



KOREK LAND COMPANY, INC.

***EXCELLENT DEVELOPMENT
OPPORTUNITY!***

15± ACRES
CITY OF JURUPA VALLEY, CA

LOCATION: Northeast corner of Armstrong Road and Gail Drive in the City of Jurupa Valley, CA 92509. The subject property is in Planning Area 7 of the proposed Rio Vista Specific Plan. From Highway 60 exit Valley Way, go north/northeast. Valley Way turns into Armstrong Road at 34th Street. Subject is less than 2 miles from Highway 60, see maps for details.

APN's/SIZE: 175-080-021 = 13.74± acres 175-080-022 = 1.3± acres **TOTAL 15.04± acres**

TOPO: Fairly level with ~395' of frontage on Armstrong Road.

ZONE: Rio Vista Specific Plan ([Click Here](#)). **LAND USE:** MHDR (Medium High Density Residential) 5 to 8 dwelling units per acre. [Conceptual Site Plan](#) for 43 single family residential lots.

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

UTILITIES: All utilities are located nearby. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

MISC: Excellent site for future development! Conveniently located between I-15, I-10, State Highways 91 and 60 in the ever-growing Inland Empire. There are several major development projects currently under construction, in process or approved in Jurupa Valley ([Click Here](#) for details). Just north of the subject, in the City of Fontana, is the [West Valley Logistic Center](#).

PRICE: Asking \$1,250,000 - Seller is open to offers.

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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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