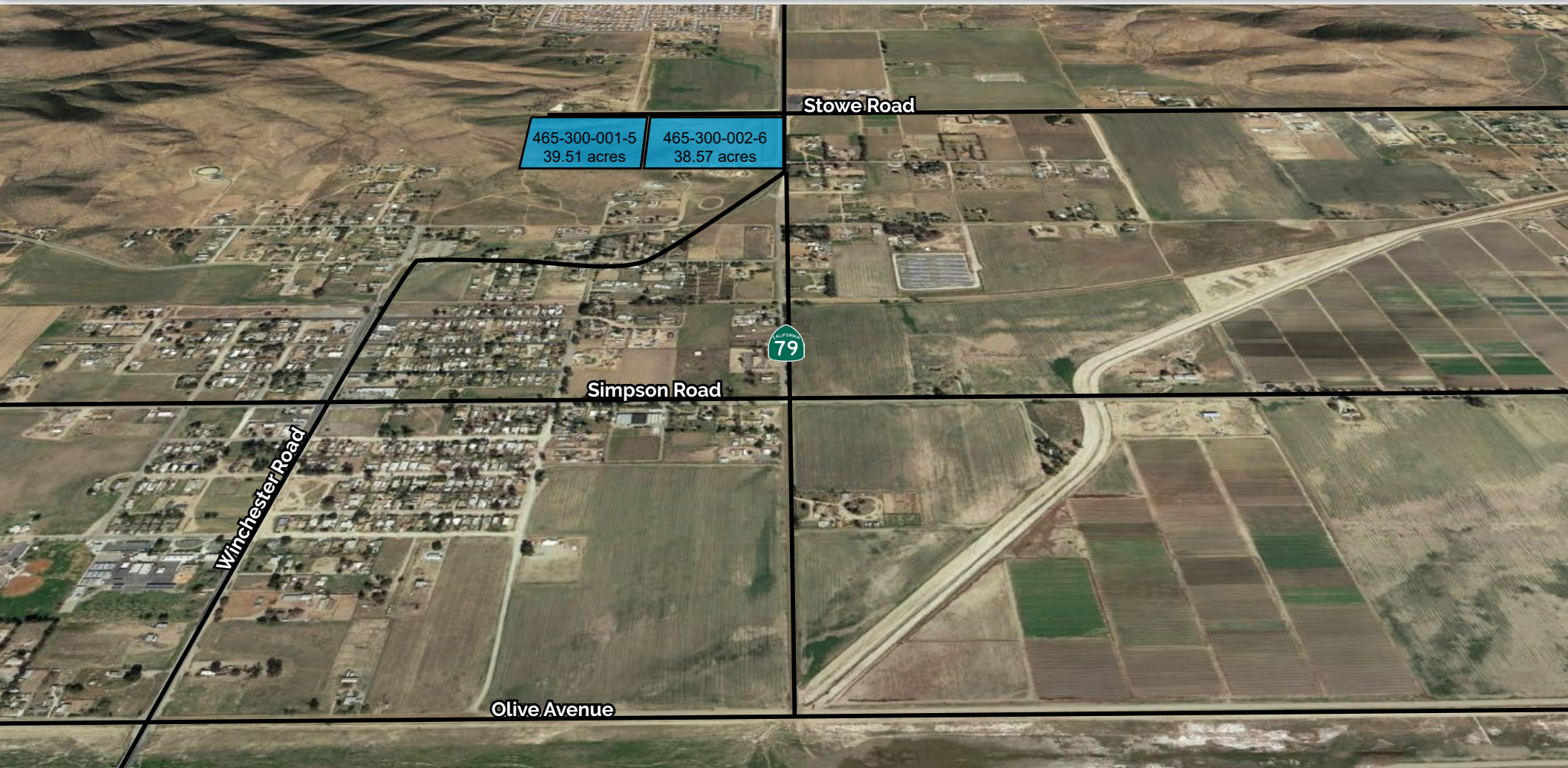


±78 Acres (Potential Medium Density Residential Land)

SW Corner of Winchester Road and Stowe Road, Winchester, CA

FOR SALE



For More Information, please contact:

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Vice President

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±78 Acres (Potential Medium Density Residential Land)

SW Corner of Winchester Road and Stowe Road, Winchester, CA

FOR SALE

78 Acres of Vacant Land

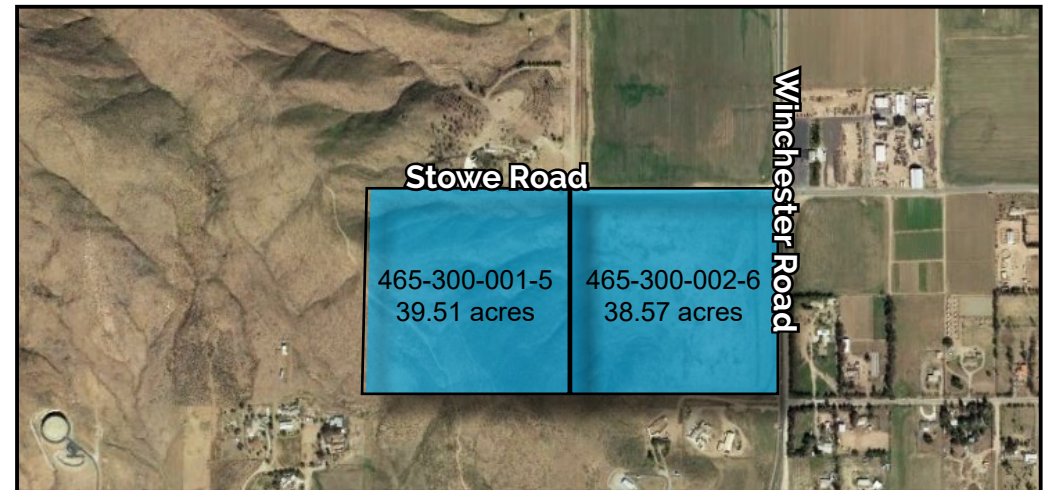
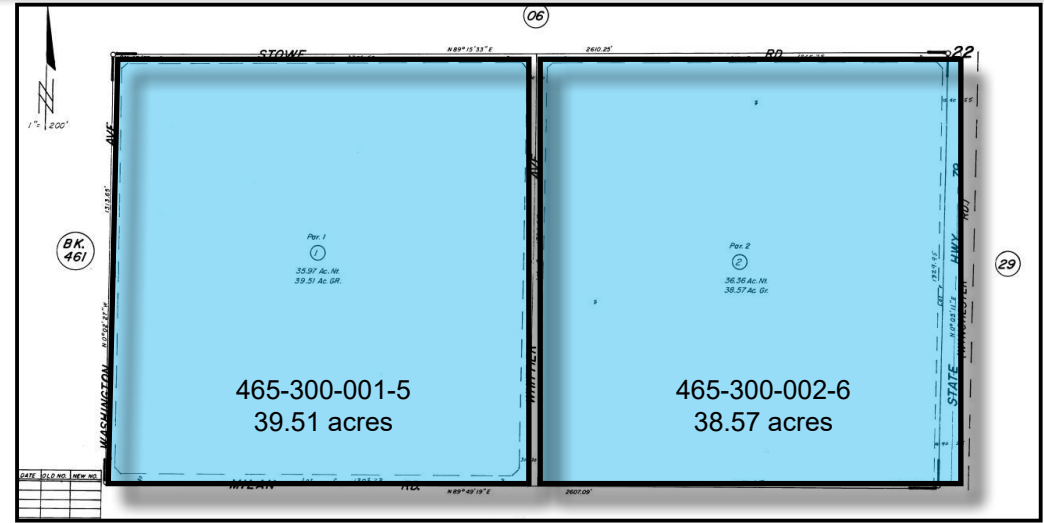
OVERVIEW:

The property is located at the SW corner of Winchester Road and Stowe Road, Winchester, California, near the 79 and 74 freeways and less than 1 mile from I-215.

PROPERTY DETAIL

APN	465-300-001-5 (39.51 acres) 465-300-002-6 (38.57 acres)
Lot Size	+/- 78 Acres Gross
Plan	Winchester Community Plan (http://planning.rctlma.org/AdvancedPlanning/WinchesterCommunityPlan.aspx)
Topography	Flat to Hilly
Zoning	APN 465-300-002-6 Proposed Medium Density Residential (MDR) APN 465-300-001-5 Rural Mountainous - 10 Acre Minimum (RM)

County of Riverside Planning has submitted General Plan Amendment (GPA) #01207 changing the density of the parcels. The current proposed density is MDR (Medium Density Residential), or 2-5 Dwelling Units per acre for approximately half of the land and RM (Rural Mountainous-10 Acre minimum) for the other half.



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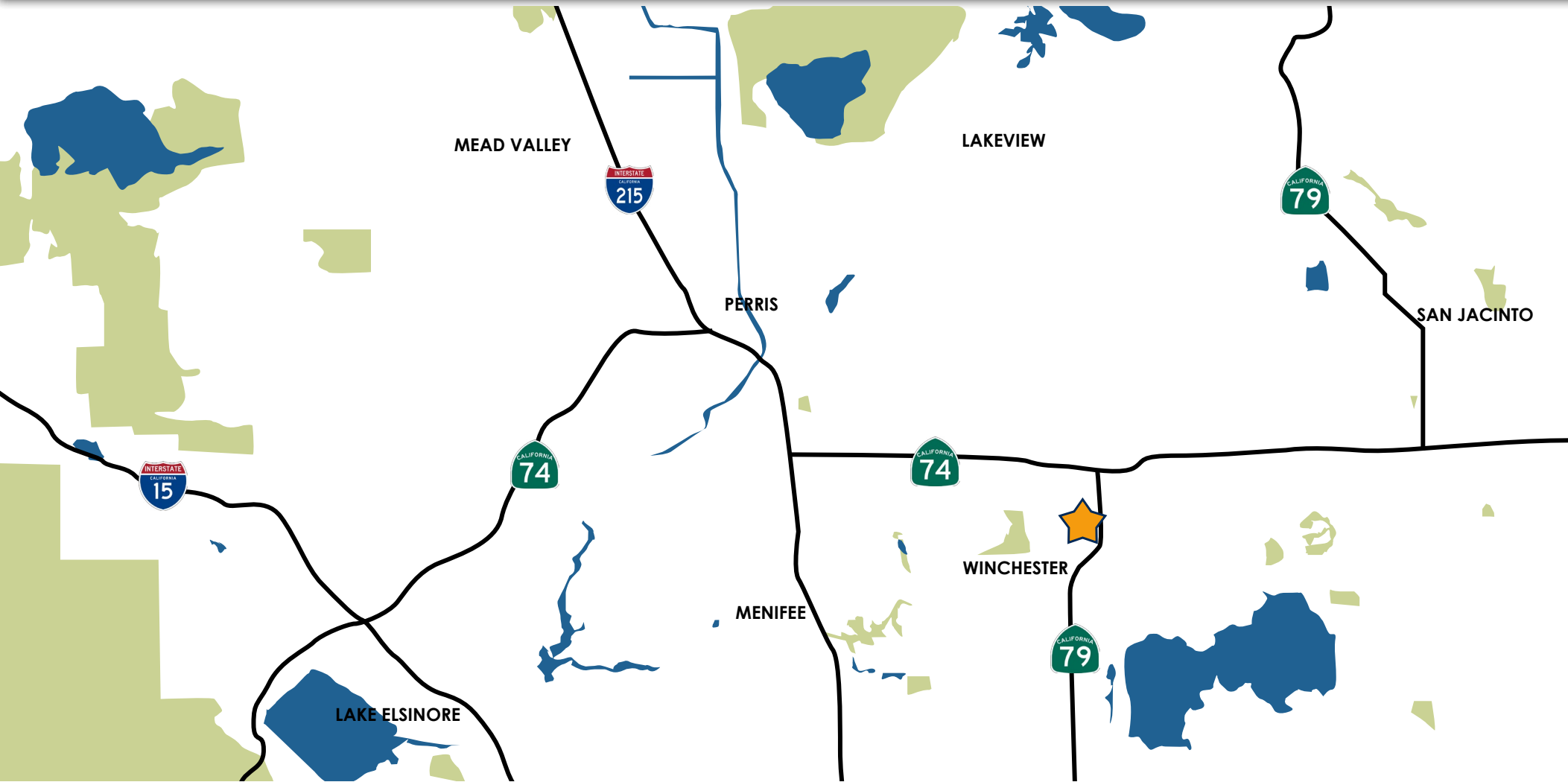
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±78 Acres (Potential Medium Density Residential Land)
SW Corner of Winchester Road and Stowe Road, Winchester, CA

FOR SALE



Demographics

	1 Mile	3 Miles	5 Miles
Population 2018 (Est):	1,645	10,515	58,351
Population 2023 (Est):	1,974	11,991	65,307
2018 Average HH Income:	\$125,332	\$70,174	\$81,957



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