

APPROXIMATELY 459 ACRES - BELLE MEADOWS

SWC Lake Mathews Drive and Dawson Creek Road | Riverside County

- Within Close Proximity to I-15 and I-215, Major Freeways Offering Residents
- Access to Riverside, Los Angeles, Orange and San Diego Counties
- 18 parcels
- Expired TM for 249 lots

ASKING PRICE: ~~\$4,950,000~~ \$3,950,000



SELLER TO PAY A 3.5% COMMISSION TO ANY PROCURING BROKER

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COMMERCIAL REAL ESTATE SERVICES

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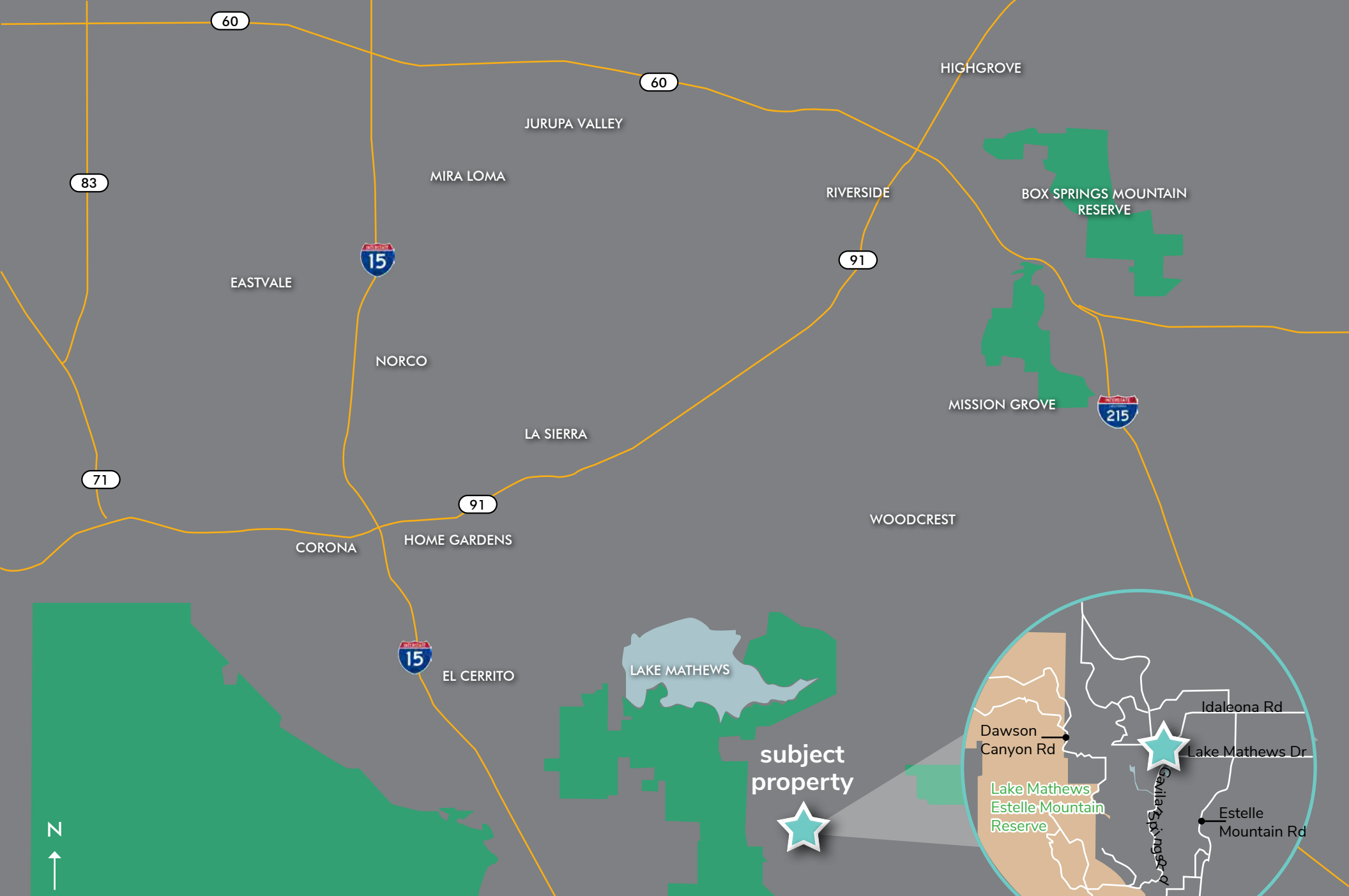
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location map

property information

location:

The subject property is within the Belle Meadows Specific plan just south of Lake Mathews. It is approximately 10 miles east of I-15 and 15 miles west of I-215, allowing residents easy access to major freeways Riverside, Los Angeles, Orange and San Diego County.

property description:

The site is ideal for a private retreat, agricultural or farming uses, other recreational uses, large lots or a residential compound.

jurisdiction:

County of Riverside

zoning:

Residential Agriculture (RA) and Specific Plan (SP198)

[Click here to view RA zoning](#)

general plan:

Rural Residential (R:RR)

Rural Community- Very Low Density Residential

Rural Mountainous (R:RM)

Open Space- Conservation (OS:C)

Open Space: Recreation (OS:R)

Open Space: Water (OS:W)

[Click here to view General Plan](#)

min lot size:

Varies- 1, 2, 2 ½, 5 and 10-acre minimums

topography:

Rolling

school district:

Perris Elementary School District

Perris Union High School District

services:

Electric Southern California Edison

Gas Private- Propane

Water Western Municipal Water District

Sewer Septic

property information

APN	Acreage	Zoning	General Plan	Minimum Lot Size
289-130-014	46.19	R-A-2 1/2	RR	5 acres
289-140-011	35.27	R-A-1	RC-VLDR	1 acre
289-140-012	6.46	R-A-1	RC-VLDR	1 acre
289-140-013	22.33	R-A-1	RC-VLDR	1 acre
289-140-014	22.4	R-A-1 & R-5	RC-VLDR & OS-R	1 acre
289-140-015	2.01	R-A-1	RC-VLDR	1 acre
289-140-016	148.61	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-018	12.6	R-A-5	RM	10 acres
289-150-019	10.43	R-A-5	RM	10 acres
289-150-021	31.99	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-022	32.15	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-023	23.97	R-5	OS-C, OS-W, RC-VLDR & RM	1 acre & 10 acres
289-150-026	3.14	R-A-1	OS-C, OS-W, RC-VLDR	1 acre
289-150-027	0.66	R-A-1	RC-VLDR	1 acre
289-150-028	11.48	R-5	OS-C, OS-R, OS-W & RM	10 acres
289-150-029	32.67	R-A-5	OS-C & RM	10 acres
289-150-030	11.89	R-A-5	OS-C & RM	10 acres
289-150-031	5.69	R-5	OS-C, RC-VLDR & RM	1 acre
TOTAL	459.94	*BUYER TO VERIFY		

**insert expired
tract map here**

**T:\P M A\Brochures & Presentations\Belle Meadows-River-
side\2024 Updates\EXPIRED TRACT MAP**

(and delete this page)

land sale comparables

Address	City	Prop-SubT	Zoning	Price	\$/Acre	LotSzAcre	Closed Date
0 El Nido	Perris	LN	R-A-5	\$565,000	\$8,461.88	66.77	27-Dec-23
14601 Gilman Springs	Moreno Valley	LN	w-2-1	\$5,500,000	\$35,392.54	155.4	30-Apr-23
0 Heacock	Moreno Valley	LN	R-A-20	\$2,180,000	\$10,588.69	205.88	31-Jan-23
9491 Pigeon Pass	Moreno Valley	LN	R-A-2 1/2	\$2,700,000	\$26,527.81	101.78	10-Dec-21
NWC Arlington Ave & Hidden Valley Nature Center Rd	Riverside	LN	Residential Agricultural	\$1,950,000	\$25,138.58	77.57	6-Dec-21
0 REDLANDS	Moreno Valley	LN	RR	\$1,750,000	\$3,125.00	560	12-Nov-21
19207 Cajalco Road	Perris	LN	R-A-5	\$1,175,000	\$14,687.50	80	9-Jul-21

perris elementary school district

Mission Statement

Our mission is to empower and inspire our students to make productive contributions to society.

We will do this by:

- Inspiring them to see a future without limits
- Engaging them with relevant learning experiences that build confidence
- Developing their ability to communicate beliefs, ideas, and a passion to learn

Vision Statement

Our students will be successful, responsible learners for life who strive toward their unlimited potential

perris union high school district

Mission Statement

The mission of Perris Union High School District is to create high quality relevant learning opportunities for all in a safe and caring environment. We will develop a high quality, caring staff who will be dedicated to learning, and connect students to their education and potential goals. We will care for all students while developing a growth mindset through collaboration, creativity, communication, and critical thinking.

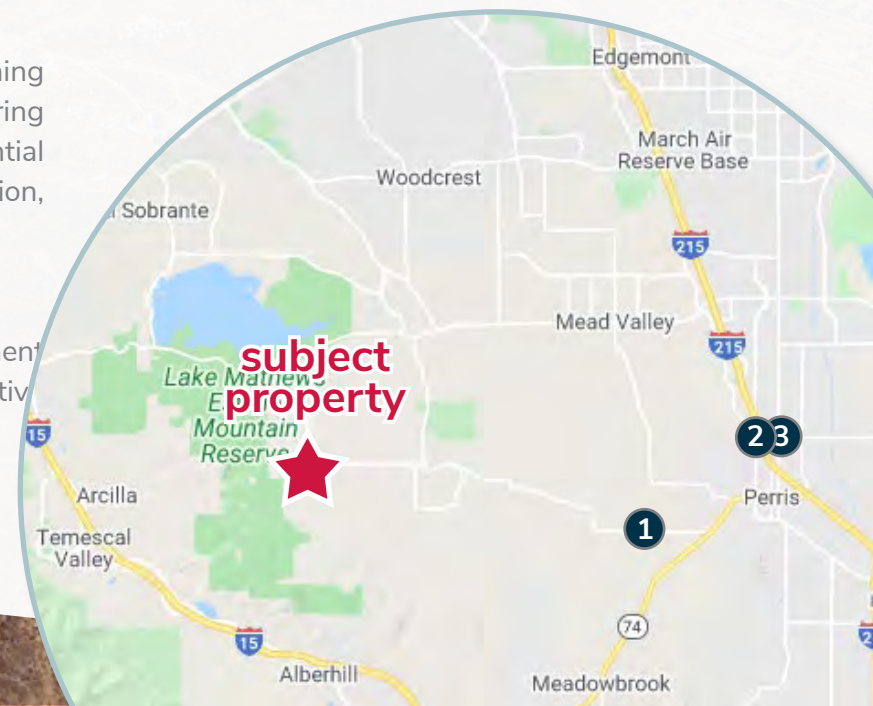
Vision Statement

Perris Union High School District will be a caring, diverse, and supportive learning environment in which all are committed towards working in relationships to foster innovative and creative learning opportunities.

1 **Good Hope Elementary School**
24050 Theda St,
Perris CA 92570

2 **Innovative Horizons Charter School**
1461 N A St
Perris, CA 92570

3 **Perris High School**
175 East Nuevo Road
Perris, CA 92570



2023 demographics

1 mile



population

131



estimated households

47



average household income

\$151,786



median household income

\$121,391



total employees

13

3 miles



population

3,721



estimated households

1,344



average household income

\$149,050



median household income

\$121,095



total employees

340

5 miles



population

19,775



estimated households

6,099



average household income

\$144,824



median household income

\$131,856



total employees

2,860

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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