



KOREK LAND COMPANY, INC.

**DEVELOPMENT
OPPORTUNITY!**

20± ACRES
BEAUMONT, CA

LOCATION: Approximate address of 11801 Beaumont Avenue, Beaumont, CA 92223 (Riverside County). The subject is located on the west side of Beaumont Avenue, north of Oak Valley Parkway. Oak Valley Parkway provides direct access to I-10 and Beaumont Avenue. Beaumont Avenue is a major N/S arterial within the City and intersects with I-10 to the south.

APN/SIZE: 404-190-007 and 008 = 19.99± acres (870,764 SF). **Net usable area is approximately 10 acres due to powerline easement and storm channel.**

TOPO: Basically flat with a storm channel/wash on the eastern portion. Approximately 650 feet of frontage.

ZONE: Residential, Single-Family (R-SF). Minimum lot area is 7,000 SF. **GENERAL PLAN:** SFR (Single Family residential).

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: In the area.

AREA: The subject is located in northern Beaumont with excellent accessibility to I-10 and central Beaumont in an established multifamily and commercial neighborhood. The Stater Bros and Walgreen's anchored Oak Valley Towne Center is located across Beaumont Avenue. The Oak Valley Golf Club is to the west.

PRICE: **REDUCED TO \$960,000!** Asking ~~\$1,200,000~~

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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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