



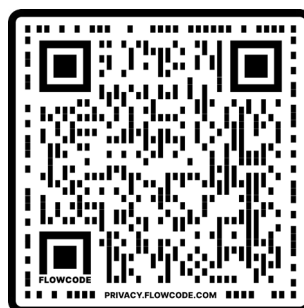
SUBJECT PROPERTY

WEBSTER AVE

WEBSTER AVE

NUEVO RD

FOR SALE
5.3 ACRES MIXED USE LAND
RIVERSIDE COUNTY LAND,
BORDERING PERRIS



SCAN FOR
AERIAL VIDEO

MIXED USED DEVELOPMENT OPPORTUNITY

5.3 ACRES LAND



EXECUTIVE SUMMARY

OPPORTUNITY ZONE 1/2 mile from the I-215 interchange ALLOWS 60 UNITS PER ACRE! WATCH aerial video! This is a timely opportunity for an investor or developer to acquire 5.3 acres in Riverside County land with Mixed-Use Zoning, bordering Perris. This is three contiguous parcels together 305-270-030, 305-270-031, 305-270-032 close to the I-215/CA-74 Freeways and Nuevo Road interchange with NO Mello Roos taxes and is exempt from capital gains taxes if held over 10 years. With water and power next door and sewer in the street in front of the 2nd neighboring parcel, this property is ripe for development. We are just down the street from Perris Plaza with Walmart, ALDI, Stater Bros, In-N-Out, Chick-Fil-A, Ross, Starbucks, Planet Fitness and so many other neighborhood amenities that make this area perfect for future residents and future growth. Permitted uses include residential, parks, restaurants, retail, medical offices, and professional services. With conditional approval, additional uses may include hotels, entertainment venues, convenience stores, mobile home parks, and more. Please see OM for a full list of permitted uses. The population of Perris across the street is increasing, income per capita is increasing, poverty is decreasing, and the number of employed persons is also increasing!

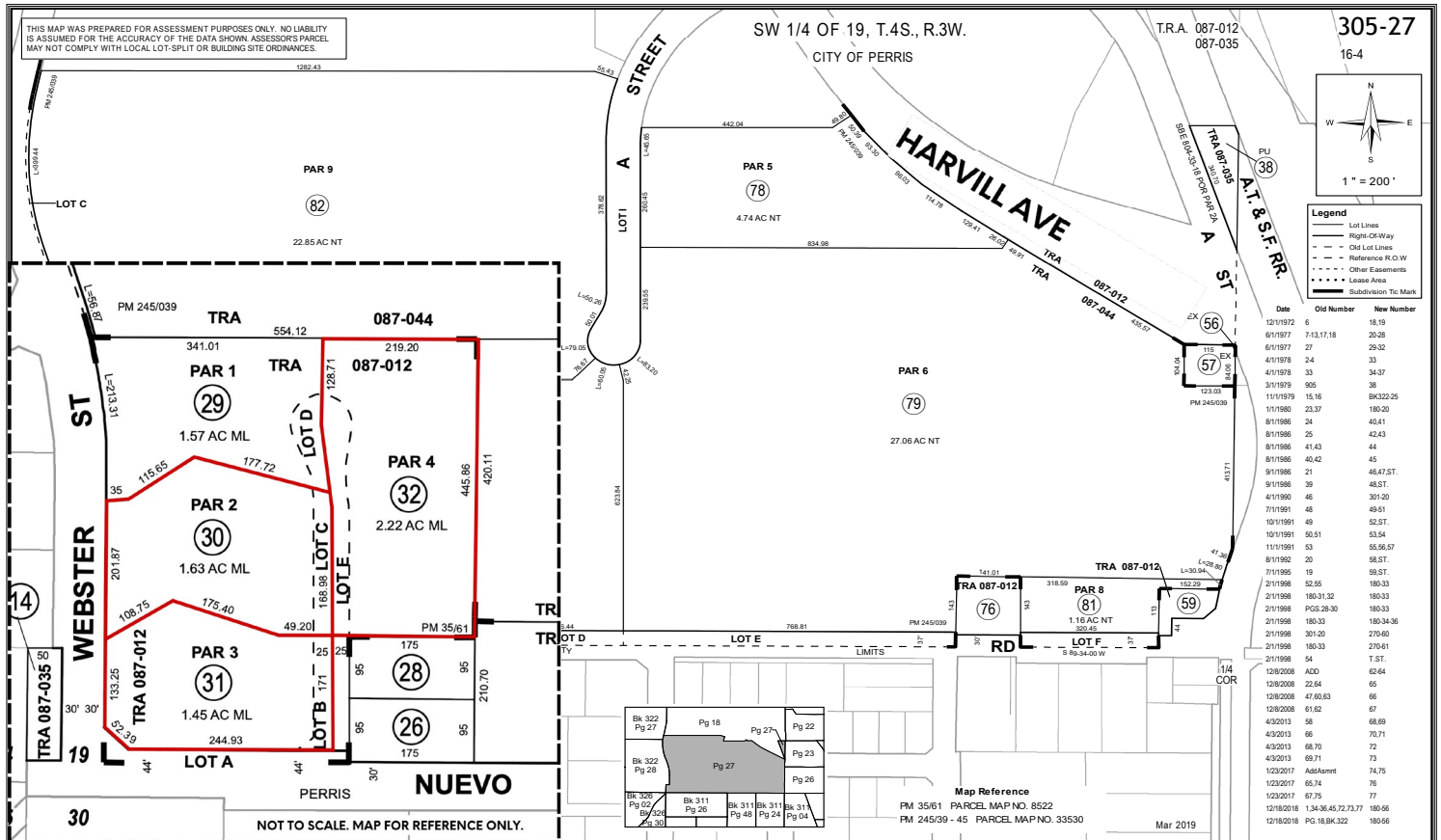
Riverside County is an incredible investment opportunity featuring proximity/access to three major interstates, the nation's busiest port system, Ontario Airport, UPS & FedEx Ground Hubs and BNSF. The area around Nuevo Road and Webster Avenue in Riverside County/Perris, CA is rapidly developing with major commercial and industrial projects. Nearby, the Perris Gateway Distribution Facility is under construction on 42 acres near I-215, set for completion by August 2025, bringing 855,330 sq ft of warehouse space and 27,000 sq ft of retail including Taco Bell, Starbucks, Shell, and Sonic. Infrastructure improvements are also underway, including an \$8 million upgrade to Ramona Expressway and an expansion of the Perris-South Metrolink Station, adding a second platform and a 2.7-mile track upgrade. With these developments, the region continues to grow as a key logistics and business hub in Southern California. With the ideal zoning and location, this property is great for development or investment. Secure this Opportunity Zone land before it's gone!

PROPERTY DETAILS

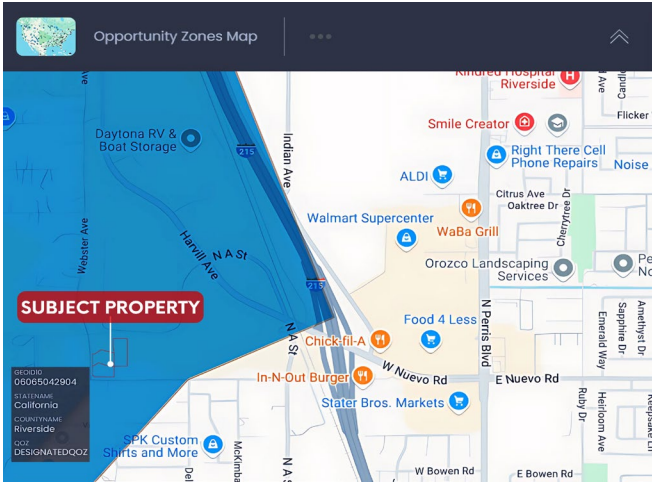
For Sale - Land Size	\$980,000 (All 3 APNs) \$600,000 (2.22 Acres APN -032 only) \$600,000 (3.08 Acres APNs -030 & -031) \$300,000 (1.63 Acres APN -030 only) \$300,000 (1.45 Acres APN -031 only)
Location	NE Corner of Nuevo Rd & Webster Ave, Riverside County, CA 92570
APN	305-270-030; -031; -032
Zoning	Mixed Use (MU)
Cross Streets	Webster Ave & Nuevo Rd
Water	Yes (EMWD)
Sewer	EMWD on Nuevo Rd 500ft East
Gas	Yes (SoCal Gas)
Electricity	Yes (SoCal Edison)



PARCEL MAP



OPPORTUNITY ZONE



THIS PROPERTY IS IN AN "OPPORTUNITY ZONE."

That means new development held for 10 yrs+ will be exempt from capital gains taxes! Riverside County is the best investment opportunity in Southern California for purchasing land or a building, constructing a new building, or investing in a business. Acting as the gateway to Southern California and major U.S. markets, grab this Opportunity Zone before it's gone!

Quick Facts about Riverside County:

- Easy and direct access to Southern California marketplace of 22.5 million people
- 4th largest county in California
- 10th largest county in the U.S.
- 2.4 million people and growing
- Workforce of over 1 million
- 17 colleges and universities



Deferral

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized by the date on which the opportunity zone investment is disposed of or by December 31, 2026 - whichever date is earlier.

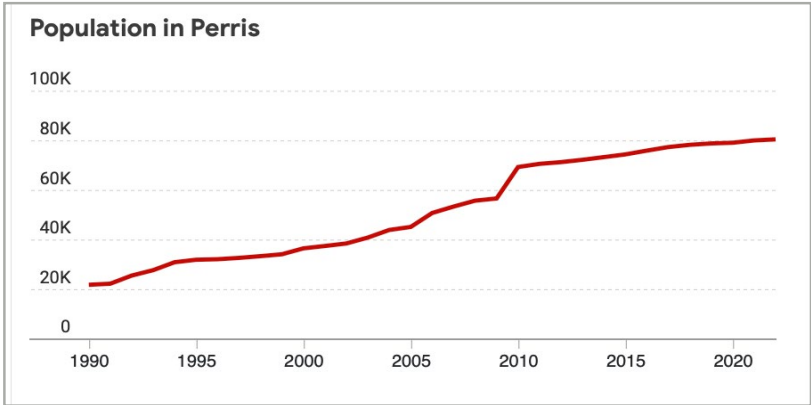
Exclusion

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

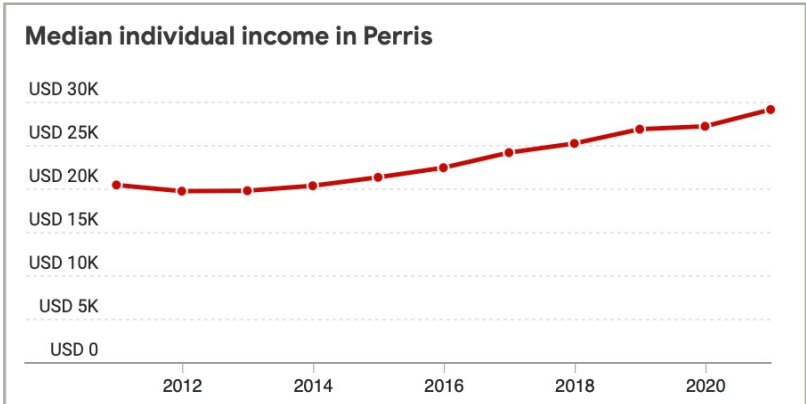
Exemption

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

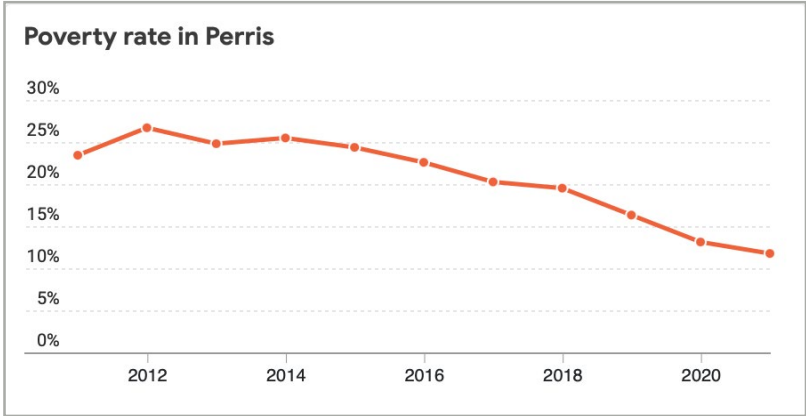
PERRIS DEMOGRAPHICS



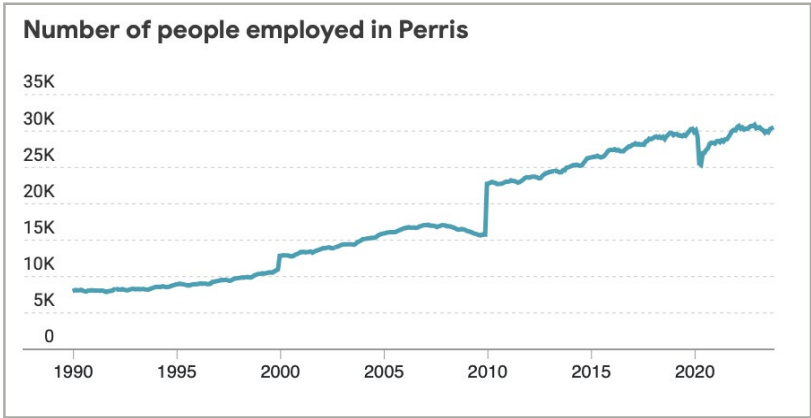
Population is Increasing



Median Income is Increasing

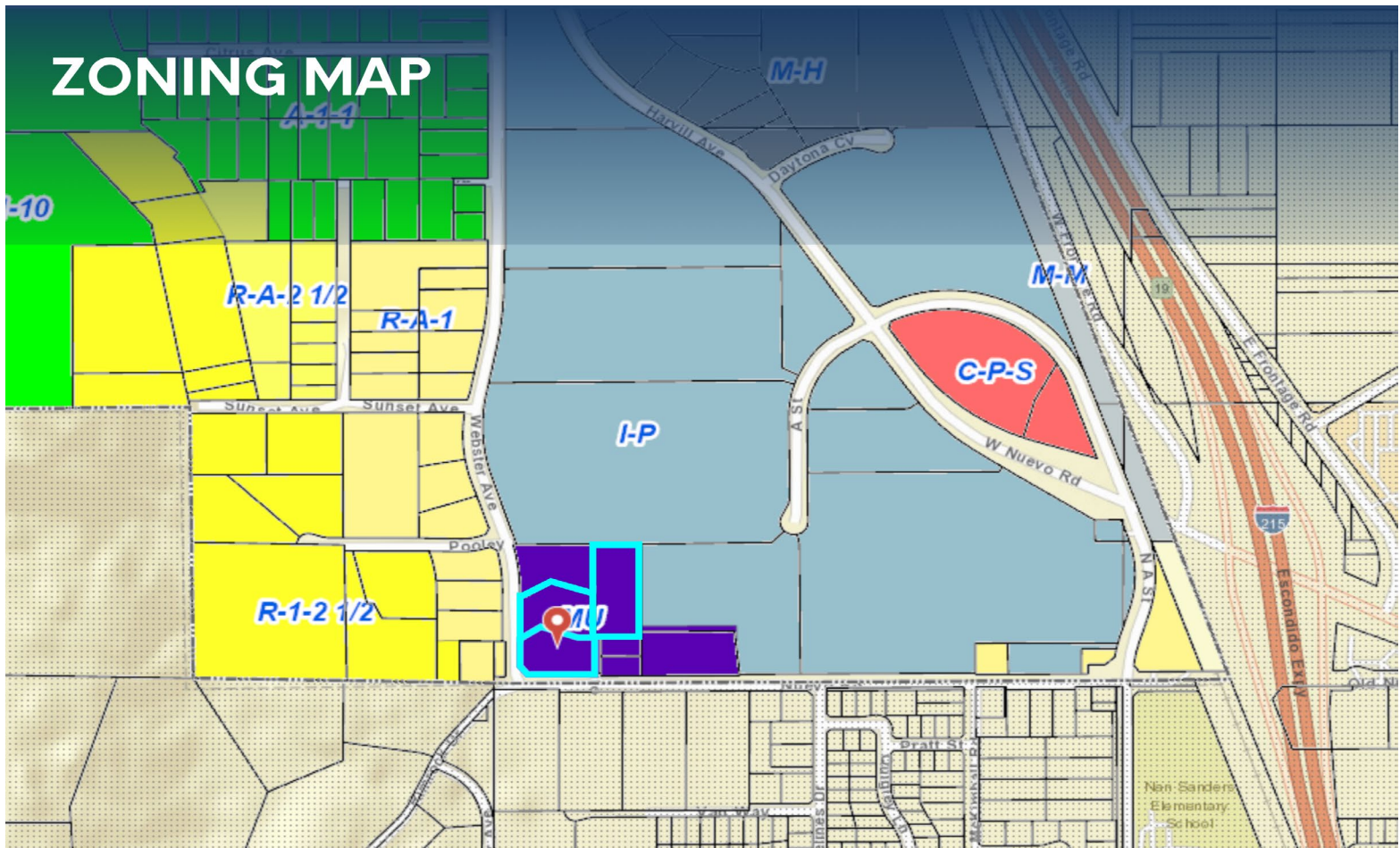


Poverty Rate is Decreasing



Employment is Increasing

ZONING - MIXED USE



PERMITTED USES

A. The following uses shall be permitted in the MU zone:

1. One-family dwelling on an existing legal lot.
2. Multiple family dwellings that only include a residential use.
3. Home occupations.
4. Public parks, playgrounds, and plazas.
5. Community gardens.

B. The following uses shall be permitted provided a plot plan has been approved pursuant to provisions of chapter 17.216 of this ordinance. In the event a development includes a combination of uses that are permitted with a plot plan and conditional use permit, the development shall be processed in accordance with section 17.94.020 C. of this chapter.

1. Animal hospitals, not including any outdoor facilities.
2. Antique shops.
3. Art supply shops and studios.
4. Artisan or novelty stores.
5. Bakery shops, including baking only when incidental to retail sales on the premises.
6. Banks and financial institutions.
7. Barber and beauty shops.
8. Book stores.
9. Business and professional schools.
10. Cellular telephone sales and service.
11. Check cashing business.
12. Churches, temples, and other places of religious worship.
13. Clothing dry cleaners.
14. Clothing stores.
15. Community and civic centers.
16. Computer sales and service.
17. Day care centers.
18. Delicatessens.
19. Drug stores.
20. Florist shops.
21. Gift shops.
22. Grocery stores.
23. Hardware stores.
24. Health and fitness facility, indoor.
25. Household furniture and appliance stores.
26. Internet cafes and internet gaming facilities.
27. Jewelry store with incidental repairs.
28. Laundries and laundromats.

29. Medical offices.
30. Multiple family dwellings combined with non-residential uses listed in this subsection B.
31. Museums and libraries.
32. Nurseries and garden supply stores.
33. Paint and wall paper stores.
34. Pet shops and pet supply shops.
35. Photography shops and studios and photo engraving.
36. Plumbing shops, not including plumbing contractors.
37. Post services.
38. Restaurant and other eating establishments.
39. Shoe stores and repair shops.
40. Sporting goods stores.
41. Tailor shops.
42. Tobacco or hookah shops; but not lounges.
43. Tourist information centers.
44. Toy stores.

C. The following uses shall be permitted provided a conditional use permit has been approved pursuant to the provisions of chapter 17.200 of this ordinance:

1. Animal hospitals and veterinary office, with outdoor facilities.
2. Bars and cocktail lounges.
3. Billiard and pool halls.
4. Catering services.
5. Convenience stores.
6. Film, dental medical, research, and testing laboratories.
7. Hotels, resort hotels and motels.
8. Indoor entertainment and recreation facility.
9. Liquor stores pursuant to the provisions of chapter 17.248 (alcoholic beverage sales) of this ordinance.
10. Mobile home parks pursuant to section 17.264.010 of this ordinance.
11. Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off premises consumption.
12. Multiple family dwellings combined with non-residential uses listed in this subsection C.
13. Private academic facility,
14. Theaters and auditoriums.

D. Same character and intensity. Any use that is not specifically listed in subsection B. or C. may be considered a permitted or conditionally permitted use provided that the planning director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

(Ord. No. 348.4950 , § 11(9.86), 3-2-2021; Ord. No. 348.4978 , § 1, 1-25-2022)

CURRENT PROJECTS NEARBY

PERRIS GATEWAY DISTRIBUTION FACILITY



DECA is developing the Perris Gateway Distribution Facility, an 855,330 SF state-of-the-art logistics hub on 42 acres in Riverside County, set for completion in August 2025. Strategically positioned at Ramona Expressway and Nevada Road, just off Interstate 215, the facility offers high visibility and direct access to major transportation routes, making it an ideal hub for modern supply chain operations. Featuring 40-foot clear heights, 124 dock doors, 4 grade-level doors, 308 trailer stalls, and ample auto parking, the project is backed by a \$135 million construction loan and is expected to create 1,200 construction jobs and 800+ permanent jobs, further solidifying Perris as a key player in the Inland Empire's booming logistics sector.



Located just 2 miles northeast of the land for sale on Nuevo Road, this major development enhances the area's investment potential, driving demand for nearby commercial and mixed-use properties. With growing infrastructure, increasing employment opportunities, and expanding retail amenities, it adds significant long-term value to the surrounding market.

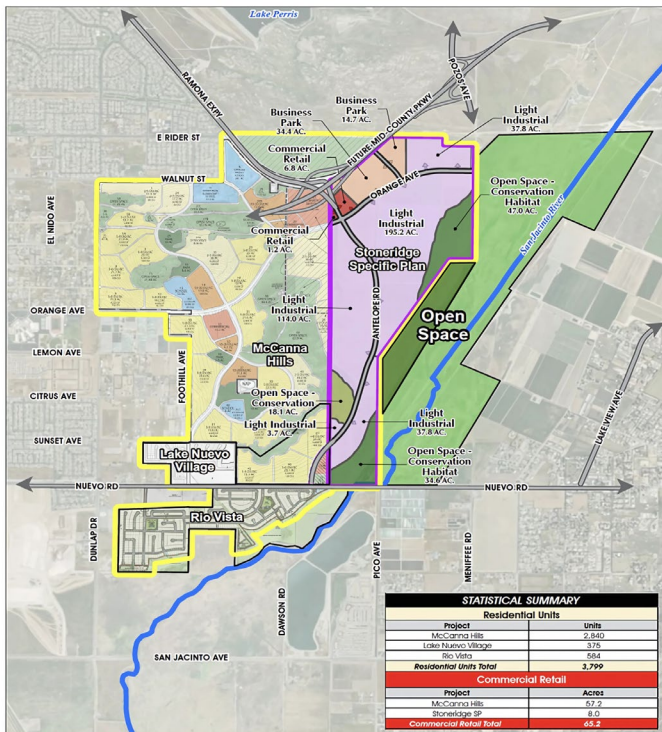
Sources: <https://perrisgateway.com/>

METROLINK DOUBLE TRACK PROJECT



The Metrolink Double Track Project: Moreno Valley to Perris, slated to begin construction in early 2026, is set to revolutionize transportation in Riverside County—one of the fastest-growing regions in California. By improving rail mobility, this project will provide a reliable, low-carbon transit option, reduce traffic congestion, and enhance access to major employment centers such as March Air Reserve Base, UC Path, and key logistics hubs. With an estimated 355 jobs created during construction and long-term economic benefits, this infrastructure investment will increase property values, attract new businesses, and spur development in the surrounding areas.

Sources: <https://www.rctc.org/projects/metrolink-double-track-project-moreno-valley-perris/>



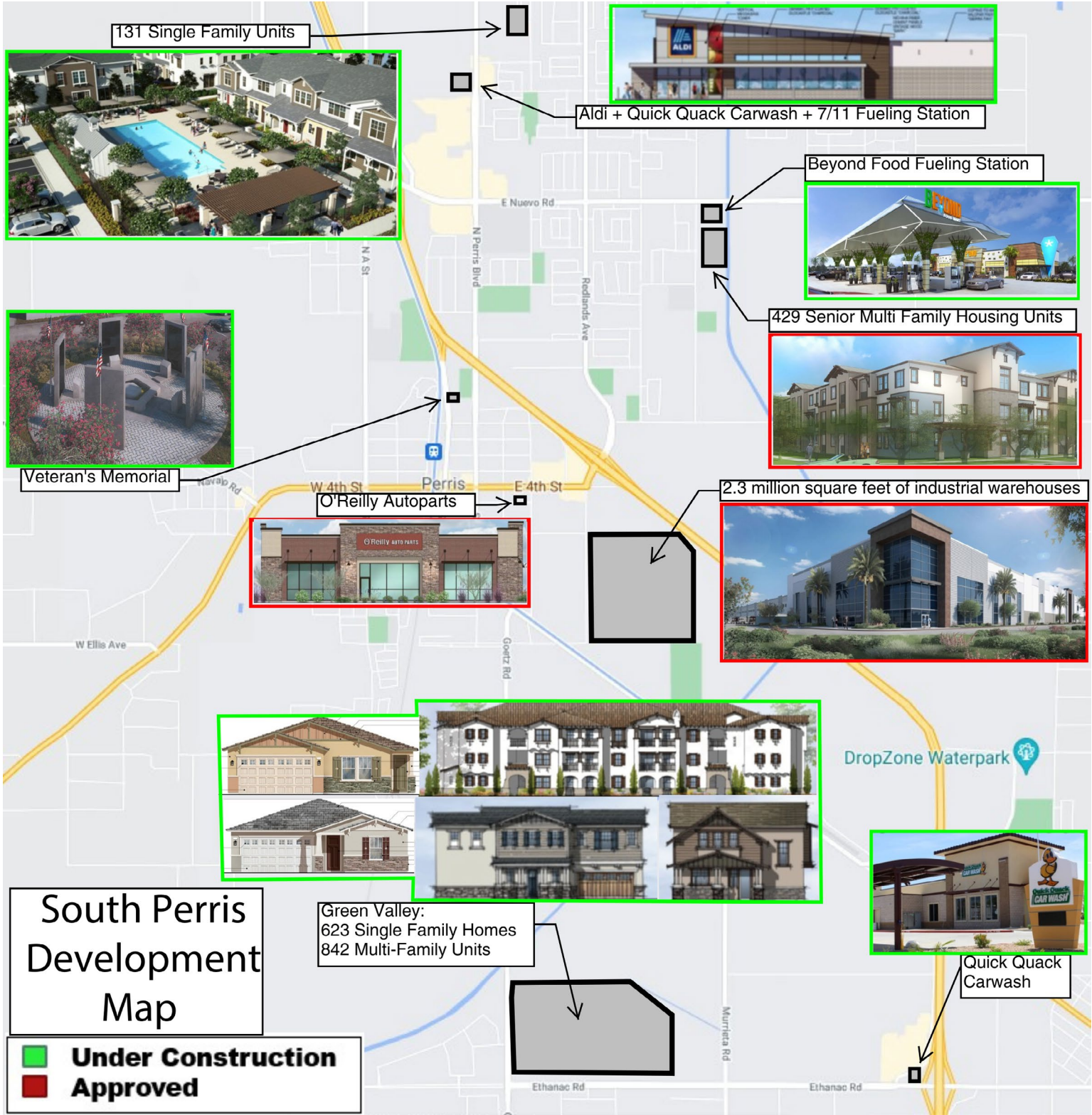
STONERIDGE SPECIFIC PLAN

Stoneridge Nuevo is a 582-acre master-planned industrial and commercial development in Nuevo, CA, strategically positioned in the booming Inland Empire logistics corridor. With 388.5 acres of light industrial space, 49.1 acres for business parks, and 8 acres of commercial retail, the project is set to attract major distribution, manufacturing, and corporate tenants. Key infrastructure upgrades include expanded roads, water, and sewer systems, enhancing long-term investment value. With entitlements expected by 2025, early investors have a unique opportunity to secure prime land in a high-demand growth market.

Sources: <https://www.stoneridgenuevo.com/>

PROJECTS NEARBY

SOUTH PERRIS DEVELOPMENT PROJECT



Source: <https://www.cityofperris.org/government/planning-commission/current-projects>



SEWER

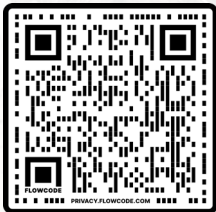
~500 ft

SUBJECT PROPERTY

NUEVO RD

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WEBSTER AVE



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AERIAL VIDEO**



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