



OFFERING MEMORANDUM



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Unique Development Opportunity
CORNER-Multi-Family Zoned
NEC State Street & Chambers, Hemet, CA

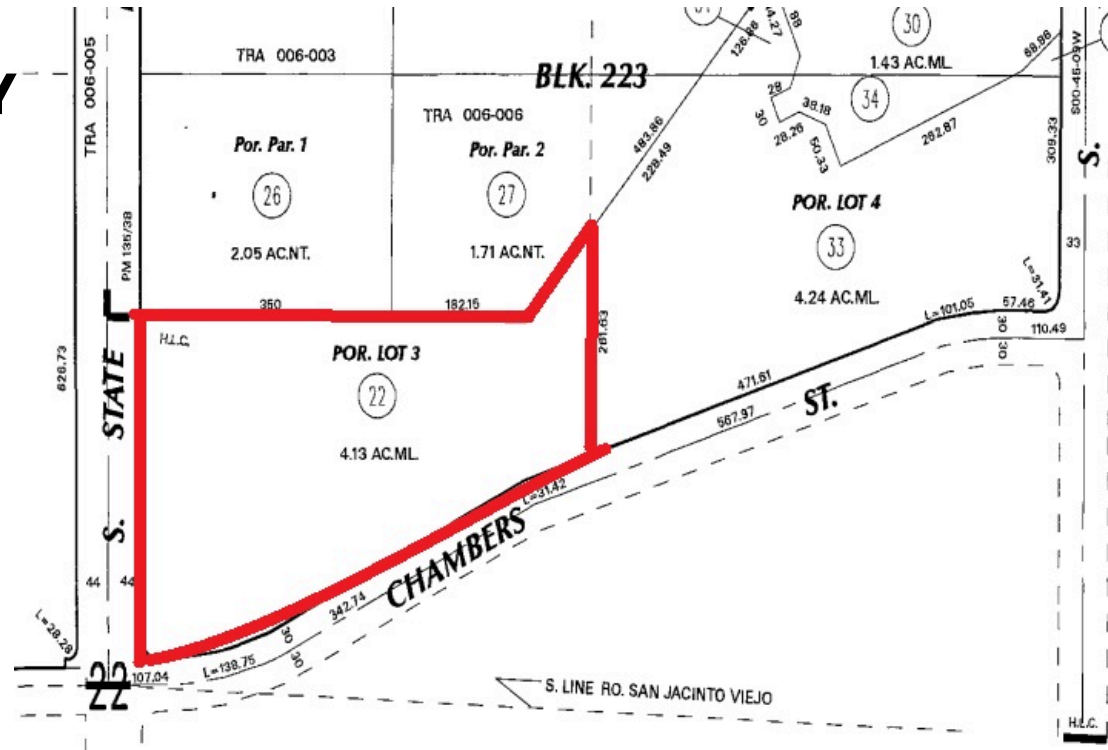
INVESTMENT SUMMARY

Vacant Land with potential for multi-family development-maximum 45 DU's per Acre.

Sale Price: **\$1,199,000**
APN's: **451-100-022**
Lot Size: **4.13 Acres (appx.)**

Zoning: R-4 Multi-Family.
Sub Market: Inland Empire

- Corner lot at busy intersection at State St. and Chamber.
- Located in Opportunity Zone
- Adjacent to to Echo Hills Golf Course
- Average Household Income 1-mile: \$71,500
- 1-mile population: 13,000 with 6.7% projected growth
- Daytime growth population & future commercial potential.



Demographics (CoStar)	1 Mile	3 Miles	10 Miles
2024 Population (Est.)	12,707	87,949	213,527
2029 Popultion Projected	13,523	92,981	225,770
2024 Average Household In	\$ 71,538	\$ 67,911	\$ 77,280
Traffic Count (CoStar)			
State Street	9,700		
Chambers	1,534		



LOCATION MAP

