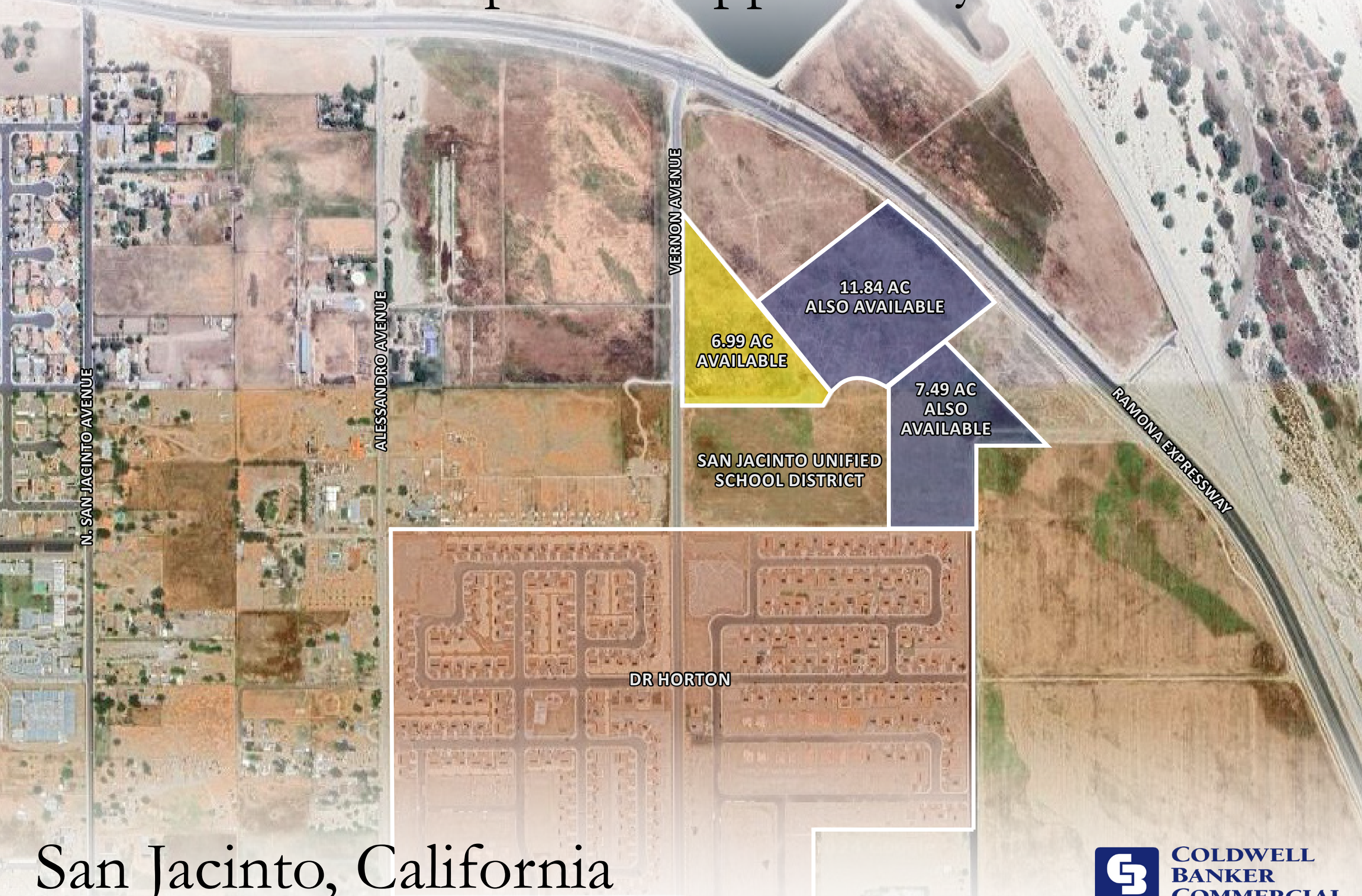


# 6.99 AC - Ramona Village Residential Development Opportunity



San Jacinto, California



# Executive Summary

## PROPERTY OVERVIEW

The subject property is 6.99 acres in size with the potential to expand up to 26.32 contiguous acres all owned by the same Seller. The property is accessed from N Vernon Ave to the west and is just north of the newly built Starling Pointe residential community built by DR Horton. Directly to the south is a 12 acre property owned by the San Jacinto Unified School District with plans to build a new elementary school.

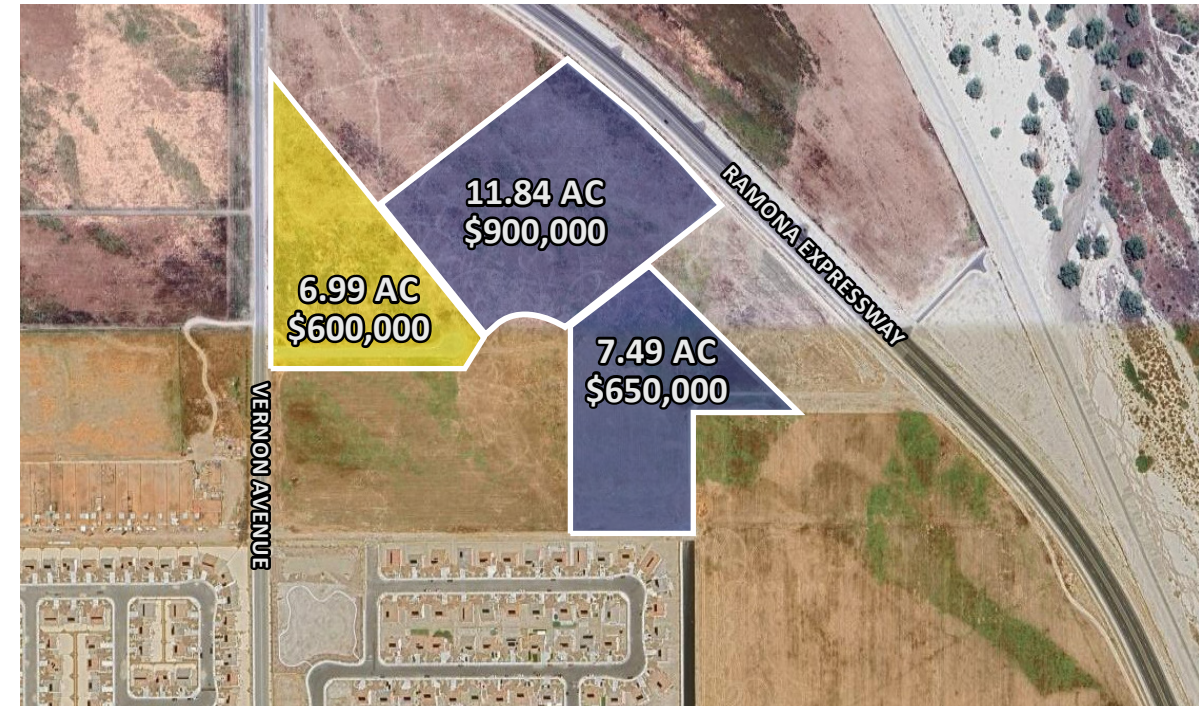
The site sits just south of Ramona Expressway which is one of San Jacinto's main throughfares. The property is also near Hwy 79, several new shopping centers, Soboba Springs Golf Course and San Jacinto College. There is no doubt this is the most desirable area of the San Jacinto Valley.

## PROPERTY FACTS

- APNs: 434-190-007
- SIZE: 6.99 Acres
- ZONING: RM – Residential, Medium Density
- GENERAL PLAN: MDR – Medium Density Residential
- DENSITY: 5.1 – 14 DU / Gross AC
- SITE CONDITION: Unimproved
- PRICE: \$600,000 (\$85,837 / AC)

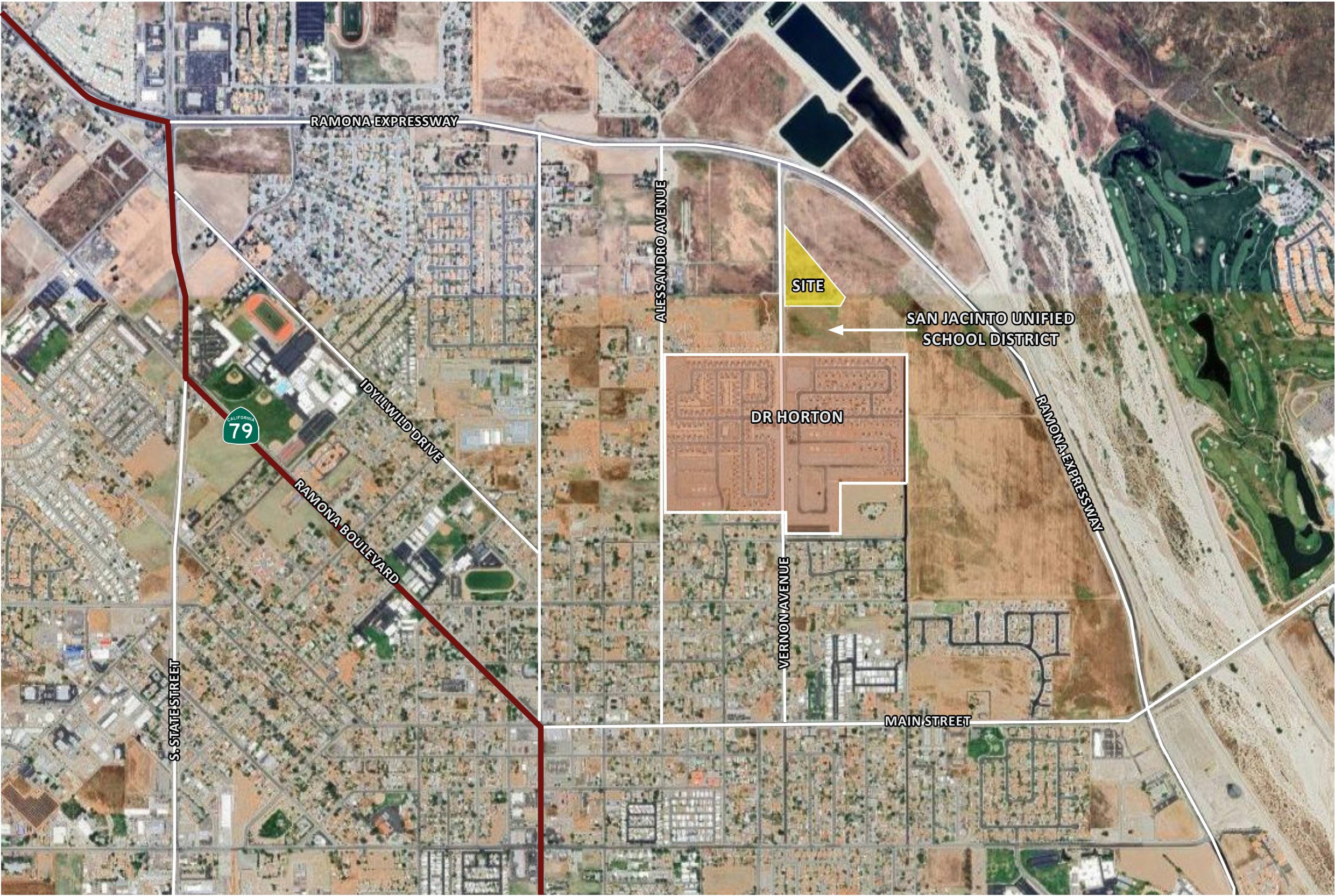
## ZONING

The subject property has an existing TTM for single family residential development and is currently zoned accordingly for Medium Density Residential. The MDR zone allows for both the development of attached or detached residential construction for single-family, duplexes, triplexes, fourplexes, condominiums, townhomes, mobile home parks, and RV parks. This zone allows for a density of 5.1 – 14 dwelling units per gross acre.





# Aerial Map



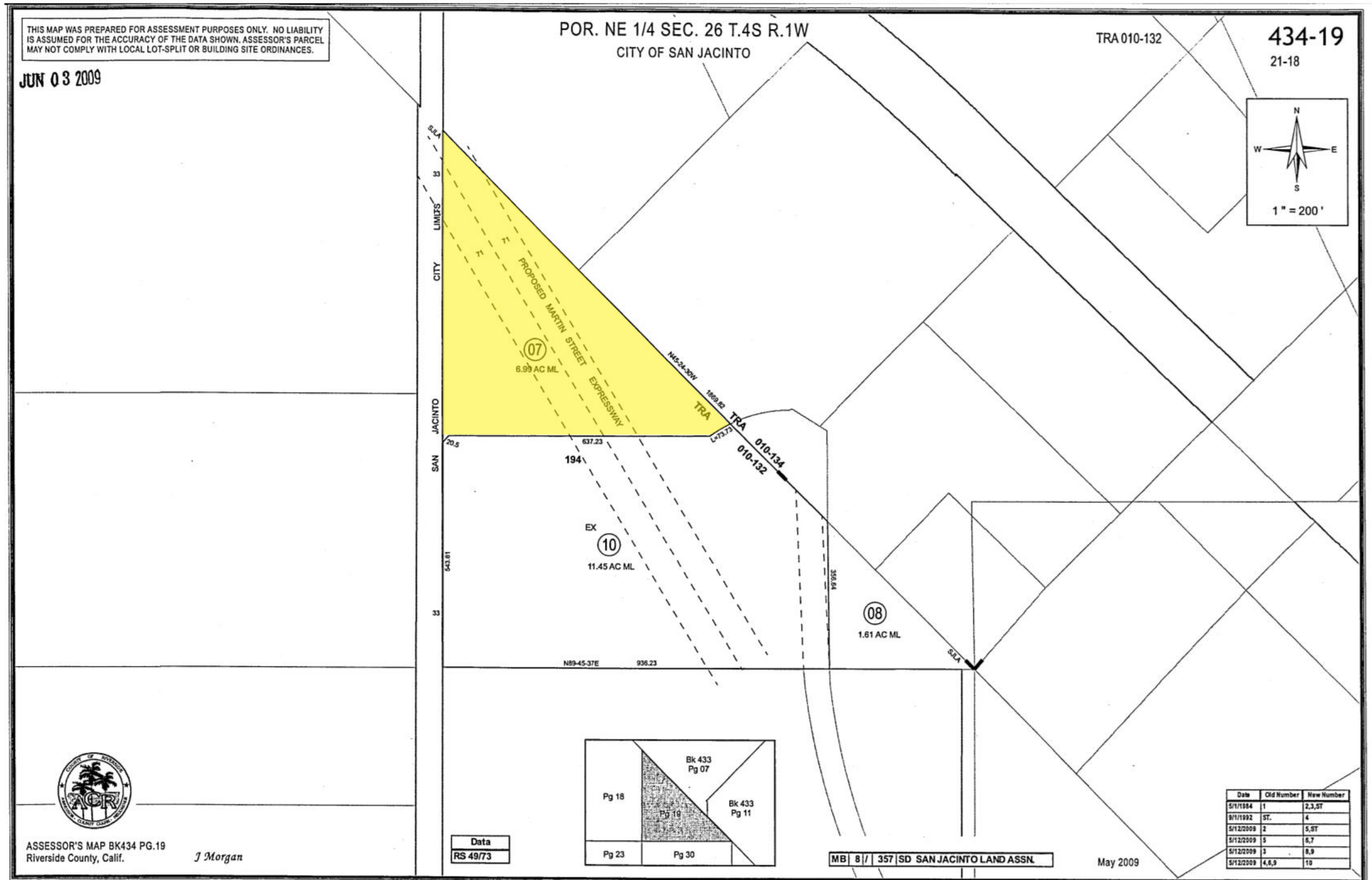


# Aerial Map

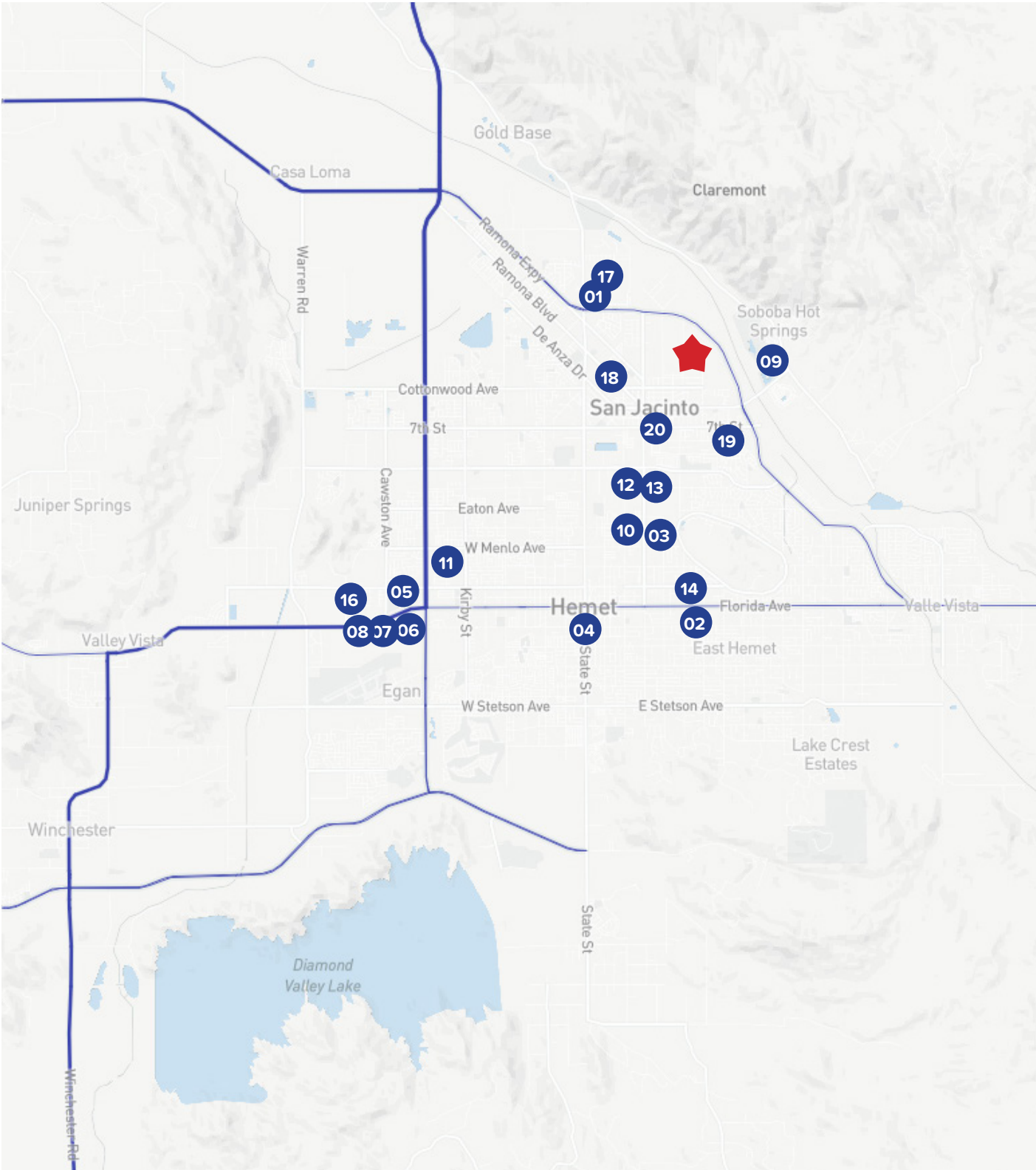




# Assessor's Map



# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Village at San Jacinto
- 02 Hemet Shopping Center
- 03 Farmer's Corner
- 04 Diamond Valley Shopping Center
- 05 Hemet Valley Mall
- 06 KPC Towne Centre
- 07 Hemet Village
- 08 Village West Shopping Center

## ENTERTAINMENT

- 09 Saboba Casino and Resort
- 10 Lowes Custom Golf
- 11 Colonial Golf & Country Club

## MEDICAL FACILITIES

- 12 SJ Medical Clinic Urgent Care
- 13 Valley Medical Center
- 14 KPC Medical Center
- 15 Hemet Global Medical Center
- 16 Cawston Medical Center

## EDUCATION

- 17 Mt. San Jacinto College
- 18 San Jacinto High School
- 19 North Mountain Middle School

## GOVERNMENT FACILITIES

- 20 San Jacinto City Hall



# San Jacinto, CA

San Jacinto is a city located in Riverside County, California, United States. It is situated in the San Jacinto Valley, approximately 30 miles southwest of San Bernardino and about 40 miles west of Palm Springs. The city has a population of around 48,000 people and covers an area of approximately 26 square miles.

San Jacinto is known for its scenic views of the nearby San Jacinto Mountains and its rural charm. The city offers a mix of residential, commercial, and agricultural areas. It is surrounded by natural beauty, with opportunities for outdoor activities such as hiking, camping, and fishing in nearby parks and recreational areas.

The Soboba Casino, operated by the Soboba Band of Luiseño Indians, is a popular entertainment destination in San Jacinto. The casino features gaming facilities, restaurants, and live entertainment.

San Jacinto is served by the San Jacinto Unified School District, which includes several elementary, middle, and high schools. Mt. San Jacinto College, a community college, is also located in the city, providing educational opportunities for local residents.

2023 Summary	
Population	31,993
Households	10,246
Median Age	35.3
Median Household Income	\$56,519
Average Household Income	\$68,027
2028 Summary Est.	
Population	33,232
Households	10,664



**FOR MORE INFORMATION CONTACT:**

**BRANDON SUDWEEKS**

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: [brandons@cbcsocalgroup.com](mailto:brandons@cbcsocalgroup.com)

CALDRE: 01435174

**ERIC WASHLE**

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: [ericw@cbcsocalgroup.com](mailto:ericw@cbcsocalgroup.com)

CALDRE: 02076218

**MICHAEL PIZZAGONI**

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: [mpizzagoni@cbcsocalgroup.com](mailto:mpizzagoni@cbcsocalgroup.com)

CALDRE: 02200504



27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

[www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)

CALDRE: 02089395