



KOREK LAND COMPANY, INC.



106± ACRES
LAKEVIEW/NUEVO AREA
RIVERSIDE COUNTY, CA

Great Investment!

Potential for 1,200+ Residential Units & Commercial Center

LOCATION: In the path of development, just east of the May Ranch Master Plan, on The Ramona Expressway and Martin Street (west of Lakeview Avenue) in the Lakeview/Nuevo area of Riverside County (92567), approximately 6 miles east of I-215 and two new Perris Metrolink stations.

APN's/SIZE: 308-140-007 = 17.54± acres 308-150-006 = 19.69± acre 308-150-007 = 69.66± acres **Total 106.89± acres**

TOPO: The topography varies but is all quite manageable.

ZONING: MU (Mixed Use). **LAND USE DESIGNATION:** MUA (Mixed Use Area) in the River/Northwest Neighborhoods of the Lakeview/Nuevo Area Plan. The Plan allows a Commercial Village Center along with a rich mix of residential uses. Example:

- The Village Center (assume 10 to 25 acres) is to be located near the Expressway to serve the highway traveler while also providing the local community with a focal point for pedestrian friendly activities: retail, entertainment, office, medical, etc.
- 25% of the land area (26± acres) would be designated HHDR (500± DU at 20 DU/ac) to provide a support core and vibrant activities at the Village Center.
- A mix of residential densities ranging from 5-DU per acre, cluster detached and attached townhomes.

Assume 65± acres are planned for mixed residential densities and other community uses with the Village Center at 15 acres and the HHDR products on 26 acres. At an average residential density of 12 DU per acre, the ~65 acres' unit count would be over 750 units.

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

UTILITIES: Available in the area. Both Eastern Municipal Water District and the Nuevo Water Company provide utility services in this sub-market. **BUYER TO VERIFY UTILITY SERVICE AND CAPACITIES TO MEET BUYER'S INTENDED USE.**

POTENTIAL: The property has the potential to provide over 1,200 residential units and over 200,000 SF of commercial uses. The nearby recreation amenities, easy access to I-215, the recently opened Downtown and South Perris Metrolink Stations, tremendous growth of large box logistics facilities to the west and the growing March Inland Port at the March Air Reserve Base, all point to a solid growth and investment opportunity. There is future residential unit development and sales income, plus long-term-rental income with apartments and lease/sale alternatives for the commercial center. Many creative scenarios exist. You can literally build your own income stream!

PRICE: Asking \$4,950,000. Please make an offer!

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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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