

± 37.15 Acres of Vacant Land

RARE RAWLAND IN THE CITY OF CHINO HILLS AND SURROUNDING AREA



CHANG
INVESTMENT
GROUP



Click here for video ->



37.15 Acres | Vacant Land

Chino Hills, CA 91709

THE ASSET

- APN 1017-251-02-0000
- OFFERING PRICE \$1,750,000
- LOT SIZE (AC) 37.15

DEVELOPMENT (BUYER TO VERIFY)

- ZONING R-A
- ENTITLEMENT Unentitled



PARCEL MAP

Sec. 33 & E.1/2 Sec. 32, T.2S., R.8W.,

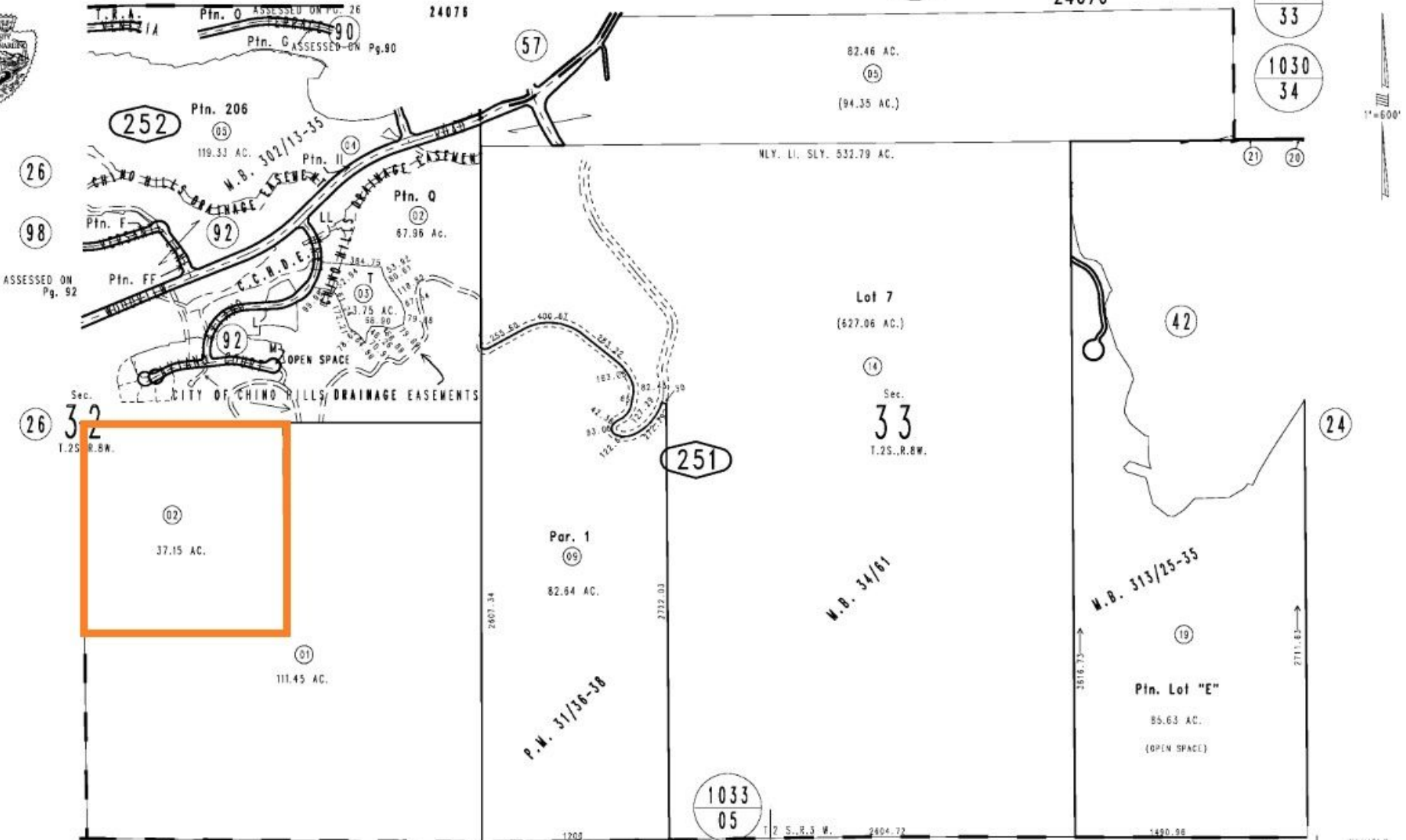
1030
04

City of Chino Hills
Tax Rate Area
24076

1017 - 25

1030
33
1030
34

THIS MAP IS FOR THE PURPOSES
OF AD VALOREM TAXATION ONLY.



26
98
ASSESSED ON
Pg. 92

26
32
1.25 R.8W.

1033
04

Pln. Tract No. 15164, M.B. 285/1-22 Amended Map, W.B. 302/13-35
Parcel Map No. 12299, P.M. 137/55-57
Parcel Map No. 3456, P.M. 31/36-38
Pln. Tr. No. 2140, K-B Ranch, W.B. 34/61
Pln. Tract No. 15898, M.B. 313/25-35

1033
05

Assessor's Map
Book 1017 Page 25
San Bernardino County

1033
06

R: VISIT D
0.5/0.5/1" KC

SEPT. 1951



CHANG INVESTMENT GROUP is pleased to present this rare opportunity to purchase this ± 37.15 acres of vacant land in the affluent city of Chino Hills, California. The property is easily accessible from the Soquel Canyon Pkwy exit off the SR-71 freeway, located just south of Vellano Park and Vellano Country Club. With flat and sloping terrain, the parcel is a square-shaped lot.

The property is zoned R-A (Agriculture-Ranch). Potential to build mansion(s), ranch(es)/farm(s)/barn(s), or estate(s) and make your dream come true! The possibilities are endless! Buyer to verify all information herein, verify with city planning department and other professionals regarding the property's development potentials. Broker/Agent and Seller does not guarantee its accuracy or the property's potential for development.

Chino Hills is an affluent suburban city in western San Bernardino County, approx. 30 miles east of downtown Los Angeles. With a population at around 85,000, the average household income is at around \$123,380.



OPPORTUNITY HIGHLIGHTS

- ▶ Rare 37.15 Acres of Vacant Land in Prime Chino Hills

- ▶ Rare Raw Land in the City of Chino Hills and Surrounding Area!

- ▶ APN: 1017-251-02-0000

- ▶ Zoning: R-A (Agriculture-Ranch)

- ▶ Location: Near SR-71 Freeway and Soquel Canyon Pkwy, Just South of Vellano Park and Vellano Country Club

- ▶ Square-shaped Lot with Flat and Sloping Terrain

Chino Hills

A Great Place To Be

Chino Hills is well known for its high quality of life and beautiful rural atmosphere. The community has a population of 82,409 and boasts 3,000 acres of publicly-owned open space, 44 parks, and 48 miles of trails.

Ranked #38 on the "100 Best Places to Live" List

Chino Hills' reputation is known in the national arena as well, the City of Chino Hills has been ranked #38 on Money magazine's 2019 list of the "100 Best Places to Live." According to the CNN/Money website, the list includes "the top 100 terrific cities that offer what American families care about most - strong job opportunities, great schools, low crime, quality health care, plenty to do, and a true sense of community." Cities with a population between 50,000 and 300,000 were considered. Chino Hills appeared on the list before -- in 2005 with a ranking of #68, and in 2012 with a ranking of #34.

100 Best Communities For Young People 2 Years in a Row

America's Promise Alliance announced that Chino Hills was named as one of the "100 Best Communities for Young People" for 2011 and 2012. Thanks to great partnerships and the hard work of many agencies and individuals who make a difference in the lives of young people in Chino Hills. The national award recognized our community for providing outstanding and innovative services and programs that make Chino Hills an outstanding place for youth to live, learn and grow.



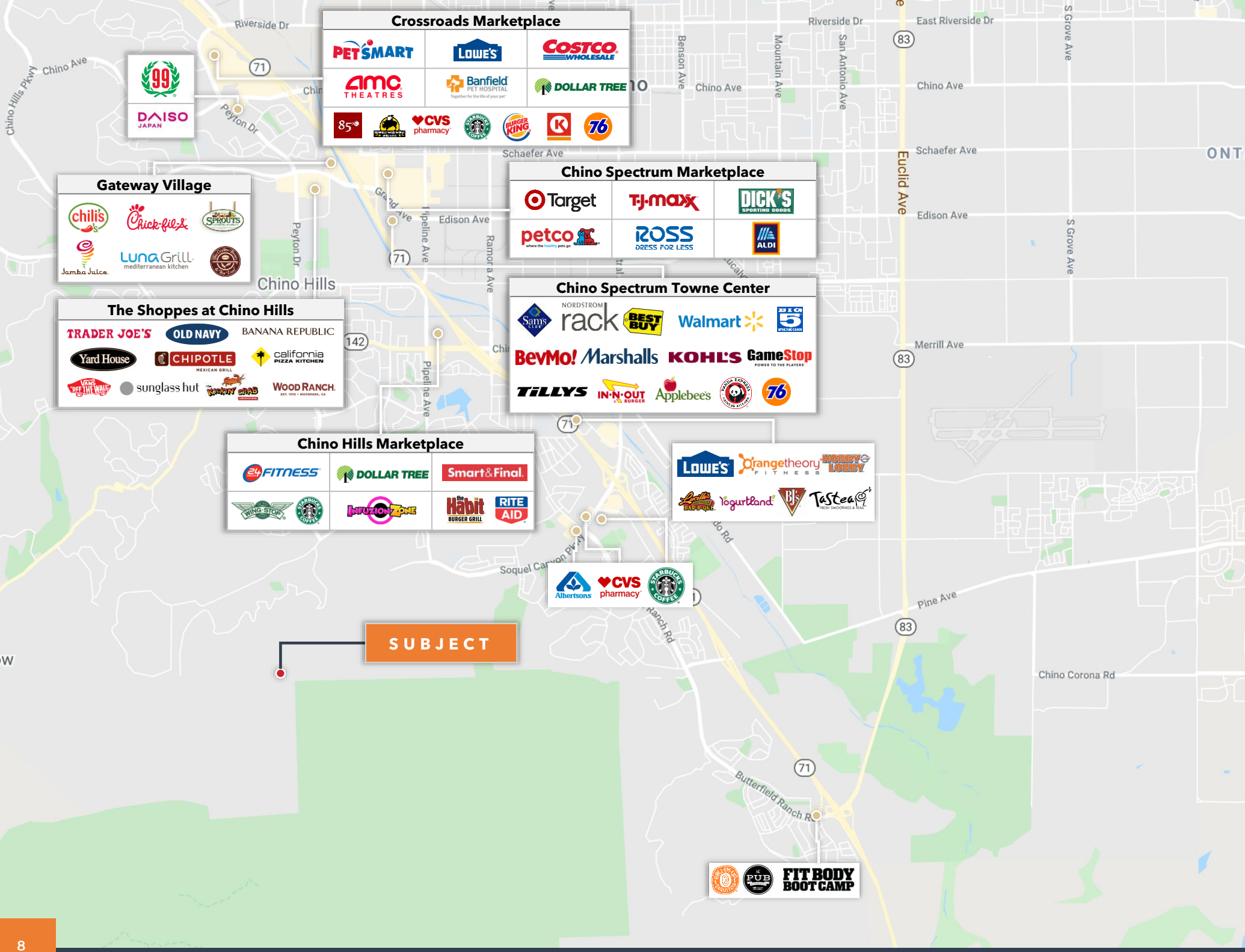


Chino Hills is a city located in the southwestern corner of San Bernardino County, California, United States. The city borders Los Angeles County on its northwest side, Orange County to its south and southwest, and Riverside County to its southeast.

Chino Hills Ranks High on "Safest Cities" Lists

Not only is Chino Hills a place where people want to live, it's also a safe City in which to live. Based on FBI crime statistics for 2016, Chino Hills is ranked #4 safest city relative to violent crime and 13th safest city for property crimes. The ranking compared 106 cities in California with a population of 50,000 to 100,000.

#	Employer	# of Employees
1	Chino Valley Unified School District	3,350
2	Costco	340
3	Lowe's	265
4	Boys Republic	264
5	City of Chino Hills	229
6	Albertsons	226
7	Kaiser Permanente Laboratory	220
8	Chino Valley Fire District	140
9	99 Ranch Market	124
10	Harkins Theaters	123



Crossroads Marketplace

Gateway Village

Chino Spectrum Marketplace

The Shoppes at Chino Hills

Chino Spectrum Towne Center

Chino Hills Marketplace

--	--	--

SUBJECT

--

Location Snapshot

Attractive to Commercial Developers

Chino Hills' strong demographics and its location at the convergence of Orange, Riverside, Los Angeles, and San Bernardino Counties make it attractive to commercial developers. The City's high average household income of \$106,825 (in 2006) is second only to the exclusive community of Indian Wells in the Inland Empire. Prominent retailers, like Trader Joe's, H & M, and XXI Forever, have chosen to locate in Chino Hills. Many high-end national retailers have locations in Chino Hills.

Recreation in Chino Hills

Recreation is a priority in Chino Hills and Big League Dreams Chino Hills Sports Park is definitely a recreation destination! This 33-acre multi-use sports facility attracts tournaments, visitors, and new commercial ventures to Chino Hills. Chino Hills is also home to the McCoy Equestrian & Recreation Center. This beautiful 20-acre facility includes two lighted arenas, covered bleachers, a gazebo, a community building, and trail connections. The McCoy residence has been transformed into a beautiful community facility that is perfect for receptions and small parties.



Economy & Workforce

6th Highest Median Household Income in the Nation

According to the Income, Earnings, and Poverty Data from the 2007 American Community Survey conducted by the U.S. Census Bureau, Chino Hills ranked 6th in the United States with a Median Household Income of \$100,371.

Residents Have Attained a High Level of Education

Chino Hills is also home to a professional workforce. Nearly 41.2% of Chino Hills' adult residents have a bachelor's degree or higher and the community ranks among the top 17 Southern California cities in its share of residents employed as scientist, professionals, or managers.

Excellent Schools

Chino Valley Unified School District schools lead the County in API results. There are 10 elementary schools, two middle schools, and two high schools in the City of Chino Hills. The District's goal of "Increasing Academic Rigor" has paid off, as evidenced by the following accomplishments:

- Seven Chino Hills elementary schools have scored above 900 in API for 2011
- Three Chino Hills elementary schools and both middle schools have scored above 800 in API for 2011
- Both Chino Hills high schools have scored above 800 in API for 2011
- Country Springs Elementary School was designated as a Blue Ribbon School in 2007 and 2015
- Heights Christian School was designated as a Blue Ribbon School in 2015
- Four Chino Hills elementary schools and one middle school have been designated as a California Distinguished School

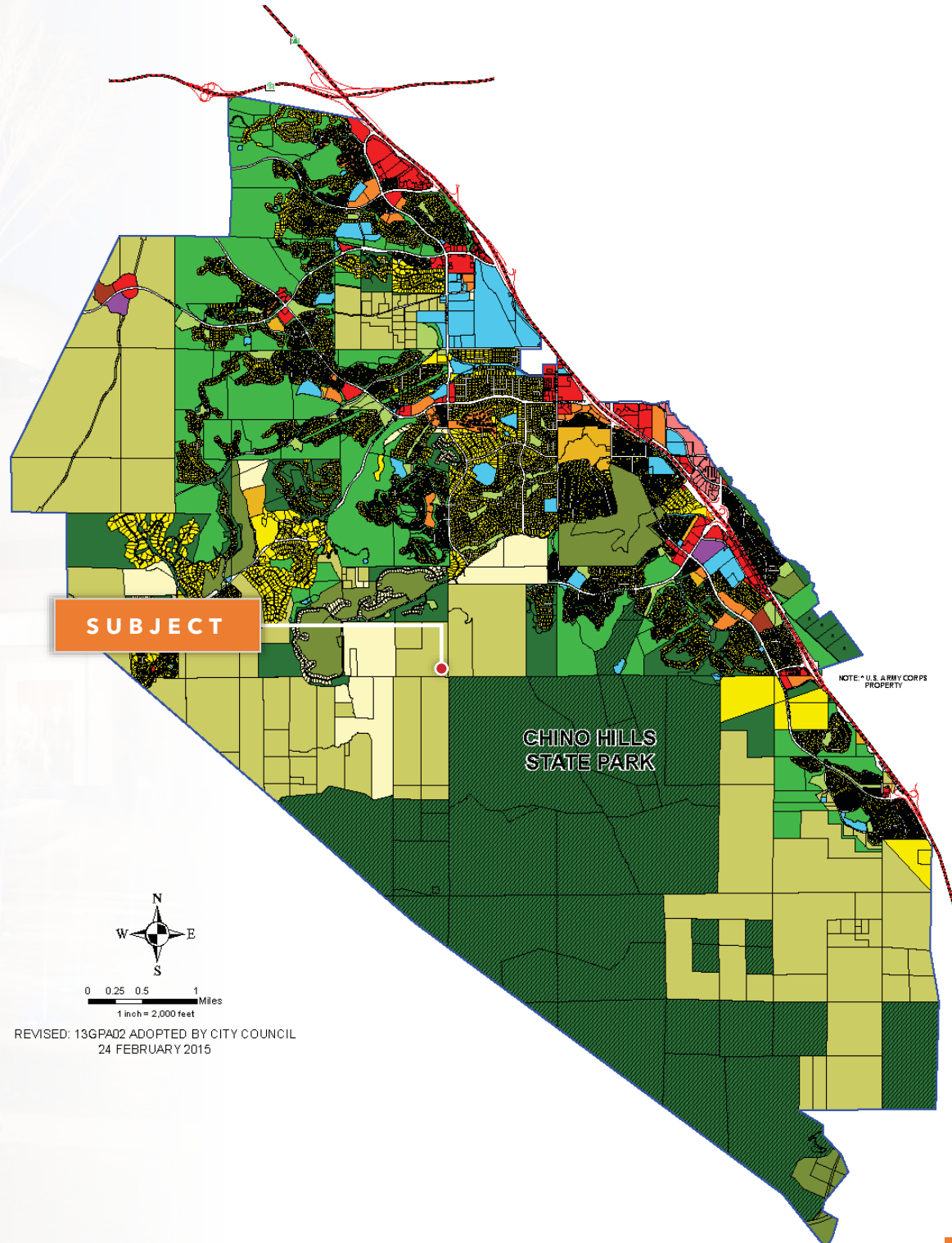


CHINO HILLS TOP EMPLOYERS





LEGEND	
	AGRICULTURE / RANCHES (7170 Acres)
	RURAL RESIDENTIAL (859 Acres)
	LOW DENSITY RESIDENTIAL (3778 Acres)
	MEDIUM DENSITY RESIDENTIAL (381 Acres)
	HIGH DENSITY RESIDENTIAL (315 Acres)
	VERY HIGH DENSITY RESIDENTIAL (33 Acres)
	COMMERCIAL (464 Acres)
	BUSINESS PARK (81 Acres)
	MIXED USE (46 Acres)
	INSTITUTIONAL / PUBLIC FACILITY (633 Acres)
	COMMERCIAL RECREATION (858 Acres)
	PUBLIC PARK (284 Acres)
	PRIVATE OPEN SPACE (1343 Acres)
	PUBLIC OPEN SPACE (3188 Acres)
	CHINO HILLS STATE PARK (7366 Acres)



0 0.25 0.5 1 Miles
1 inch = 2,000 feet

REVISD: 13GPA02 ADOPTED BY CITY COUNCIL
24 FEBRUARY 2015

San Bernardino County

San Bernardino County, officially the County of San Bernardino, is a county located in the southern portion of the U.S. state of California, and is located within the Inland Empire area. With an area of 20,105 square miles (52,070 km²), San Bernardino County is the largest county in the contiguous United States by area, although some of Alaska's boroughs and census areas are larger. The county is close to the size of West Virginia.



2.2M
POPULATION



20,105
AREA MILES



27
TOTAL CITIES



\$328,200
MEDIAN HOME VALUE



1,118,946
LABOR FORCE



\$63,362
MEDIAN HH INCOME

± 37.15 Acres of Vacant Land

PRIME CHINO HILLS, CALIFORNIA



STEVE CHANG, Managing Director

626.381.9885 Direct

626.491.2668 Mobile

steve@changinvestmentgroup.com

CA DRE #02028509

All materials and information received or derived from KW Commercial & eXP Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.