASE CONTACT:

Brian Bielatowicz | 951.445.4515 | bbielatowicz@lee-associates.com
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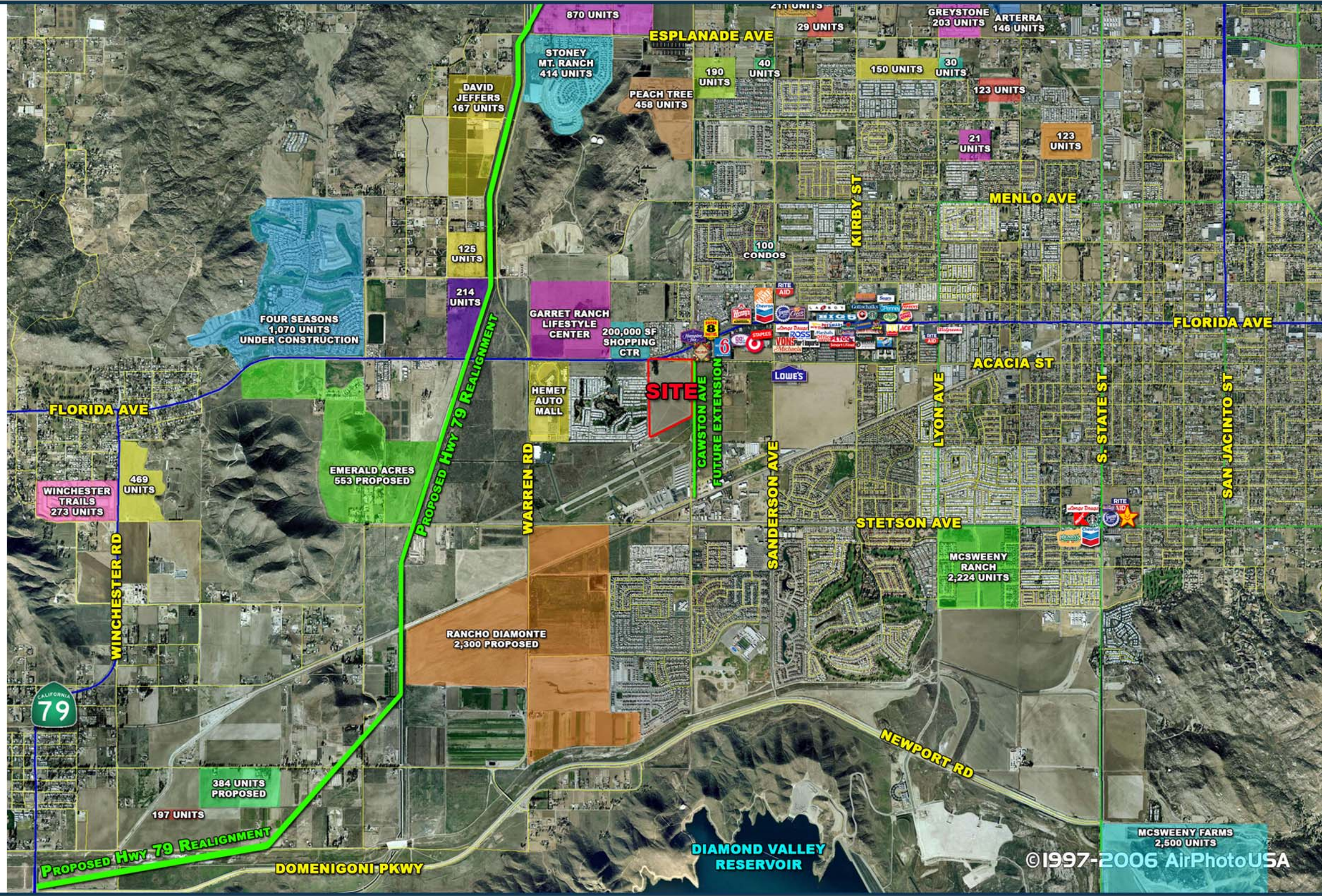
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DEMOGRAPHICS:

	3 Miles	5 Miles	10 Miles
Daytime Population:	21,298	37,970	47,674
2006 Estimated Population:	54,337	111,811	182,668
2006 Estimated Average Household Income:	\$40,479	\$42,246	\$47,415

TRAFFIC COUNTS:

Florida Ave - 32,396 CPD
 Sanderson Ave - 26,144 CPD
 Source: CoStar

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