

±96.24 AC - For Sale | Development Opportunity

CORSO ALTO AVENUE



Hansen Avenue

Corso Alto Avenue

Nuevo Road

Nuevo, California

Executive Summary

PROPERTY FACTS

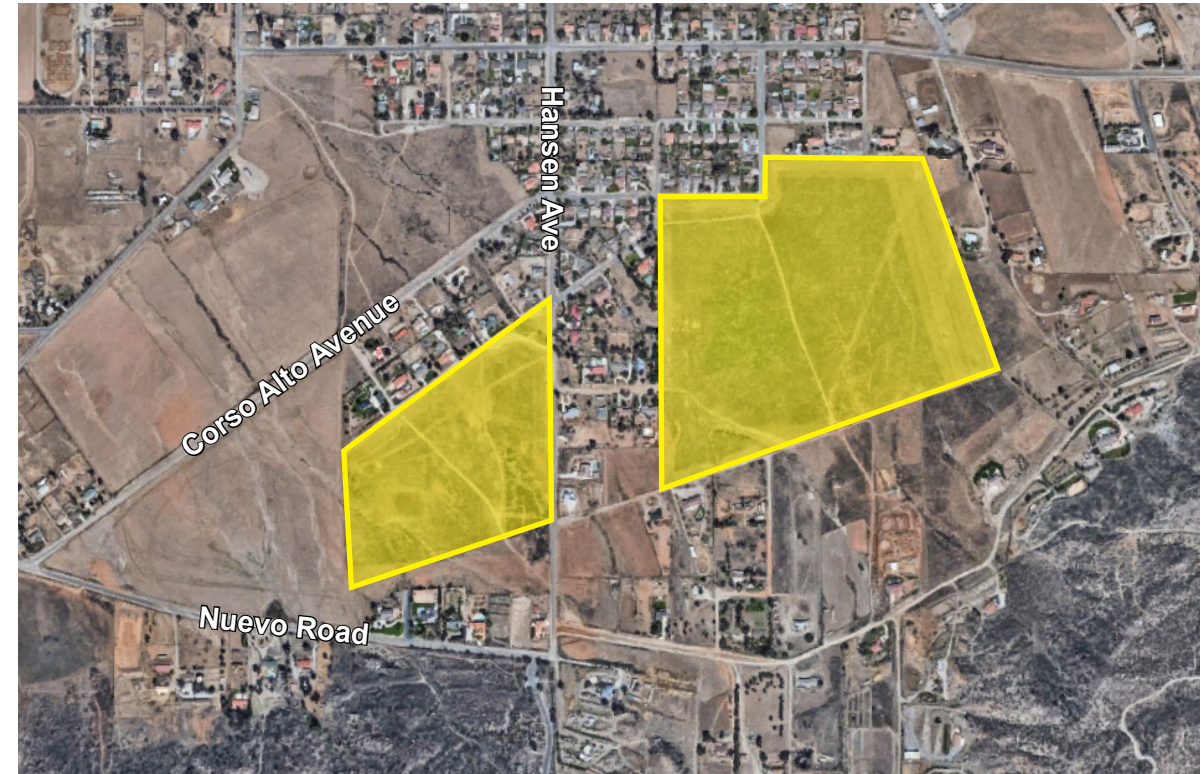
- Location: Nuevo, Riverside County, CA
- Total Site Area: +/- 96.24 Acres
- APN: 427-130-008, 427-370-010, 427-111-046 & 047
- Zoning: Residential Agricultural (R-A)
- General Plan: Rural Community - Low Density Residential (RC-LDR)
- **Purchase Price: \$2,000,000**
- **Price/Acre: \$20,781**

PROPERTY OVERVIEW

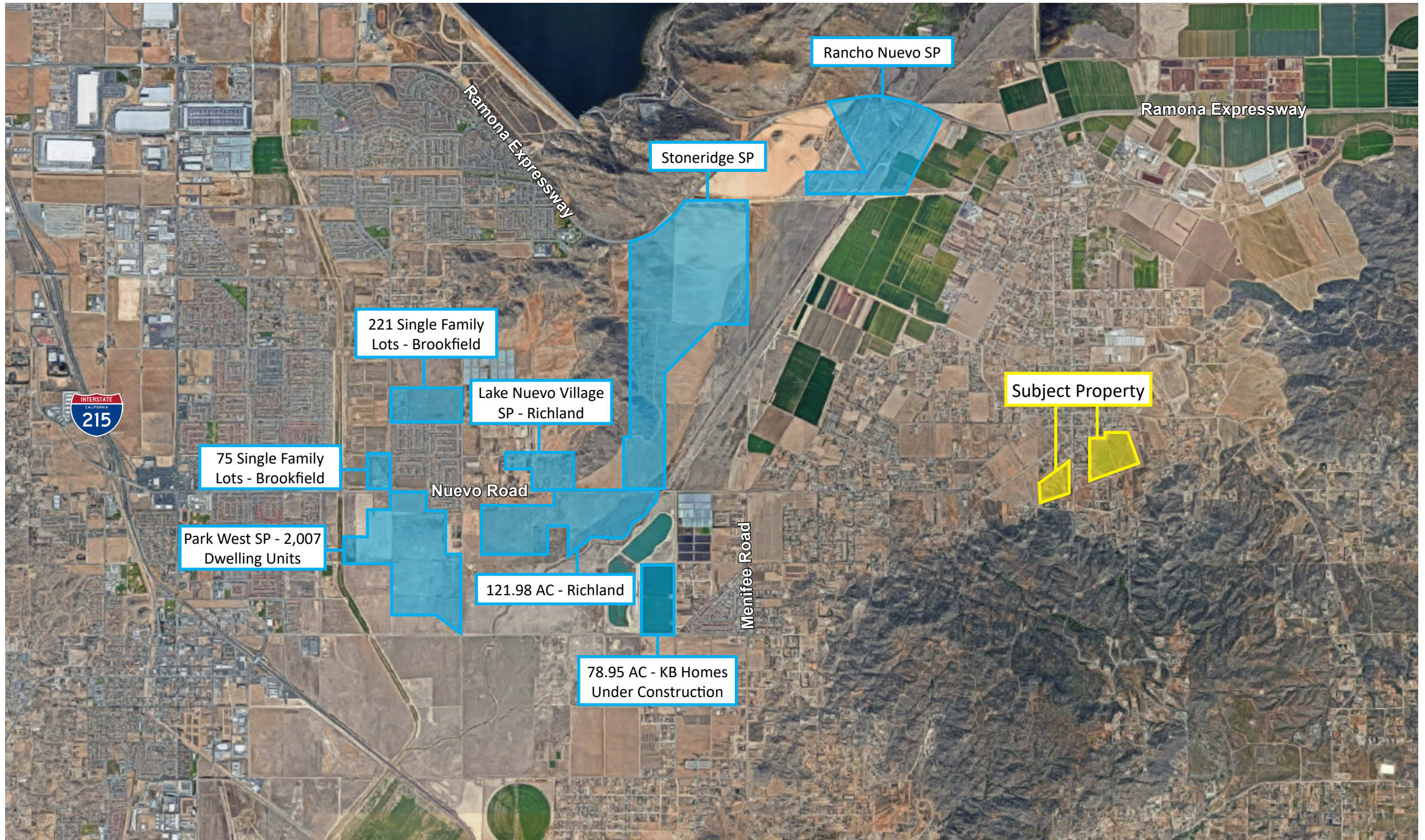
The subject property consists of four legal parcels totaling +/- 96.24 acres in the unincorporated community of Nuevo, CA. The property is not all contiguous, with the larger portion consisting of 64.68 acres and the smaller being 32.72 acres., all of which is primary flat. There is an existing EMWD water line in Corso Alto Avenue as well as power lines. The area surrounding the property consists of primarily rural residential homes and agricultural land.

ZONING INFORMATION

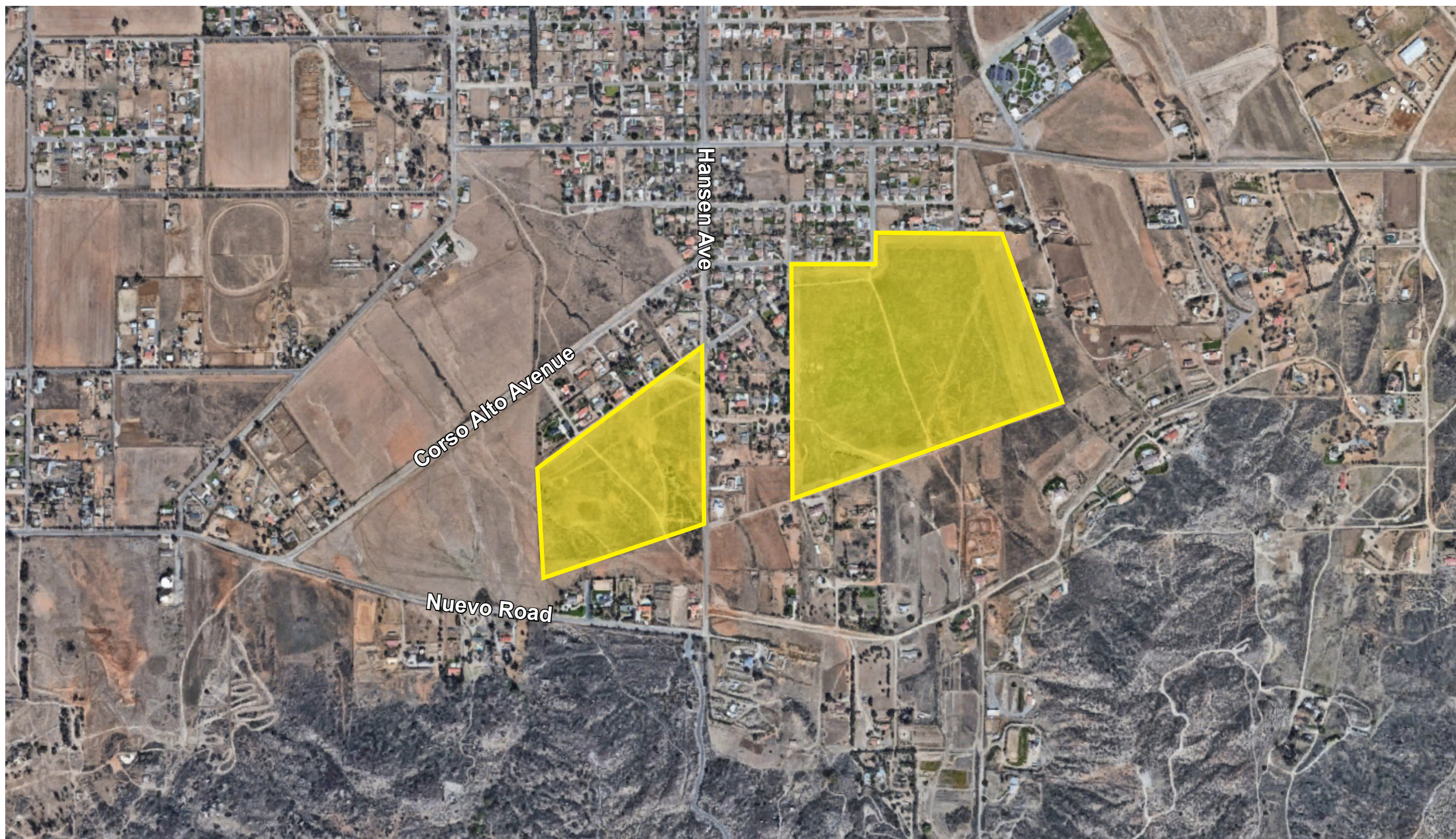
The subject property is within the Lakeview/Nuevo Area Plan of Riverside County's General Plan and is zoned Residential Agricultural (R-A) with a land use designation of Rural Community- Low Density Residential (RC-LDR). The R-A zoning allows for a 20,000 square foot minimum lot size and the RC-LDR land use allows for a 0.5 AC minimum lot size, making them generally consistent with each other.



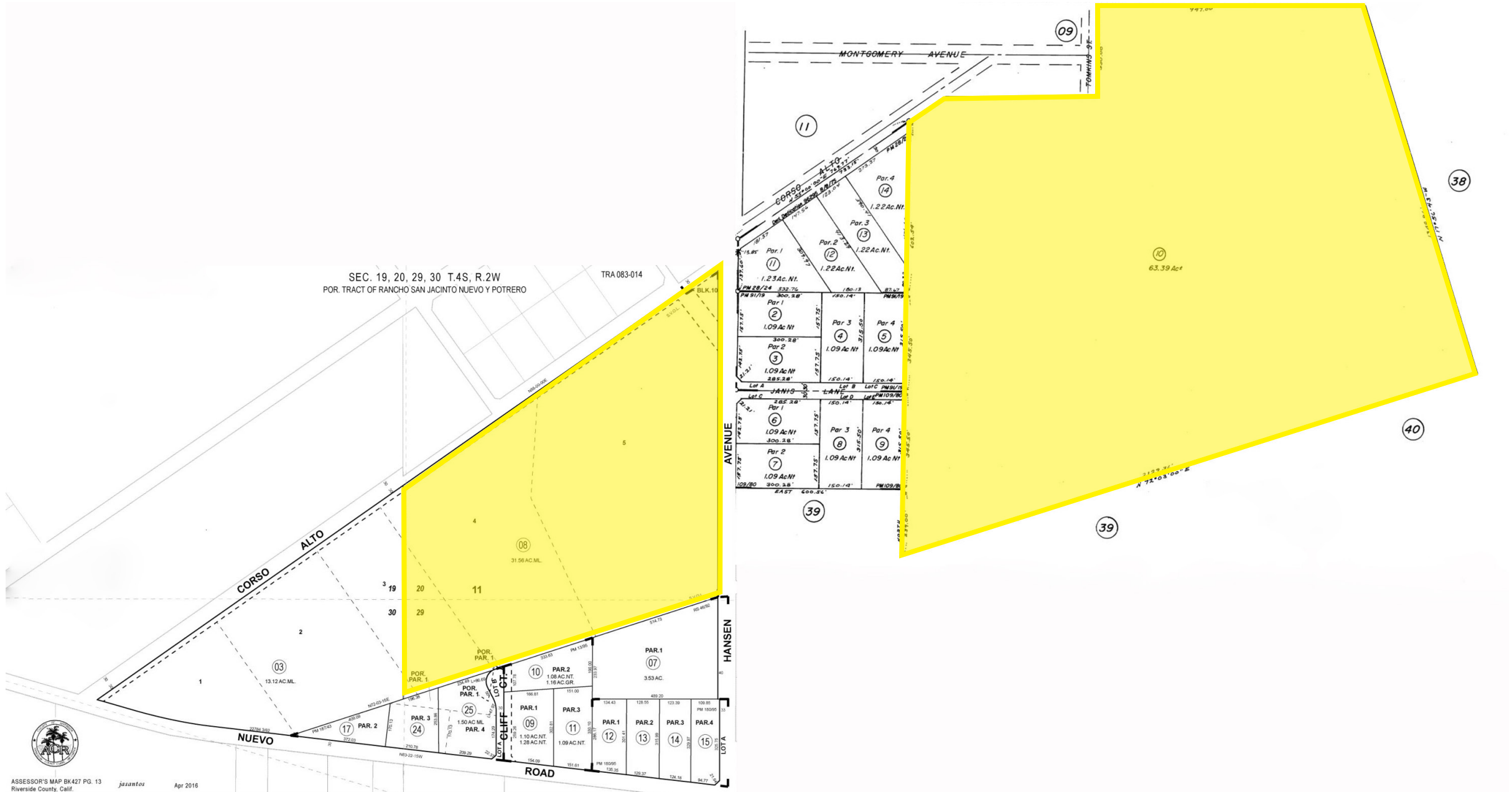
Surrounding Properties Aerial



Aerial



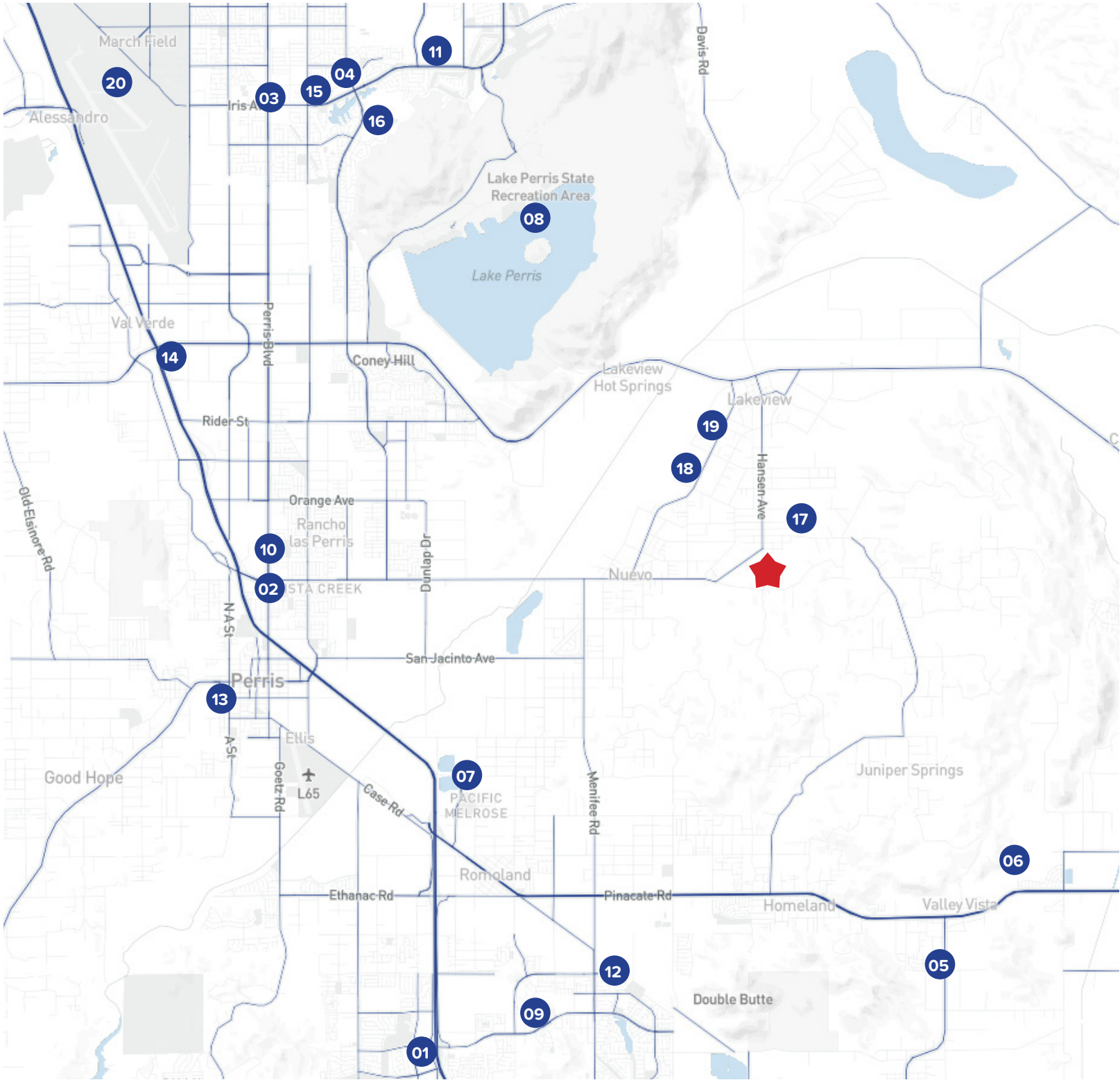
Assessor's Map



Aerial Map



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
- 17 Valley View Elementary School
- 18 Nuview Elementary School
- 19 Nuview Bridge Early College High School

GOVERNMENT FACILITIES

- 20 March Air Reserve Base

Riverside County, CA

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California's fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region's economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties. In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario International Airport, Palm Springs International Airport and San Bernardino International Airport.

2023 Summary

Population	2,475,792
Households	774,480
Median Age	37.5
Median Household Income	\$82,637
Average Household Income	\$101,766

2028 Summary Est.

Population	2,648,362
Households	827,741



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