

±165.33 AC DEVELOPMENT OPPORTUNITY

Gibbel Road, Riverside County, CA



FOR MORE INFORMATION CONTACT:

ERIC WASHLE
DIRECT (951) 297-7429
CELL (714) 323-3862
E-MAIL ericw@cbcsocalgroup.com
CALDRE: 02076218

BRANDON SUDWEEKS
DIRECT (951) 297-7425
CELL (951) 442-3763
E-MAIL brandons@cbcsocalgroup.com
CALDRE: 01435174



27720 Jefferson Avenue, Suite 100-B
Temecula, CA 92590
T:(951) 200-7683 | F:(951) 239-3147
www.cbcsocalgroup.com

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Property Information

Size	±165.33 acres
APN	454-120-042, 454-190-001, 454-190-002 & 454-190-003
County	Riverside
Zoning	R-A-1 & R-A-2
General Plan	Rural Mountainous
Purchase Price	\$1,750,000
Price / SF	\$0.24 / SF

Property Description

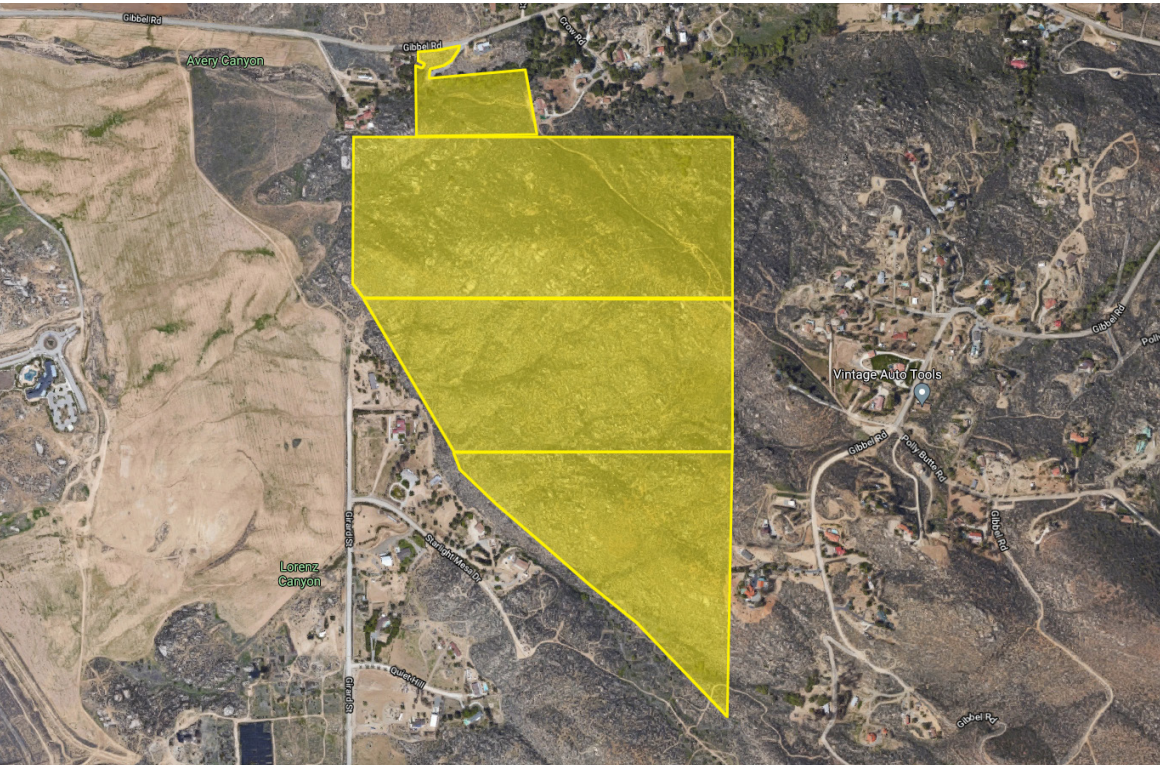
The subject property is located in Riverside County, California and borders the City of Hemet to the west. The property consists of a total of 165.33 Acres and presents with steep to rolling topography throughout the property. The property has panoramic views to the west of all of Hemet and Diamond Valley Lake. Current access to the site is provided from the north from Gibbel Rd and from Polly Butte Rd to the east. To the west of the property is the new McSweeney Farms community that lies within the McSweeney Farms Specific Plan which calls for 1,640 single-family homes with over 300 already built and occupied. In addition, the community has a park along with an 18,000 SF Recreation Center with a pool and outdoor amphitheater.

The property is located 13 miles to I-215 at Newport Rd, 40 miles to Downtown Riverside, and 45 miles to Downtown Corona. In a broader regional sense, the subject property is 92 miles from San Diego, 98 miles to LAX, and 70 miles to Orange County.

Zoning

The northern most parcel of the property consisting of 8.33 acres is zoned R-A-1 while the remaining 157 acres are zoned R-A-2 with the entirety of the property under a General Plan of Rural Mountainous. The County of Riverside allows for a wide range of agricultural and livestock uses including nurseries, farm establishments, and livestock grazing. In addition, zoning allows for the construction of a single family dwelling unit as well as the occupation of a mobilehome.

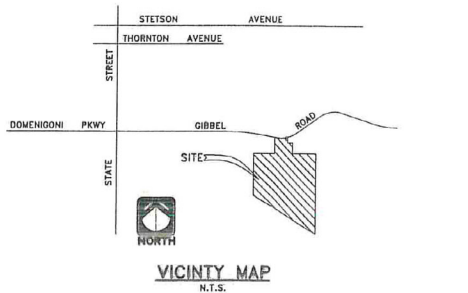
Ownership had intended to annex the property into the city of Hemet and began processing tentative maps for 71 single family lots clustered on the east end of the property all overlooking Diamond Valley Lake.



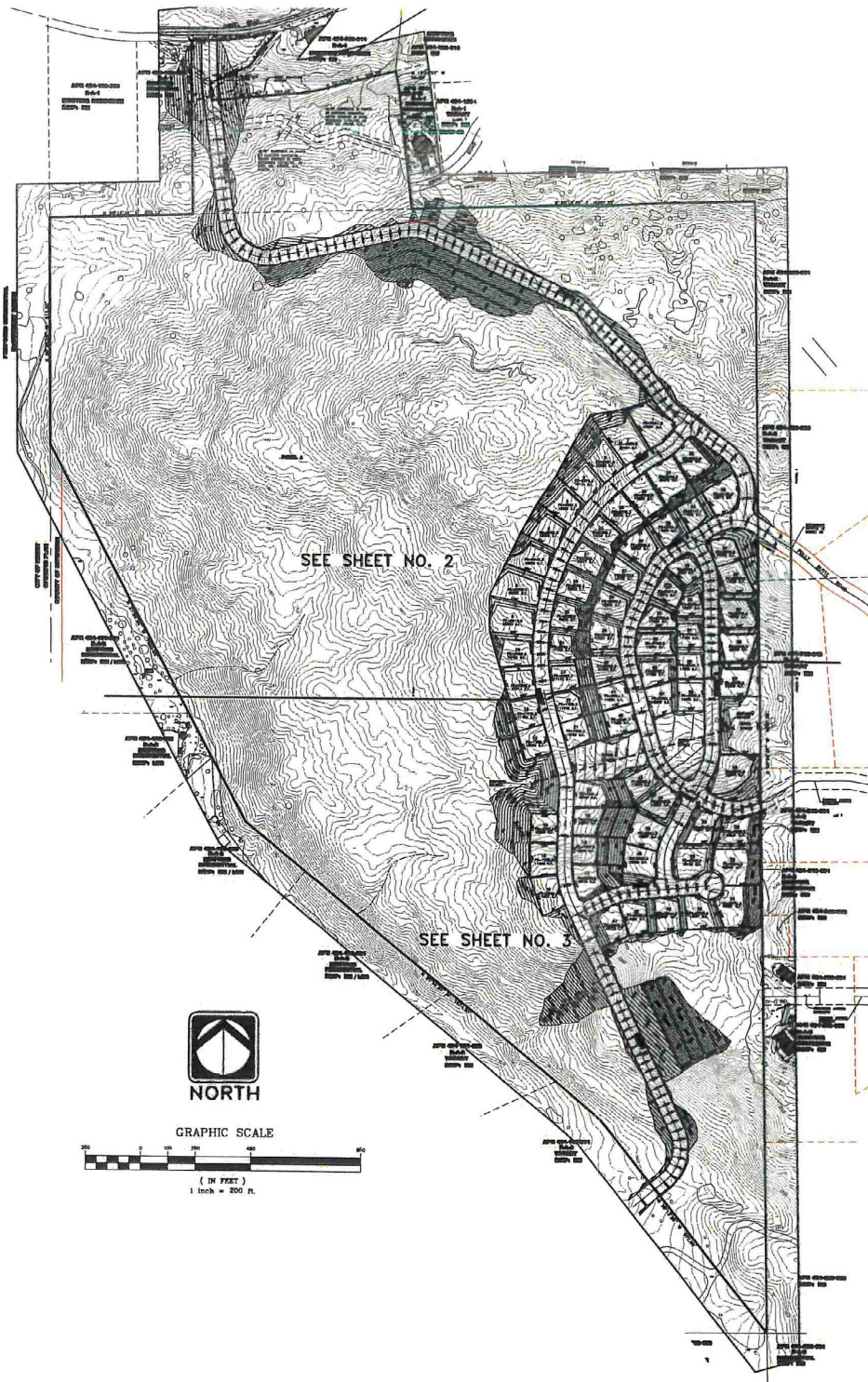
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TTM - 71 Lots



CITY OF HEMET
TENTATIVE TRACT NO. 34222



OWNERS:

(PARCELS 1 THROUGH 4)
JEROME H. THOMPSON AND BONNIE L. THOMPSON
JEROME AND BONNIE THOMPSON REVOCABLE TRUST
DATED JANUARY 14, 1997
BELLA LAJO 185
4405 MANCHESTER AVENUE, SUITE 106
ENCINITAS, CA 92024

(PARCEL 5)

JEROME AND BONNIE THOMPSON REVOCABLE TRUST
DATED JANUARY 14, 1997
BELLA LAJO 185
4405 MANCHESTER AVENUE, SUITE 106
ENCINITAS, CA 92024

APPLICANT:

BELLA LAJO 185
4405 MANCHESTER AVENUE, SUITE 106
ENCINITAS, CA 92024
(760) 436-1454

DESCRIPTION

PARCEL 1: (454-190-001-8)

ALL THAT PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN

PARCEL 2: (454-190-002-07)

ALL THAT PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN

PARCEL 3: (454-190-003-8)

ALL THAT PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN

PARCEL 4:

A RIGHT OF WAY FOR ROAD PURPOSES OVER AND ACROSS A STRIP OF LAND 40
FEET IN WIDTH LYING 20 FEET MEASURED AT RIGHT ANGLES ON EACH SIDE OF A
LINE AND THE NORTHEASTLY AND SOUTHEASTLY EXTENSION OF SAID
LINE

PARCEL 5: (454-120-042-6)

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF FRACTIONAL
SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND
MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, LYING SOUTH
OF HIDDEN SPRINGS RANCH ROAD, ALSO KNOWN AS GIBBEL ROAD, AS
ESTABLISHED IN BOOK 18, PAGE 240 OF MINUTES OF THE BOARD
OF SUPERVISORS OF RIVERSIDE COUNTY, CALIFORNIA, ON JANUARY 28, 1920,
AND ALSO FILED AS RIVERSIDE ROAD ABSTRACT NO. 3332

PARCEL 5B:

IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SAN BERNARDINO RANGE AND MERIDIAN

ASSESSOR'S PARCEL NO.

454-120-042; 454-190-001, 002, 003

GROSS ACREAGE

165.72

NUMBER OF LOTS

71

EXISTING ZONING

R-1-A & R-A-2 (COUNTY)

PROPOSED ZONING

R-1-H (CITY)

PROPOSED LAND USE

RESIDENTIAL

ADJACENT LAND USE

NORTH - VACANT / RESIDENTIAL

EAST - VACANT / RESIDENTIAL

SOUTH - VACANT / RESIDENTIAL

WEST - VACANT / RESIDENTIAL

PUBLIC UTILITIES

GAS - SOUTHERN CALIFORNIA GAS CO.

ELECTRIC - SOUTHERN CALIFORNIA EDISON CO.

WATER - EASTERN MUNICIPAL WATER DISTRICT

SEWER - EASTERN MUNICIPAL WATER DISTRICT

TELEPHONE - VERIZON

CABLE - TIME WARNER

FLOOD ZONE

NOT IN A FLOOD PLAIN

DENSITY

2.3 D.U. PER ACRE

EARTH WORK

RAW CUT - 1,144,535 CY

RAW FILL - 565,286 CY

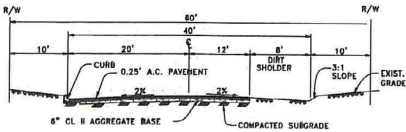
LEGEND

----- BLOCK WALL / RETAINING WALL

--- STORM DRAIN

--- EXISTING CONTOURS

--- PROPOSED CONTOURS

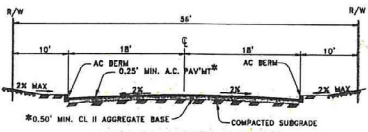


TYPICAL STREET SECTION

GIBBEL ROAD

NOT TO SCALE

T.I. = 5.5



TYPICAL STREET SECTION

STREET A THRU STREET E

(PRIVATE STREET)

NOT TO SCALE

T.I. = 5.5

* PAVEMENT SECTIONS ARE MINIMUM

ACTUAL THICKNESS TO BE DETERMINED

BY SITE SPECIFIC R-VALUE TESTS

AFTER ROUGH GRADING, MINIMUM SECTIONS

ARE SHOWN

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Property Photos



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Surrounding Retail & Public Works



Public Works

- 1 Hemet DMV
- 2 Seven Hills Golf Club Hemet
- 3 West Valley High School
- 4 Diamond Valley Middle School
- 5 McSweeney Farms Community
- 6 Valley-Wide's Diamond Valley Lake Community Park
- 7 Western Science Center

Surrounding Retail



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Location Overview - Riverside County

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

Demographics

Census 2010 Summary	
Population	2,189,641
2019 Summary	
Population	2,416,961
Households	770,508
Median Age	35.9
Median Household Income	\$63,474
Average Household Income	\$86,589
2024 Summary Est.	
Population	2,530,637
Households	808,687



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Location Overview - Inland Empire

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km²) and has a population of approximately 4 million.[3] Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.

- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.



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DIRECT (951) 297-7429

CELL (714) 323-3862

E-MAIL ericw@cbcsocalgroup.com

CALDRE: 02076218



**COLDWELL
BANKER
COMMERCIAL
SC**

CALDRE: 02089395

Temecula

27720 Jefferson Avenue, Suite 100-B

Temecula, CA 92590

(951) 200-7683

CBCSOCALGROUP.COM