



**KOREK LAND COMPANY, INC.**

**MOTIVATED  
SELLER – MAKE  
AN OFFER!**

**47± ACRES**  
**CITY OF HEMET**

**LOCATION:** Warren Road between W. Esplanade and W. Devonshire Avenue in the City of Hemet 92545. Subject is located at the west end of Hemet near the Four Seasons active adult community and the Hemet Golf Club, east of the proposed SR-79 Realignment project (<http://sr79project.info/location-map>).

**APN/SIZE:** 455-110-010 = 4.31± acres                      455-110-011 = 5.47± acres  
455-110-012 = 9.96± acres                              455-110-013 = 9.99± acres  
455-110-014 = 17.68± acres                            **TOTAL = 47.41± acres**

**TOPO:** Flat to rolling to hilly with picturesque rock out-croppings.

**ZONE:** A-10 – Heavy Agricultural 10 acre minimum. **GENERAL PLAN:** LDR – Low Density Residential (2.1 to 5.0 du/ac). The City of Hemet recently updated their General Plan and is in the process of bringing the zoning into conformance with the General Plan. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** Water – Eastern Municipal Water District (951) 928-3777; Sewer – Eastern Municipal Water District or possibly septic; Gas – Southern California Gas; Electric – Southern California Edison.

**MISC:** Over three-quarters of a mile frontage on Warren Road. Potential traditional residential subdivision, planned residential development, mobile home park, low density senior housing or ag uses.

**PRICE:** Asking \$850,000 – Make an Offer!

**CONTACT:** Deanne Boublis - CalDRE 00970999 at [deanne.boublis@korekland.com](mailto:deanne.boublis@korekland.com) or (818) 787-3077.

**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.

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