

# ±49.70 AC - Residential Land for Sale

WARREN ROAD, HEMET, CA

- ±10,000 SF Min Lot Size
- Nearby single family development, schools, and retail
- Ease of access to Highway 74



## Hemet, California

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# Executive Summary

## PROPERTY FACTS

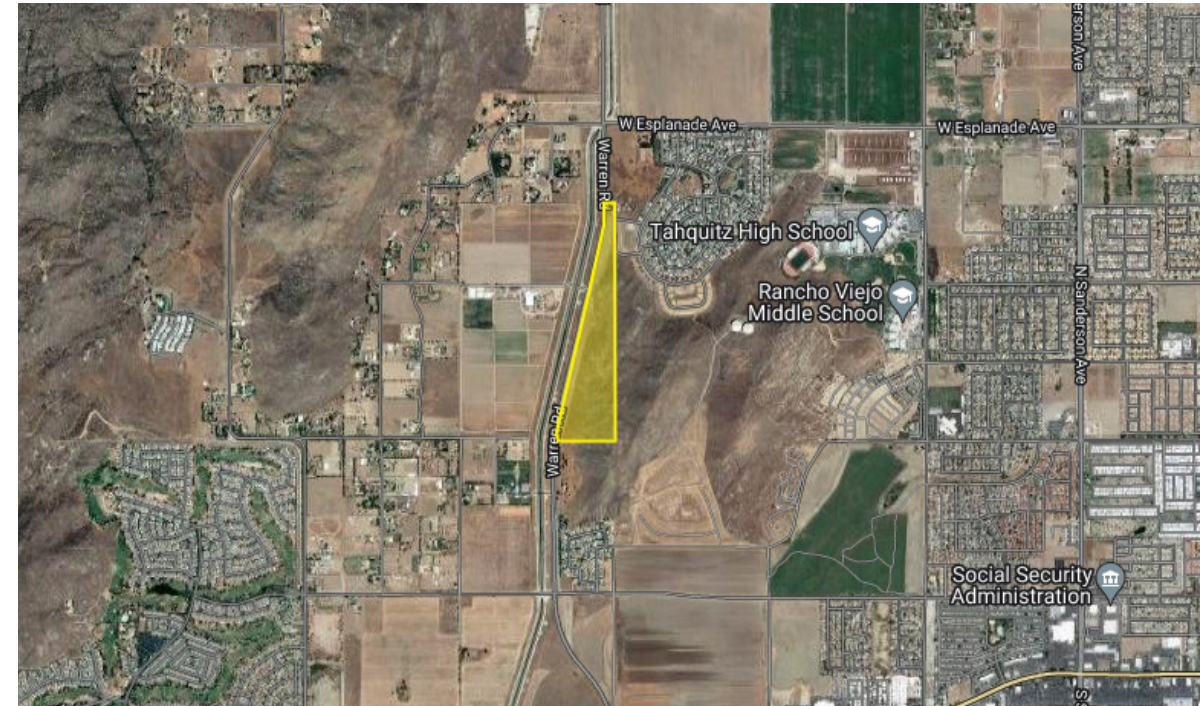
- LOCATION: Hemet, CA
- TOTAL SITE AREA: ±49.70 Acres
- APN: 455-110-010, 011, 012, 013 & 014
- PURCHASE PRICE: \$620,000
- PRICE PER SF: \$0.28
- ZONING: R-1-10
- GENERAL PLAN: Low Density Residential (2.1 - 5.0 du/acre)

## PROPERTY OVERVIEW

The subject property consists of 5 adjoining parcels that make approximately 49.70 acres directly off Warren Road just within the city limits of Hemet. In total, the property has about 3,700 feet of frontage along the east side of Warren Road. Per the Eastern Municipal Water District, the closest water and sewer access is present in the community adjacent to the property at Esplanade Ave. The property is less than a mile up Warren Road from Florida Ave which sees around 40,000 cars per day and has virtually all of Hemet's commercial and retail presence. Additionally, it is less than a mile from Tahquitz High School as well as Rancho Viejo Middle School. The property has easy access to Highways 74 and 79 which both provide easy commutes to both Interstates 10 and 215.

## ZONING

The property is within the zoning jurisdiction of the city of Hemet and falls under its R-1-10 classification which is for the development of Single-Family Residential Homes on a minimum lot size of 10,000 square feet. Furthermore, according to the City's General Plan, the property is designated for Low Density Residential housing that allows for a density range between 2.1 and 5.0 dwelling units per acre.



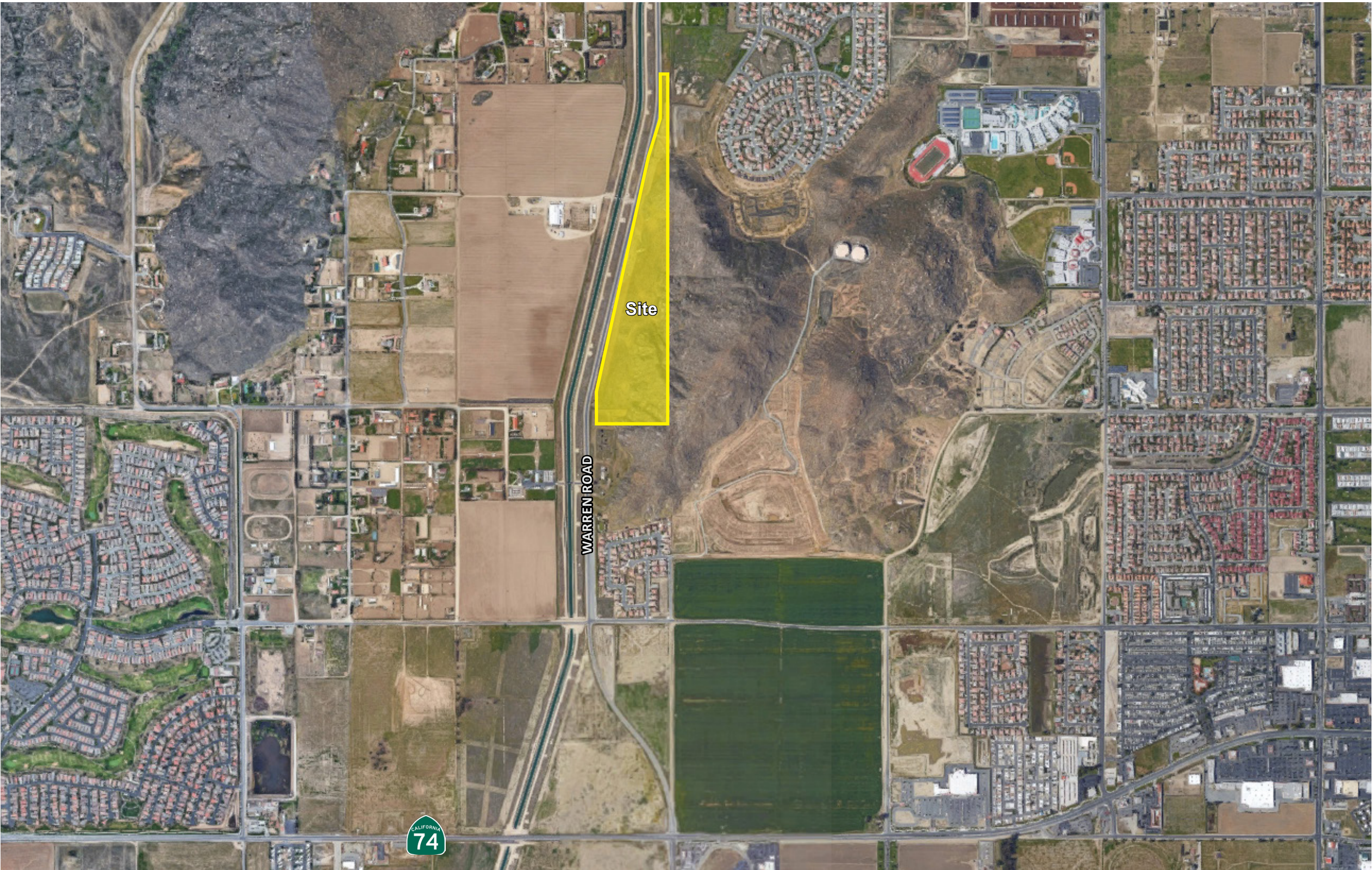


# Aerial Map





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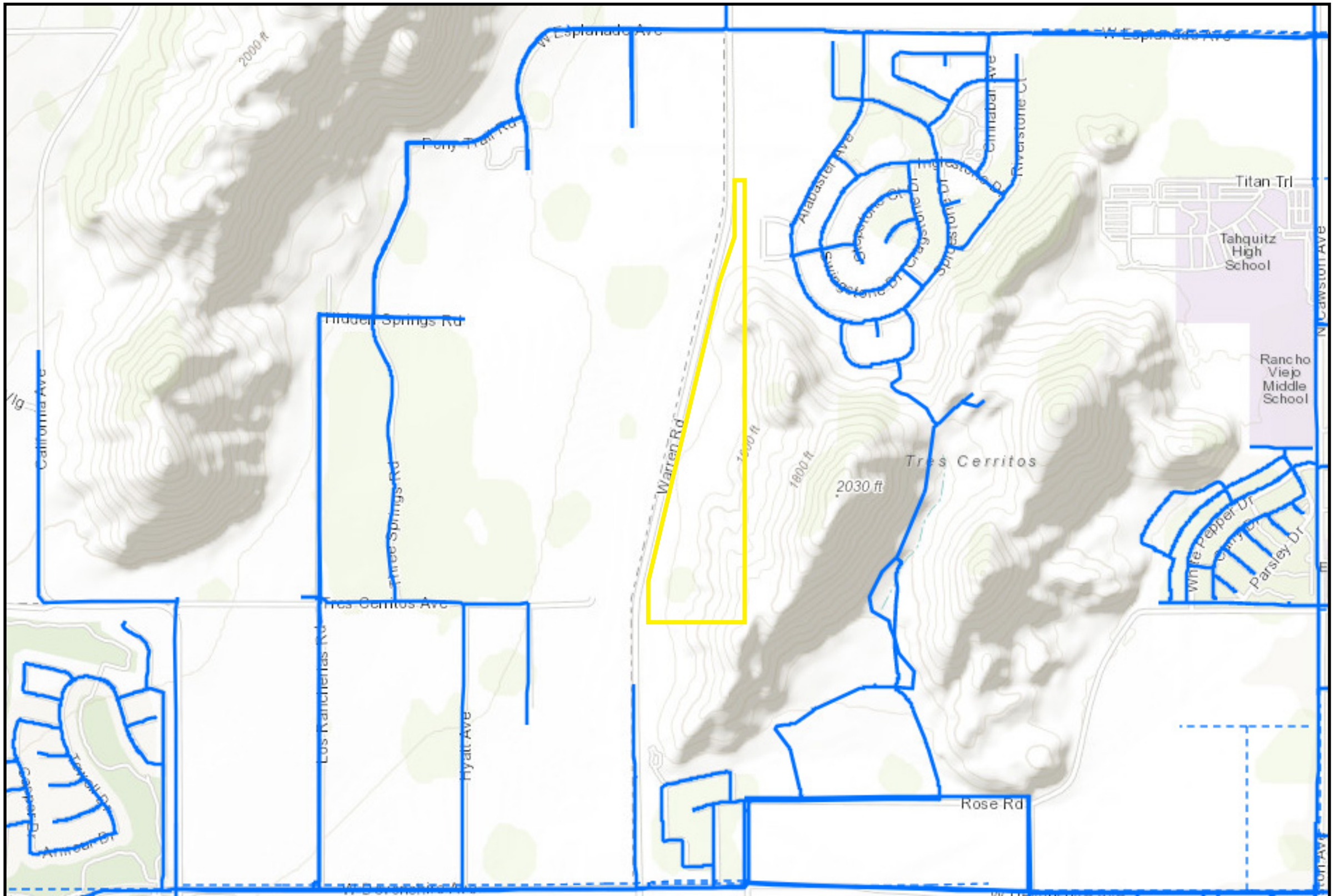
# Aerial Map





# EMWD Water Map

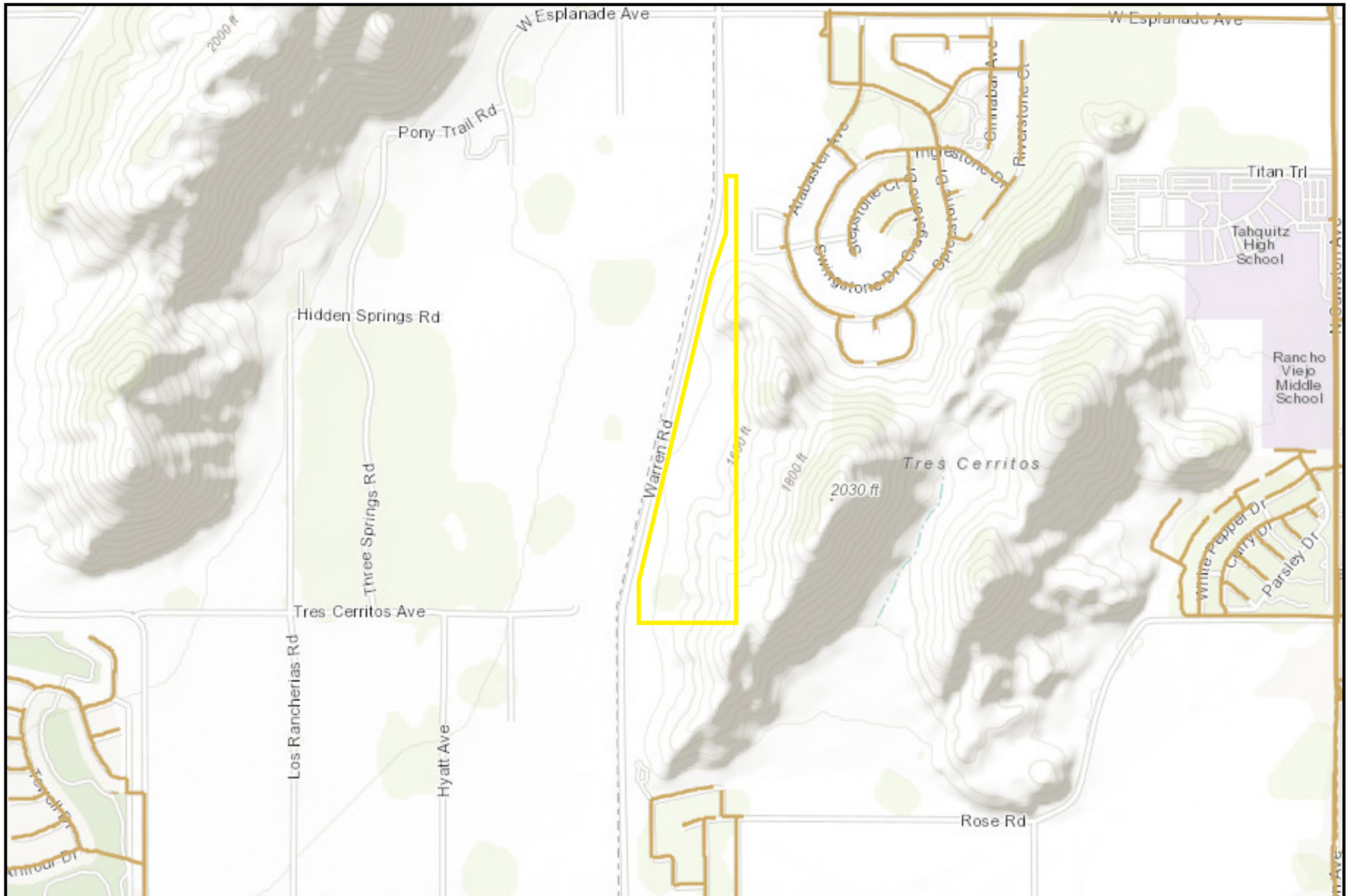
## PROPERTY OVERVIEW





# EMWD Sewer Map

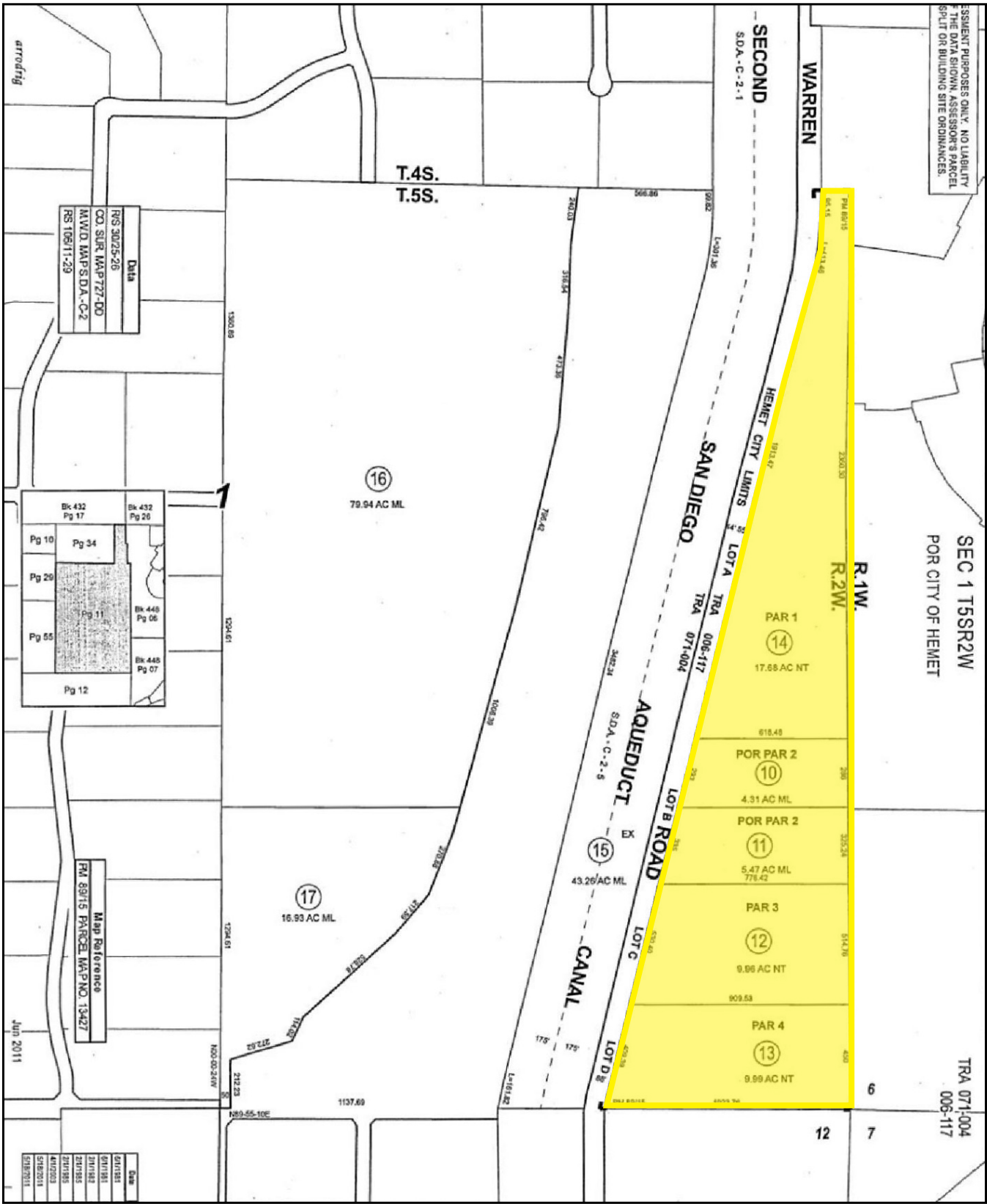
## PROPERTY OVERVIEW





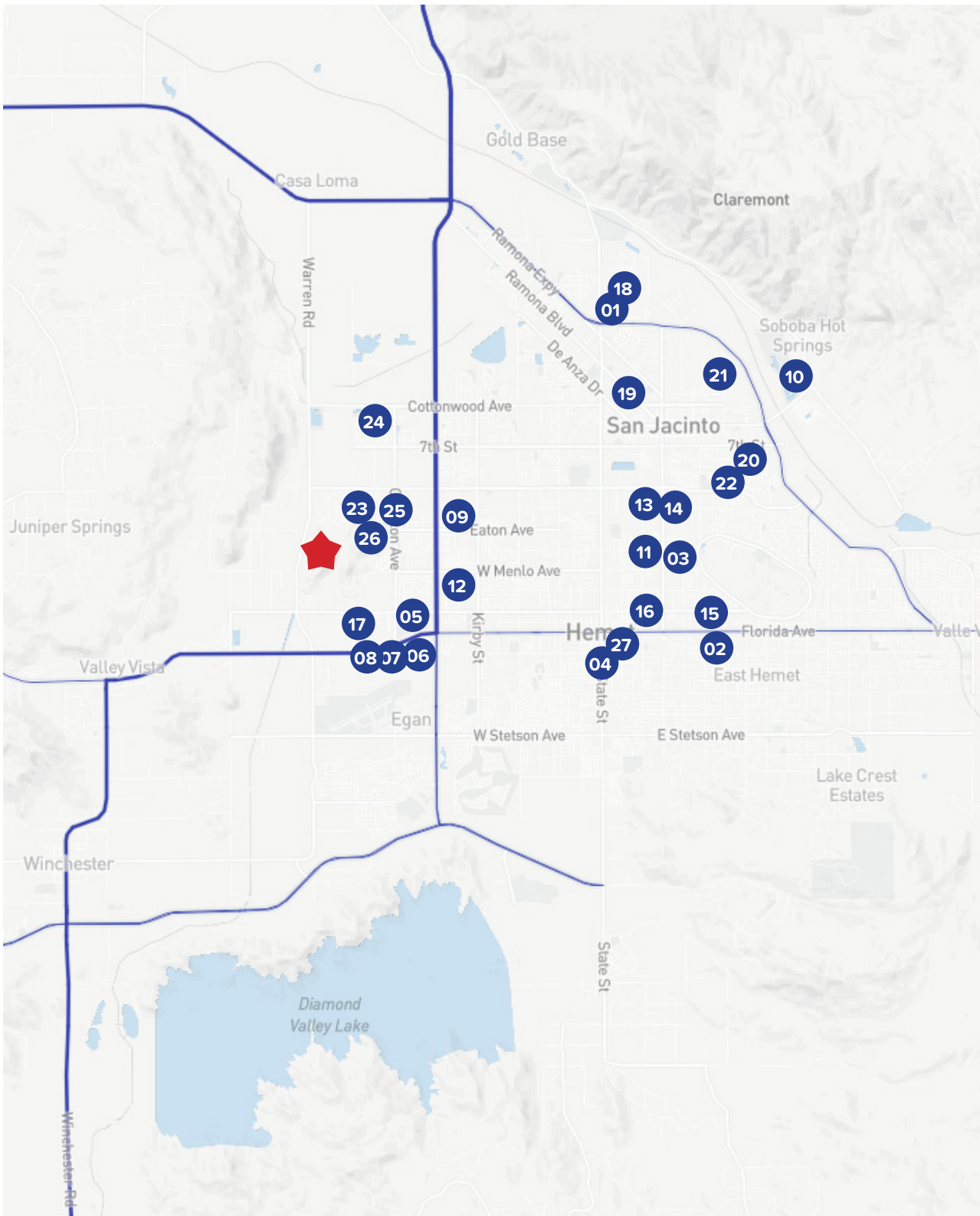
# Assessor's Map

## PROPERTY OVERVIEW





# 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
- 09 San Jacinto Esplanade Shopping Center

## ENTERTAINMENT

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

## MEDICAL FACILITIES

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

## EDUCATION

- 18 Mt. San Jacinto College
- 19 San Jacinto High School
- 20 North Mountain Middle School
- 21 New Elementary School
- 22 Estudillo Elementary School
- 23 Tahquitz High School
- 24 Megan Cope Elementary School
- 25 Fruitvale Elementary School
- 26 Cawston Elementary School

## GOVERNMENT FACILITIES

- 27 Hemet City Hall



# Hemet, CA

The city of Hemet is located in Riverside County’s San Jacinto Valley, about 45 miles west of Palm Springs. Situated at the junction of California State Highways 74 and 79, Hemet is easily accessible to Interstates I-10 and I-215. Nearby communities include San Jacinto (to the north), Winchester (to the west), and Mountain Center (to the east).

Founded in 1887 on land first inhabited by members of the Cahuilla Indian tribe, Hemet was incorporated in January 1910. At that time, the city’s population was under 1,000 but growth ensued as Hemet evolved into a prime trading center for the valley’s agricultural produce. The city’s character underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Hemet today retains its status as a retirement community, but is also becoming home to a growing number of younger working-class families owing to its rural character and proximity to major employment centers such as Corona, Riverside and San Bernardino.

2022 Summary	
Population	43,219
Households	16,428
Median Age	40.8
Median Household Income	\$53,984
Average Household Income	\$66,406
2027 Summary Est.	
Population	45,095
Households	17,104





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