

UP TO 8.13 ACRES ZONED COMMERCIAL  
(Purchase All or a Portion of the Property)  
Ideal Mixed-Use Development Opportunity

# FOR SALE



## PROPERTY HIGHLIGHTS

- ▶ Growing residential area
- ▶ Adjacent to future Mid County Parkway
- ▶ Commercial and Potential Apartment Site
- ▶ 1.8 miles from Mt. San Jacinto Community College (approximately 27,000 students)
- ▶ Population
  - 5-mile radius: 78,760
  - 10-mile radius: 271,362
- ▶ Price: Call Broker to Discuss

## DESCRIPTION

The subject property is located at the SEC of the intersection of Ramona Expressway and Highway 79 (Mid-County Parkway) in the City of San Jacinto. The Mid-County Parkway is a 16-mile transportation corridor which is designed to accommodate traffic congestion associated with the significant development planned for the area. This regional transportation corridor links the cities of Perris, San Jacinto, Hemet, Banning and Beaumont, along with access between Interstate 215 and Interstate 10. The area continues to thrive through new growth and large residential communities planned in the surrounding area of the subject property.



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