

±98 AC - For Sale | Residential Land | TTM - 18 Lots

BLUE SKY ROAD



Cajalco Road

Juniper Road

Blue Sky Road

Perris, California

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Executive Summary

PROPERTY FACTS

- LOCATION: Perris - Riverside County, CA
- TOTAL SITE AREA: ±98 Acres
- APN: 321-190-003; 321-210-052, 053, 054
- PURCHASE PRICE: \$2,200,000
- PRICE PER AC: \$22,450
- ZONING: R-A-2 1/2
- GENERAL PLAN: Rural Residential (RR)

PROPERTY OVERVIEW

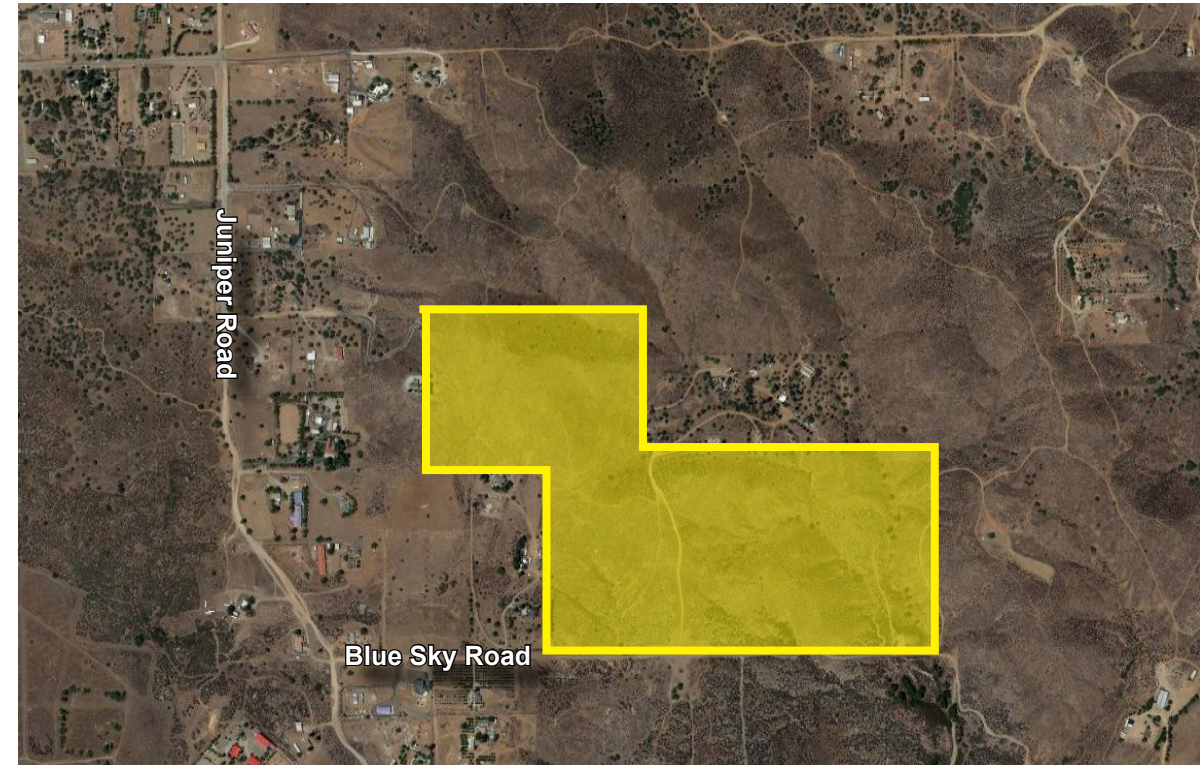
The subject property consists of four parcels totaling approximately 98 acres of land within the Lake Matthews area in Riverside County. Three of the four parcels have frontage on Blue Sky Road and form a rectangular shape measuring approximately 2,500 feet in width and 1,200 feet in length. The fourth parcel is connected to parcel #321-210-052 to its northwest via Celestial Drive. The property itself has mild topography on the frontage portion along Blue Sky Road and leads into hillside towards the northwestern most parcel. The area surrounding the property consists of mostly rural residential/large lot homes and some agricultural operations. The property lies approximately 4.5 miles from Highway 74 access which connects to the I-215 to the north and the I-15 to the south.

ENTITLEMENTS

The property has an expired Tentative Tract Map (No. 30992) for 18 large single-family lots ranging from 3-5 acres with approximately 29 acres of open conservation area. Please refer to the next page for the map details.

ZONING

The property is within the Lake Matthews/Woodcrest Planning Area of Riverside County's General Plan. It has a zoning classification of R-A-2 ½ which allows for single family residences on a minimum lot size of 2.5 acres consistent with the development standards in the county's municipal code.



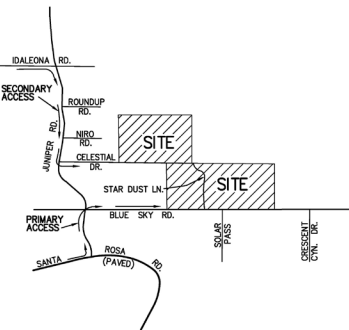
TENTATIVE TRACT MAP NO. 30992
SCHEDULE 'C'
RIVERSIDE COUNTY, CALIFORNIA

UTILITY PURVEYORS

WATER: WESTERN MUNICIPAL WATER DISTRICT
SEWER: EACH LOT TO BE SERVED BY ITS OWN PRIVATE SEPTIC SYSTEM
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
CATV: COMCAST
SCHOOL: RIVERSIDE UNIFIED SCHOOL DISTRICT

NOTES

1. DATE OF PREPARATION: JULY 29, 2004
2. ASSESSOR PARCEL NUMBERS: 321-190-003, 321-210-052, -053 & -054
3. SCALE: 1 INCH EQUALS 100 FEET
4. THOMAS GUIDE COORDINATES: PAGE 806, E-2 DATED 2001
5. ZONING: R-A-5 (RURAL 5 AC. HILLSIDE)
6. EXISTING LAND USE: VACANT
7. TOPOGRAPHIC INFORMATION FROM RIVERSIDE COUNTY FLOOD CONTROL
8. TOTAL GROSS ACREAGE: 98.56
9. TOTAL NET ACREAGE: 91.16
10. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
11. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
12. THIS PROPERTY IS NOT LOCATED WITHIN A COMMUNITY SERVICES DISTRICT
13. NO KNOWN WELLS ARE ON THE PROPERTY OR WITHIN 200 FEET
14. DEVELOPER INTENDS TO GRADE FOR STREET CONSTRUCTION ONLY. CUSTOM HOMES AND GRADING FOR INDIVIDUAL LOTS WILL BE DONE FOR EACH LOT AS SEPARATE APPLICATIONS.
15. PRIVATE SEPTIC SYSTEMS FOR EACH LOT WILL BE LOCATED AT THE TIME OF GRADING PLAN PREPARATION (PRELIMINARY LOCATIONS ARE SHOWN)
16. THIS SITE IS NOT KNOWN TO BE SUBJECT TO LIQUIFICATION, OR GEOLOGIC HAZARDS
17. THIS SITE IS NOT KNOWN TO BE WITHIN A SPECIAL STUDIES ZONE
18. TOTAL NUMBER OF LOTS = 18 NUMBERED, 2 LETTERED. LETTERED LOTS TO BE CONVEYED TO COUNTY OF RIVERSIDE FOR CONSERVATION PURPOSES.
19. ESTIMATED EARTHWORK QUANTITIES: 30,000 CY CUT FILL (SEE NOTE 14).



VICINITY MAP
NO SCALE

OWNER/APPLICANT

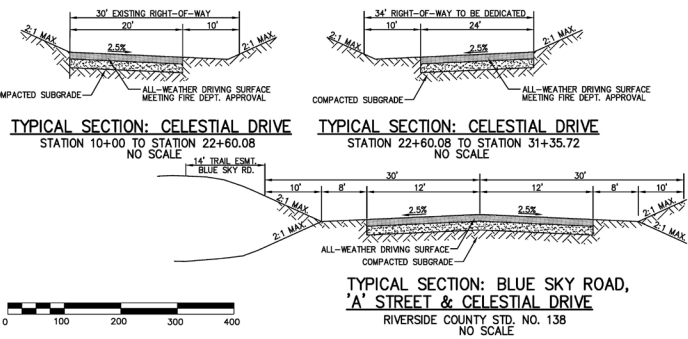
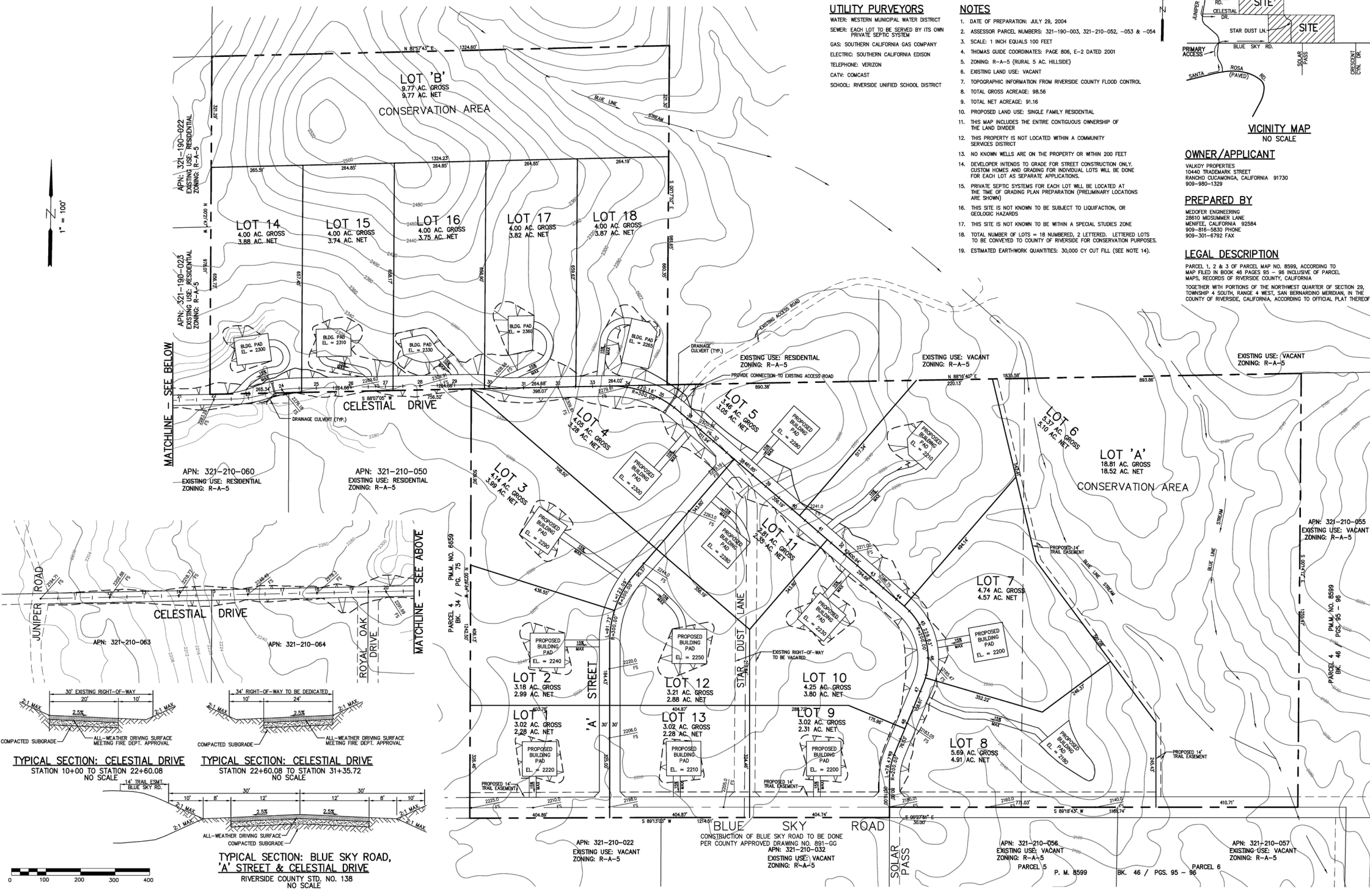
VALKOV PROPERTIES
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PREPARED BY

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LEGAL DESCRIPTION

PARCEL 1, 2 & 3 OF PARCEL MAP NO. 8599, ACCORDING TO MAP FILED IN BOOK 46 PAGES 95 - 96 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
TOGETHER WITH PORTIONS OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.



Aerial Map

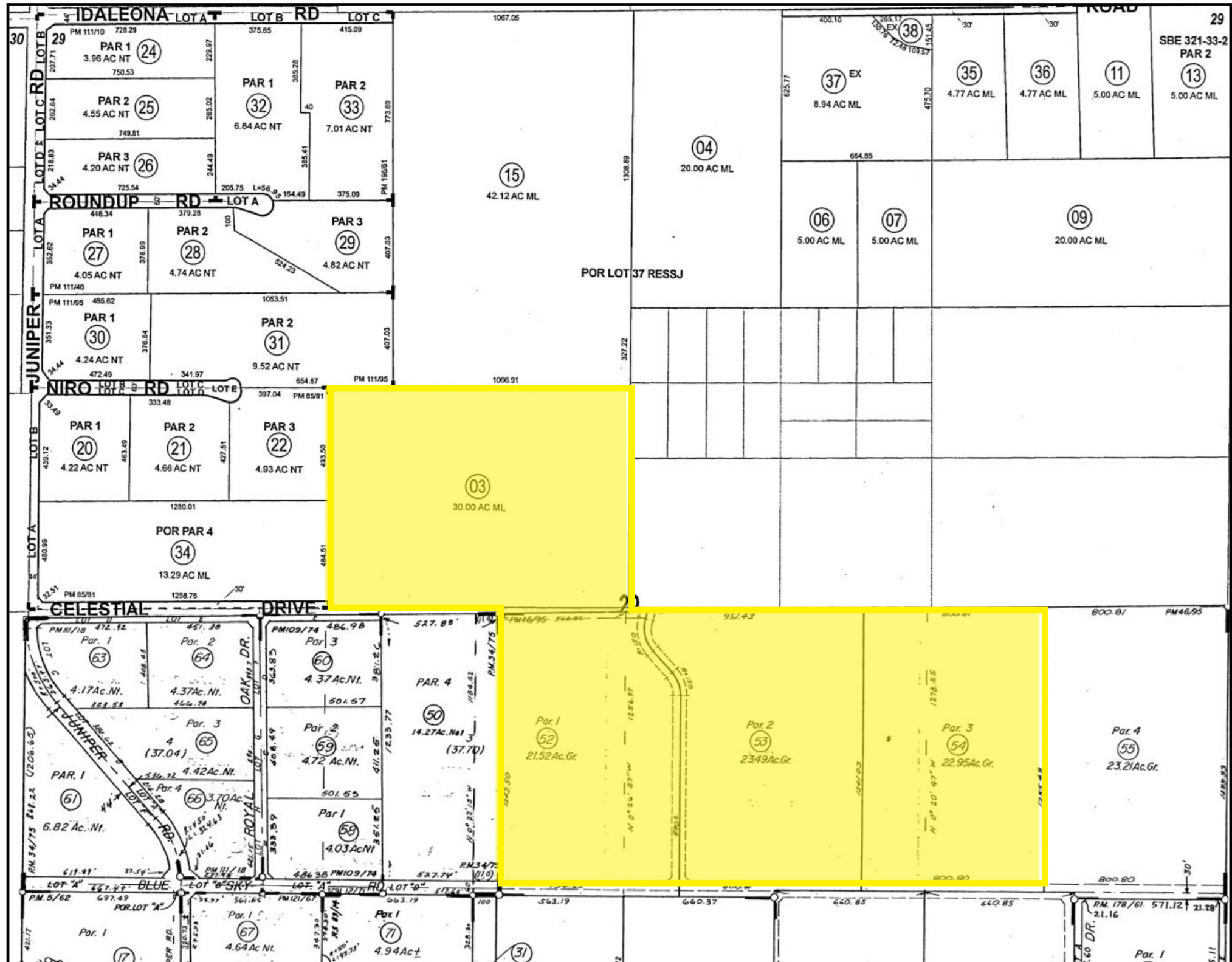


Aerial Map

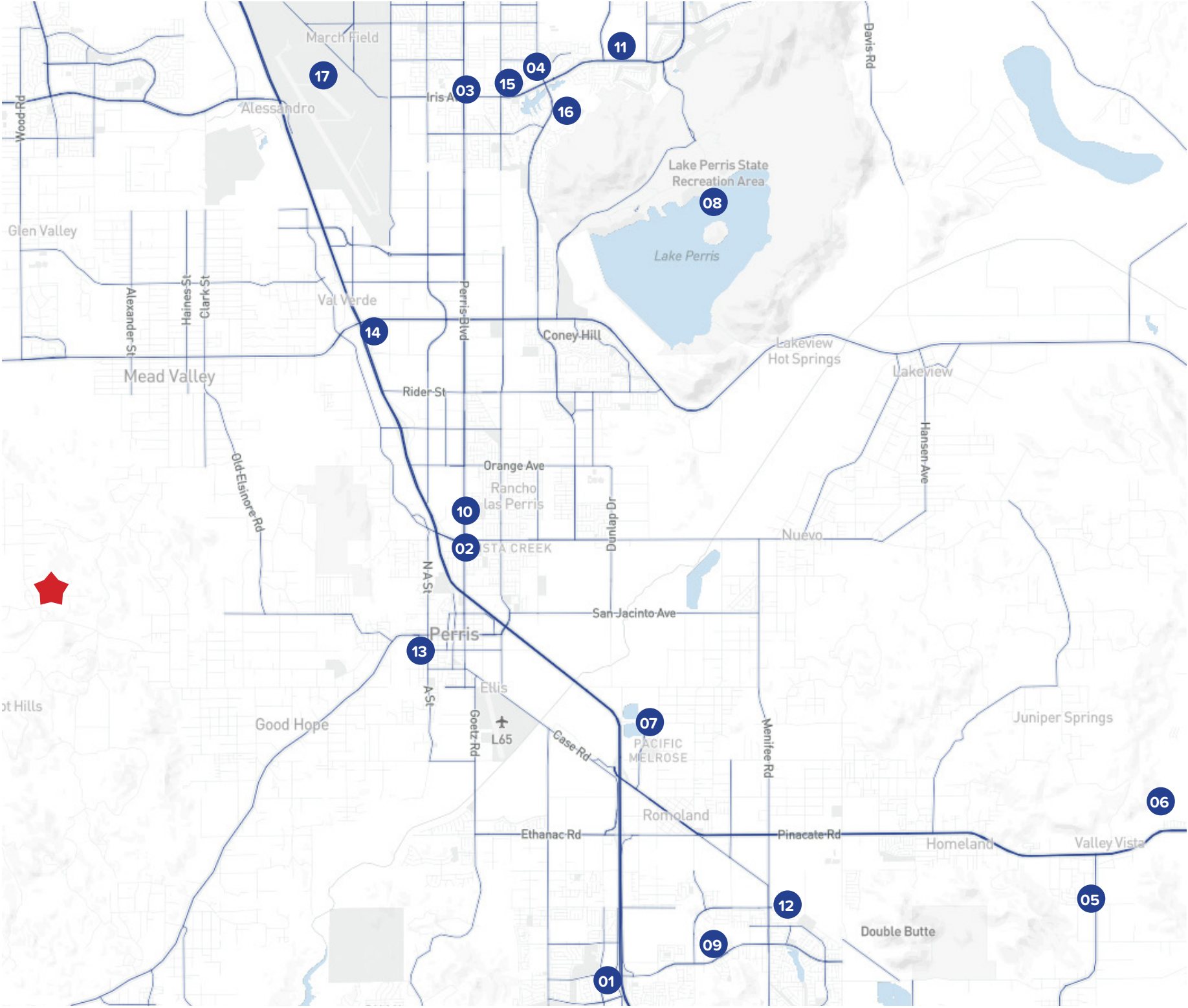


Assessor's Map

PROPERTY OVERVIEW



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Sun City Shopping Center
- 02 Perris Towne Square
- 03 Westgate Shopping Center
- 04 Lakeside Plaza
- 05 Winchester Farms Country Market

ENTERTAINMENT

- 06 Hemet Golf Club
- 07 Big League Dreams Perris
- 08 Lake Perris Recreation Area

MEDICAL FACILITIES

- 09 Menifee Valley Medical Center
- 10 Perris Valley Medical Center
- 11 Kaiser Permanente

EDUCATION

- 12 Mesa View Elementary School
- 13 Perris Elementary School
- 14 Val Verde Academy
- 15 Victoriano Elementary School
- 16 Lasselle Elementary School

GOVERNMENT FACILITIES

- 17 March Air Reserve Base

Perris, CA

Perris is a city located in Riverside County, California, United States. It is situated in the Inland Empire region of Southern California.

Perris is known for the Perris Valley Airport, which hosts the annual Perris Valley Skydiving competition. The city is also home to the Orange Empire Railway Museum, a popular attraction for railway enthusiasts, featuring a large collection of vintage trains and artifacts.

2024 Summary	
Population	17,451
Households	4,454
Median Age	30.0
Median Household Income	\$56,928
Average Household Income	\$78,973
2029 Summary Est.	
Population	18,018
Households	4,602



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