

FOR SALE

Mixed-Use Development

San Jacinto, CA
NWC Ramona Expressway & Lyon Avenue
Excellent Development Opportunity



**SELLER PROCESSING A SUBDIVISION THROUGH CITY
WITH CITY OF SAN JACINTO SUPPORT TO INCLUDE:**

- **Approximately 42.78 acres gross**
- **Signalized intersection at Ramona Expressway & Lyon Avenue**
- **Located in strong, emerging traffic corridor**
- **APN 436-070-006 & 018**
- **Zoning: Call for zoning information**
- **Tentative map in process (subject to change – not approved)**
 - a. **± 157 residential lots (subject to change)**
 - b. **Commercial lot at intersection of Lyon Avenue & Ramona Expressway (±3.6 acres-subject to change)**
 - c. **Two (2) Open Space/Water Quality Mitigation Lots**

ASKING PRICE \$5,000,000

FOR ADDITIONAL INFORMATION CONTACT
Guy W. Excell or Howard B. Rosenthal
(951) 658-2559

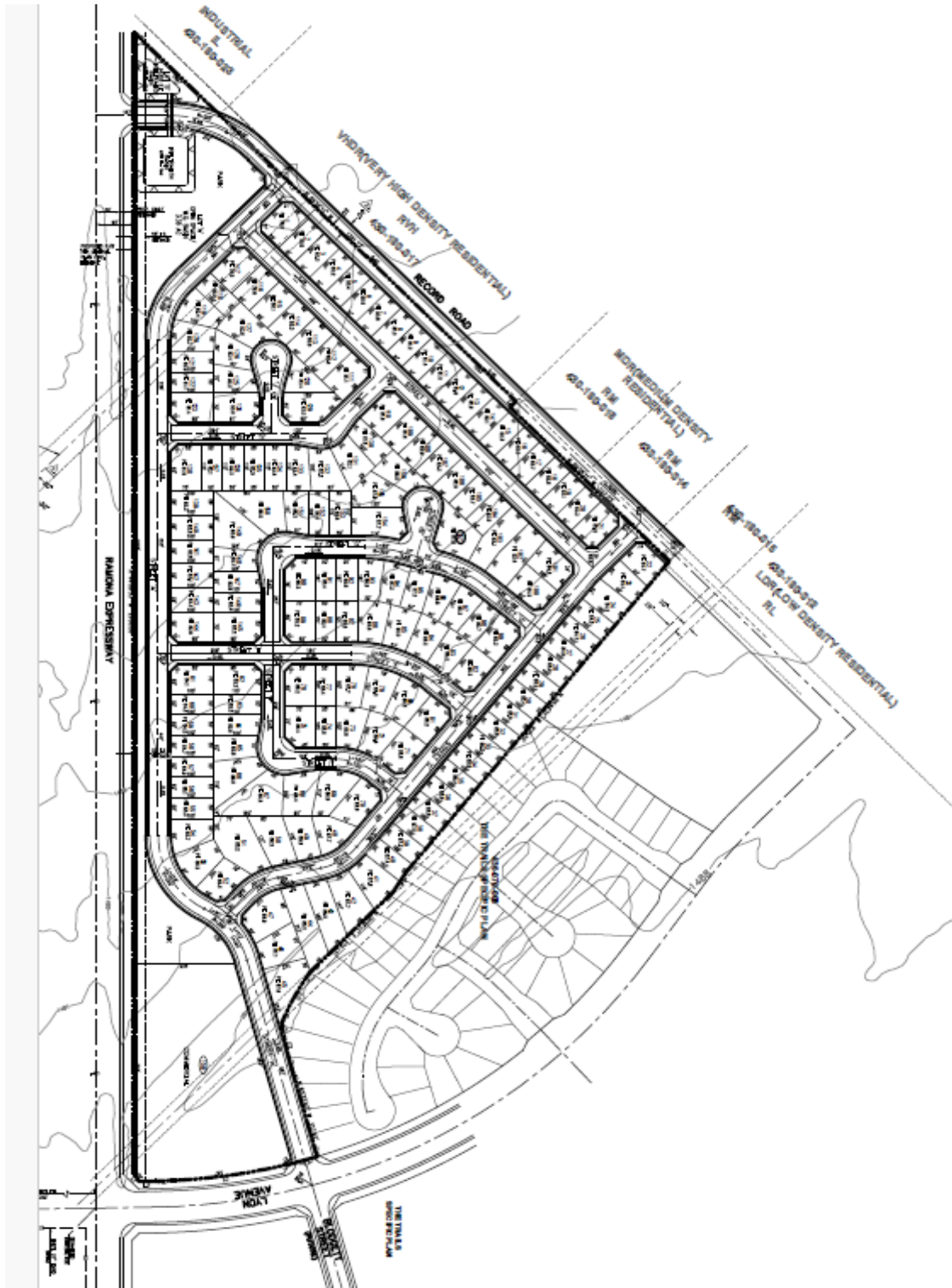
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TENTATIVE TRACT MAP 38019



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