

- *6,400 SF Pad Enlargeable with further grading*
- *2.5 miles from I-15*
- *Paved roads to property*
- *Overlooking Bear Creek Golf Course*
- *Panoramic Views*



# FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY

±8.01 Acres of Vacant Land, Riverside County, CA



# Property Description

**Size**  
±8.01 AC

**Parcel**  
APN: 928-220-027

**Jurisdiction**  
Riverside County (Unincorporated)

**La Cresta HOA**  
\$92.50 / month

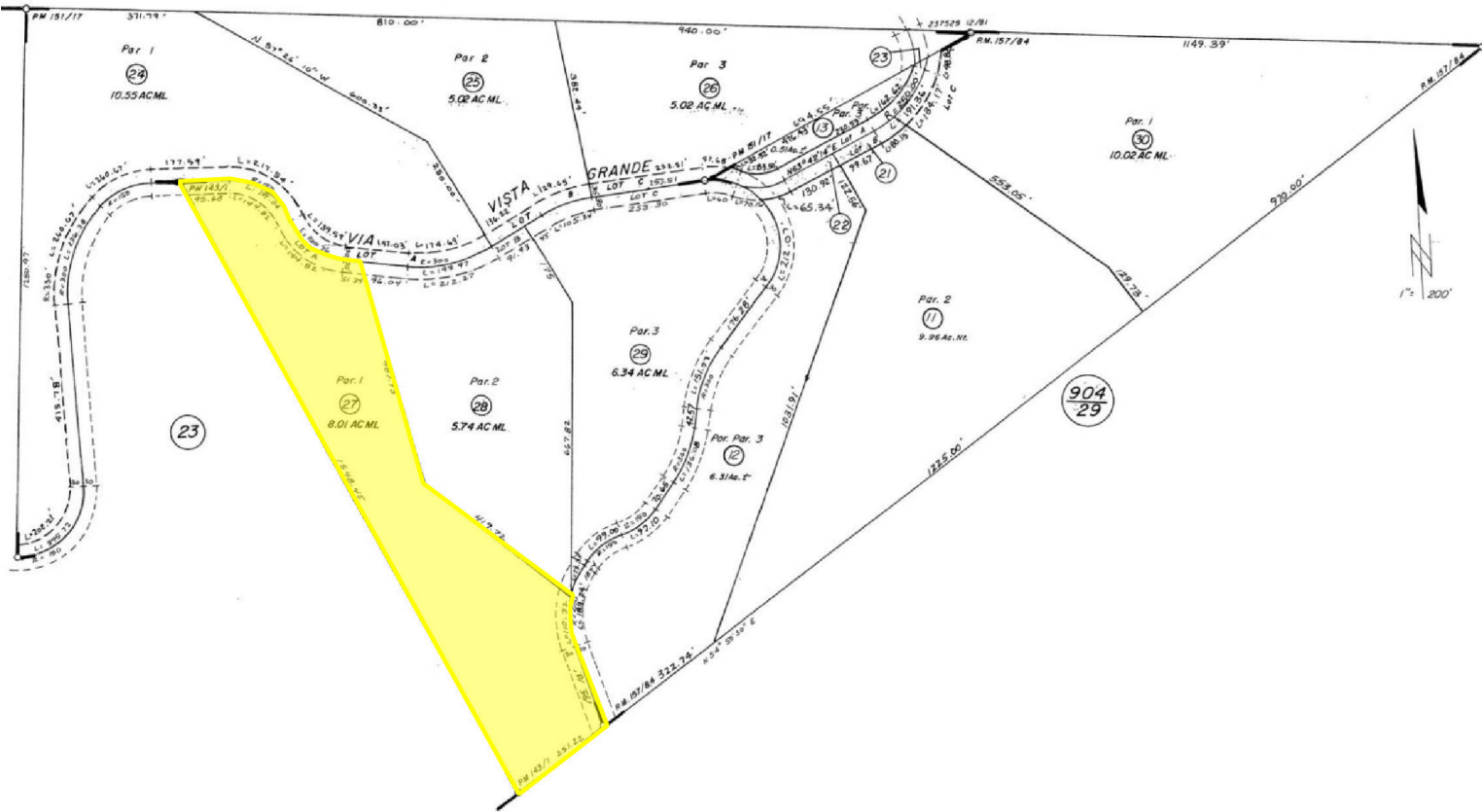
**Zoning**  
R-A-5

**General Plan**  
Rural Mountainous

**Purchase Price**  
\$250,000  
\$0.72 / SF

## Summary

The subject property is located in unincorporated Riverside County just outside the city border of Wildomar and Murrieta. The property is 8.01 acres in size and presents with southward sloping topography. The property is located on Via Vista Grande which is a newly paved road that connects to Claremont St that provides access to Grand Ave. The site is located just 2.5 miles from I-15 via Clinton Keith Rd. The property currently has a 6,400 SF pad that can be enlarged with further grading. The site has panoramic views overlooking the City of Murrieta and Bear Creek Golf Course. Directly across Via Vista Grande are several large homes that were all built in 2018.





# PROPERTY OVERVIEW - ±8.01 ACRES

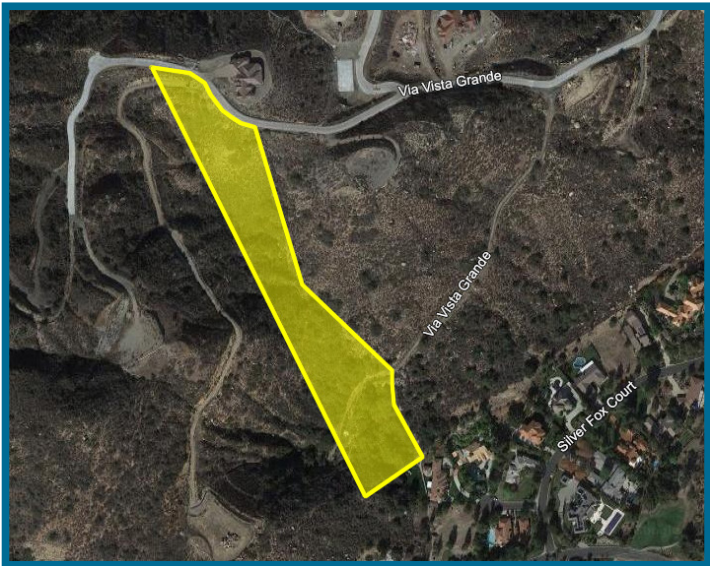


±8.01 AC

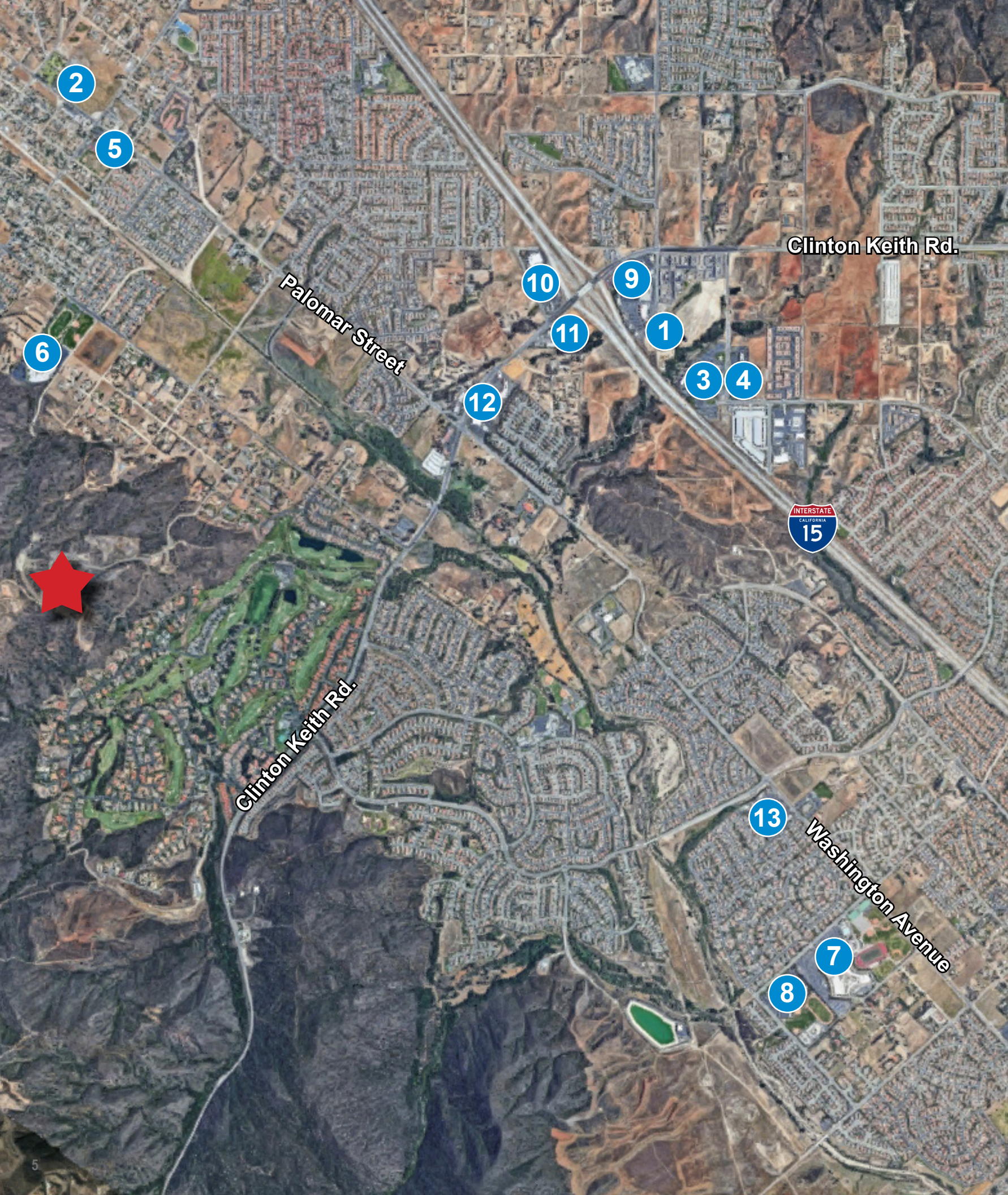
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# PROPERTY OVERVIEW - ±8.01 ACRES







# Public Works

- 1 City Hall
- 2 USPS

# Hospitals

- 3 Inland Valley Medical Center
- 4 Kaiser Permanente

# Schools

- 5 Wildomar Elementary School
- 6 David Brown Middle School
- 7 Murrieta Valley High School
- 8 Thompson Middle School

# Surrounding Retail

- |    |  |  |  |  |  |  |
|----|--|--|--|--|--|--|
| 9  |  |  |  |  |  |  |
|    |  |  |  |  |  |  |
| 10 |  |  |  |  |  |  |
| 11 |  |  |  |  |  |  |
|    |  |  |  |  |  |  |
| 12 |  |  |  |  |  |  |
| 13 |  |  |  |  |  |  |



# 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

2021 Summary	
Population	2,416,961
Households	770,508
Median Age	35.9
Median Household Income	\$63,474
Average Household Income	\$86,589
2025 Summary Est.	
Population	2,530,637
Households	808,687



## FOR MORE INFORMATION CONTACT:

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