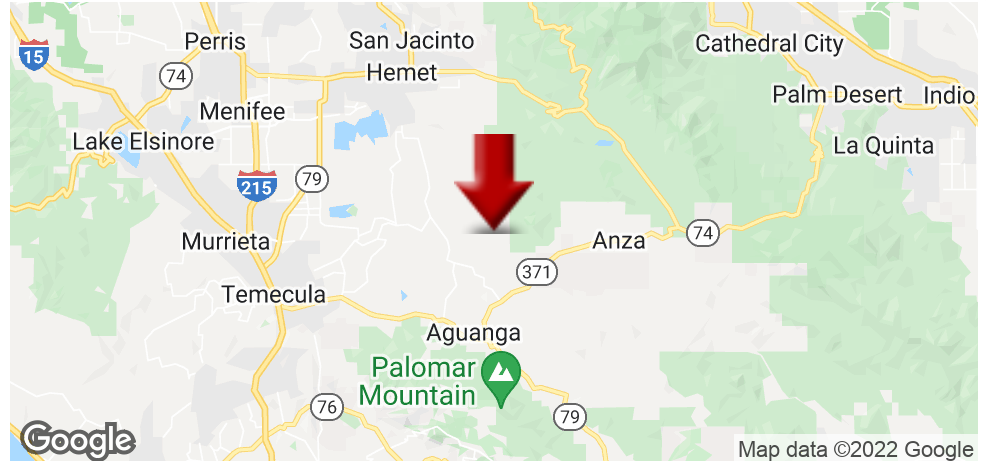


**+/- 116 ACRES OF LAND FOR SALE**

# 38700 THOMAS RD, HEMET, CA 92544

38700 Thomas Road, Hemet, CA 92544



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$999,999
<b>LOT SIZE:</b>	116 Acres
<b>ZONING:</b>	RR
<b>MARKET:</b>	Hemet
<b>PRICE / SF:</b>	\$0.20

## PROPERTY OVERVIEW

+/- 116 acres of highly desirable residential land on 6 contiguous parcels in Riverside County. There are 2 high volume wells on the property producing 75 GPM and a total of 5 wells collectively. Power polls are also inside the property as well as a solar powered gate and septic area. An outdoor cannabis cultivation operation may be possible here with permits or simply build low density residential on this already upgraded and solar power gated land. Possibilities are endless.

Includes the following parcel numbers: 571-430-014, 571-430-015, 571-430-016, 571-430-017, 571-430-018 & 570-430-019. Please call Broker Robert Mendieta (CA BRE# 01422904) at (951) 977-3251 for more information.

## PROPERTY HIGHLIGHTS

- The property had five existing wells.
- Two additional HIGH VOLUME wells have been drilled on the property. Each well is at a depth of 1000 feet and can produce 75 GPM each. Total cost / Investment \$100,000.00
- 7.5 Acres of perimeter fencing to secure the property has been installed. Total Cost / Investment \$85,000.00
- Property clean up and finish grading has been completed. Total cost /Investment \$65,000.00
- Close to Hemet and Temecula
- Ready for development

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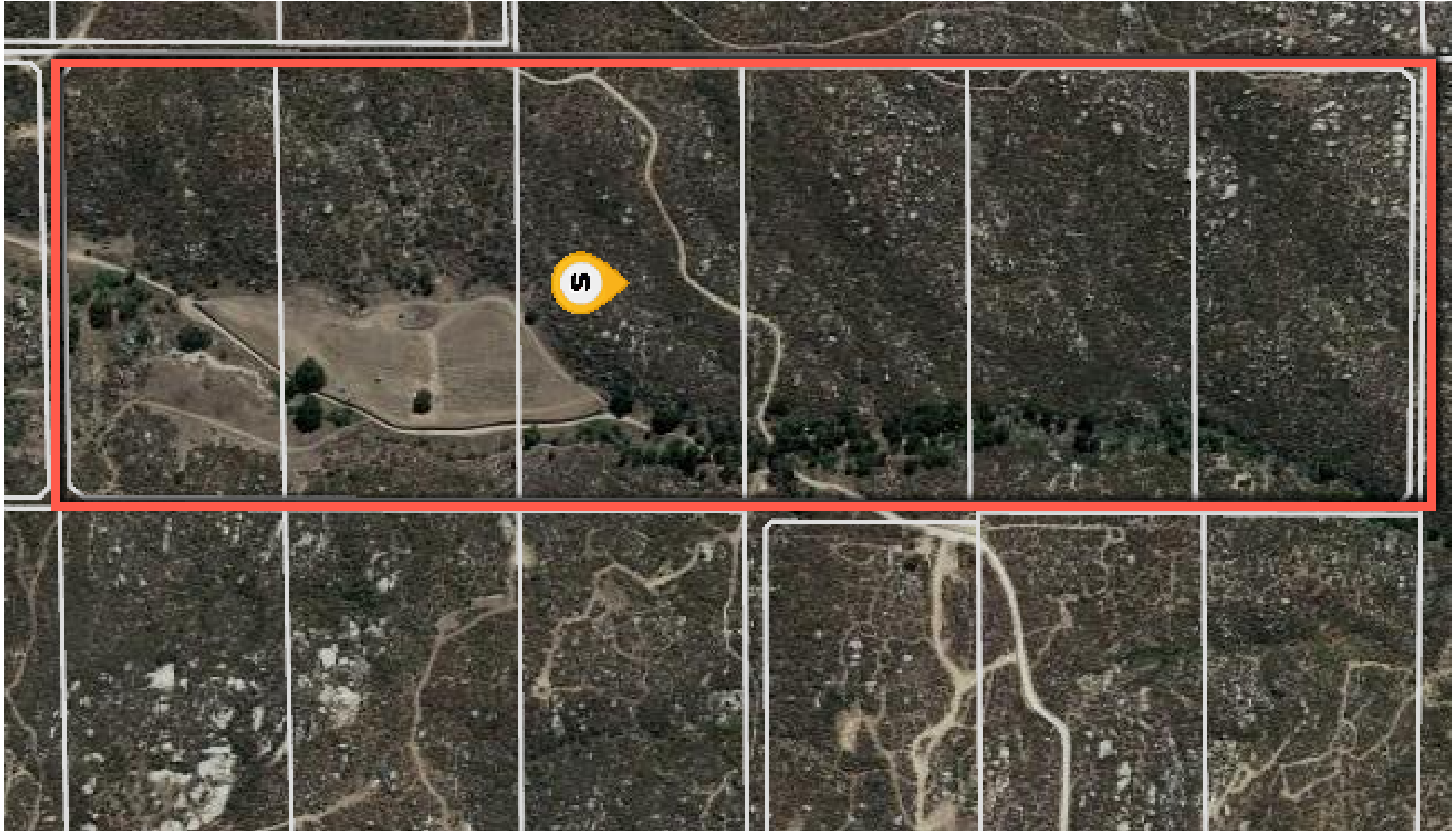
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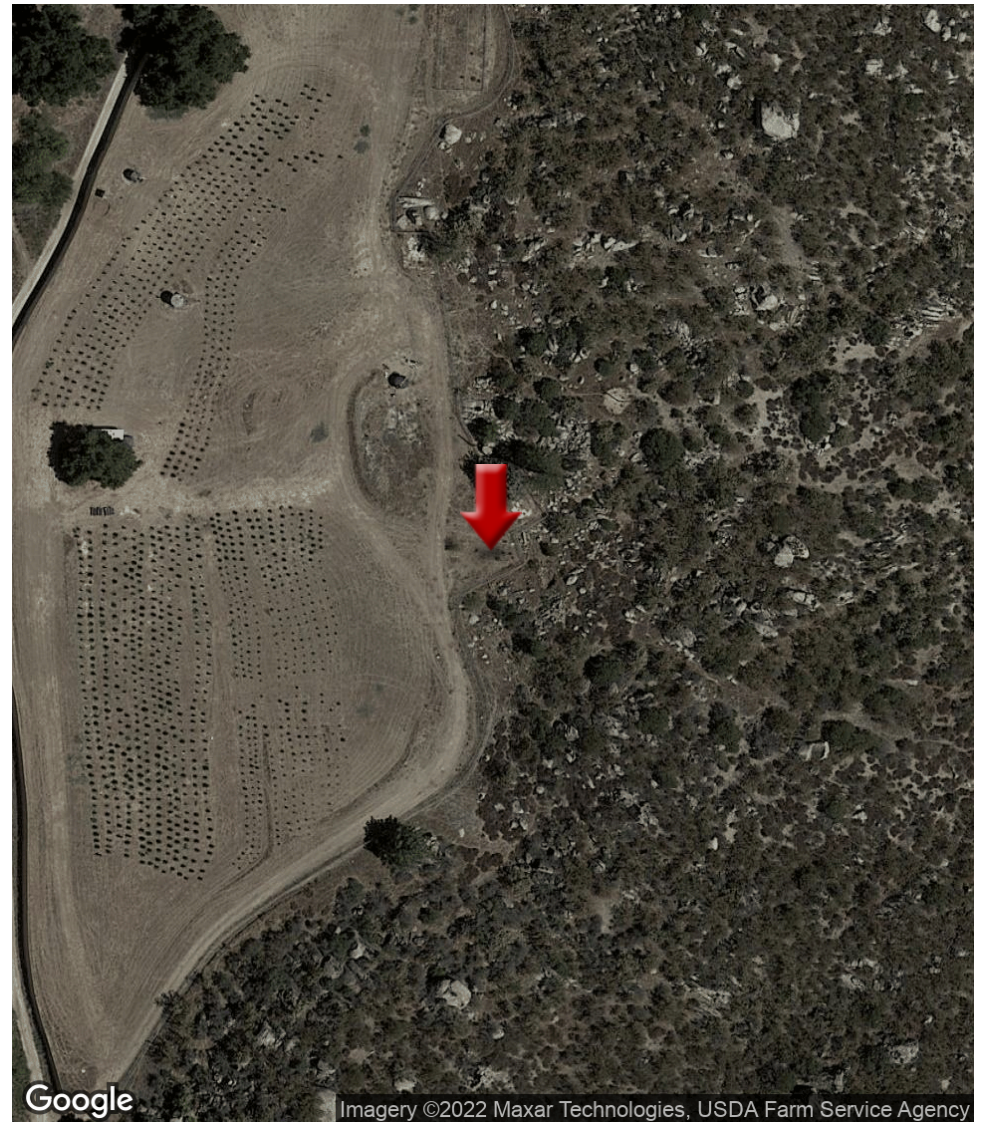
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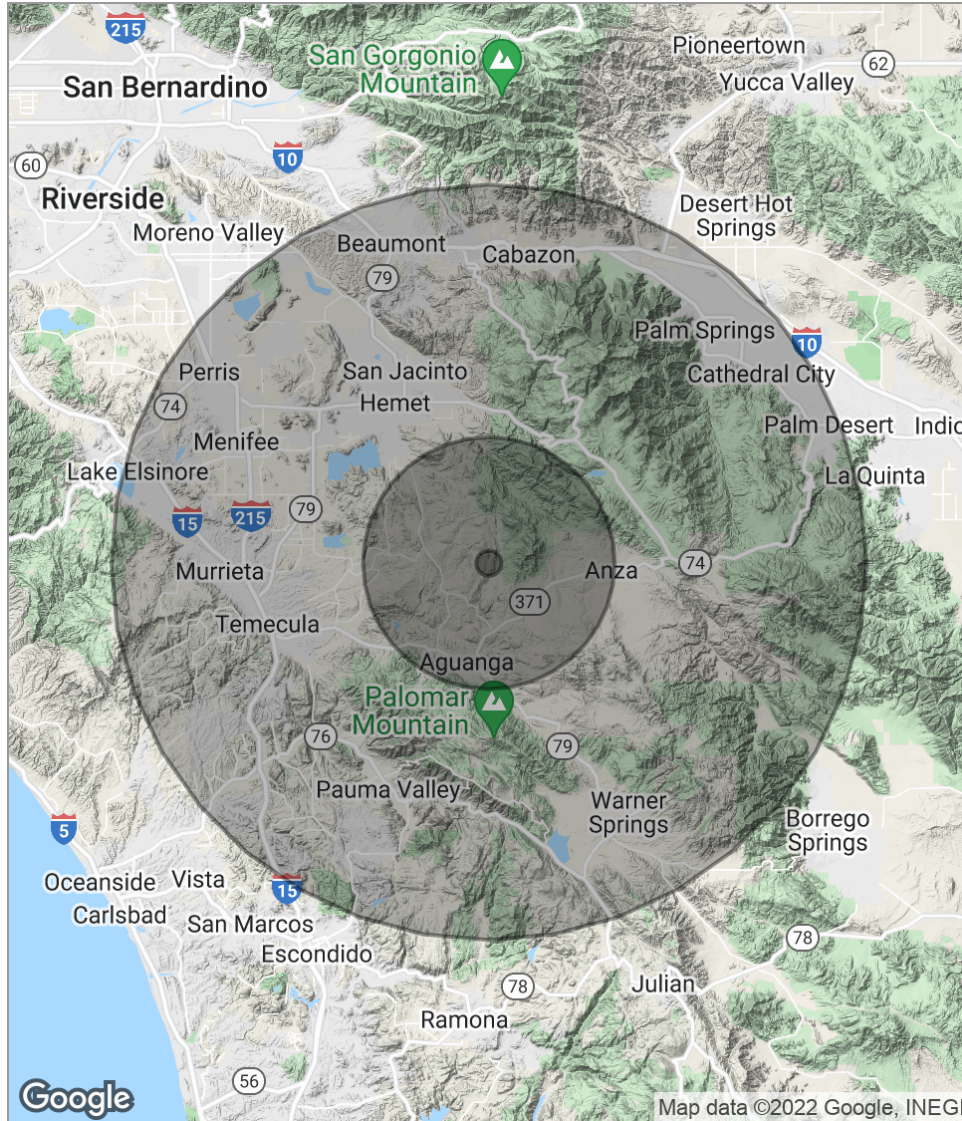
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## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	69	13,768	872,047
Median Age	48.4	45.4	37.1
Median Age (Male)	50.9	45.1	36.0
Median Age (Female)	47.4	46.3	38.3

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	27	4,998	302,840
# Of Persons Per HH	2.6	2.8	2.9
Average HH Income	\$73,880	\$88,681	\$73,033
Average House Value	\$418,527	\$511,846	\$363,781

*\* Demographic data derived from 2010 US Census*

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