



KOREK LAND COMPANY, INC.



8± ACRES - MULTI-FAMILY
HEMET AREA
(RIVERSIDE COUNTY)

LOCATION: On Acacia Avenue at Golden Way, just east of New Chicago Avenue and southwest of where the Ramona Expressway meets Highway 74 (Florida Avenue), in East Hemet 92544. Site is located less than one-mile east of the Hemet City limits in unincorporated Riverside County.

APN/SIZE: 549-110-030 = 8± acres

TOPO: Basically flat.

ZONE: R-2-4000 – Multi-Family 4,000 minimum SF lot. **GENERAL PLAN:** HDR – High Density Residential (5.0 to 8.0 du/ac). Subject was previously approved as TTM 30179 and CUP 02365 for 112 condo units. These approvals have expired. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Water and Sewer – Lake Hemet Municipal Water District (951) 658-3241 (see [Ordinance 176](#) regarding availability of water/water restrictions); Gas – Southern California Gas; Electric – Southern California Edison.

MISC: Subject is south of The Mountain View Plaza shopping center, a busy Stater Bros/CVS anchored center at Florida Avenue and the Ramona Expressway. Across Acacia Avenue is Briercliff Village, a 55+ community of single-family residential homes. Potential for sale or for rent multifamily residential, planned residential development, mobile home park or senior housing.

PRICE: Asking \$435,000 – Seller may consider a longer escrow period or terms. Make an Offer!

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DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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