



**KOREK LAND COMPANY, INC.**



**2.5± ACRES - MULTI-DENSITY**  
**APPROVED FOR 40 CONDO/APT UNITS**  
**HEMET, CA**

- LOCATION:** East side of Cawston Avenue, south of Stetson Avenue in the City of Hemet, CA 92545. Subject is located conveniently close to the Hemet-Ryan Airport and approximately one mile west of the Seven Hills Golf Club.
- APN/SIZE:** 460-242-037 = 2.5± acres
- TOPO:** Basically flat with over 280' of frontage on Cawston. Sidewalk, curb and gutter are in.
- ZONE:** R17 (17 du/ac) in the Page Ranch Specific Plan. **GENERAL PLAN:** MDR (Medium Density Residential (8.1 - 18.0 du/ac)). Potential for 48+/- apartment units or 60+/- senior housing units. **BUYER TO VERIFY ZONING/GP TO INSURE THAT IT WILL ALLOW BUYER'S INTENDED USE.**
- APPROVALS:** Known as Los Olivos the site is approved as Tentative Tract Map No. 34712 and Site Development Review No. 06-017 for 40 condo/apartment units. Approvals expire November 7, 2019. There is a need for FHA approved condo projects in the City of Hemet as no projects currently exist. There is also an extreme lack of new housing in the City.
- UTILITIES:** In the area - Eastern Municipal Water District (951) 928-3777. **BUYER TO VERIFY AVAILABILITY OF UTILITIES.**
- MISC:** Ideally located near the Hemet Center for Medical Excellence and in close proximity to major retailers including WalMart and Bed, Bath & Beyond in the Page Plaza, and Walgreens. Develop as approved or potential apartment project, senior housing or assisted living facility with additional review. Vacancies are low and rents are steadily rising! See Berkadia's Inland Empire Multifamily Report for Third Quarter 2017 (attached).
- PRICE:** Asking \$695,000. Seller will consider a longer escrow period and/or terms in order to facilitate Buyer's final approval.
- CONTACT:** Deanne Boublis CalDRE #00970999 at [deanne.boublis@korekland.com](mailto:deanne.boublis@korekland.com) or (818) 787-3077 for additional information

**DISCLAIMER NOTICE TO BUYER:** The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677  
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992