

FOR SALE | \$70,000

1.04 ACRES | WOODRIDGE AVE | WHITEWATER, CA 92282

WILSON MEADE
COMMERCIAL REAL ESTATE



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72100 Magnesia Falls Drive, Ste 2
Rancho Mirage, CA 92270
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PROPERTY OVERVIEW

1.04 Acres Vacant Land For Sale
Woodridge Ave, Whitewater, CA 92282

PROPERTY HIGHLIGHTS

- 1.04 Acres / 45,302 sq. ft.
- APN: 523-104-001
- Utilities located within close proximity of subject property
- No MHSCP
- Zoned: R-R
- Cross Street: Beland Dr.
- Close proximity to the I-10 Freeway
- Water in close proximity
- Power available
- In path of newer development
- 20-minute drive to Palm Springs

2024 DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	445	1,385	3,144
Households	157	482	1,052
Median Household Income	\$44,062	\$61,328	\$68,532
Median Home Value	\$258,064	\$268,235	\$259,493
2025 Average Daily Traffic (ADT)		I-10: 114,231 ADT	



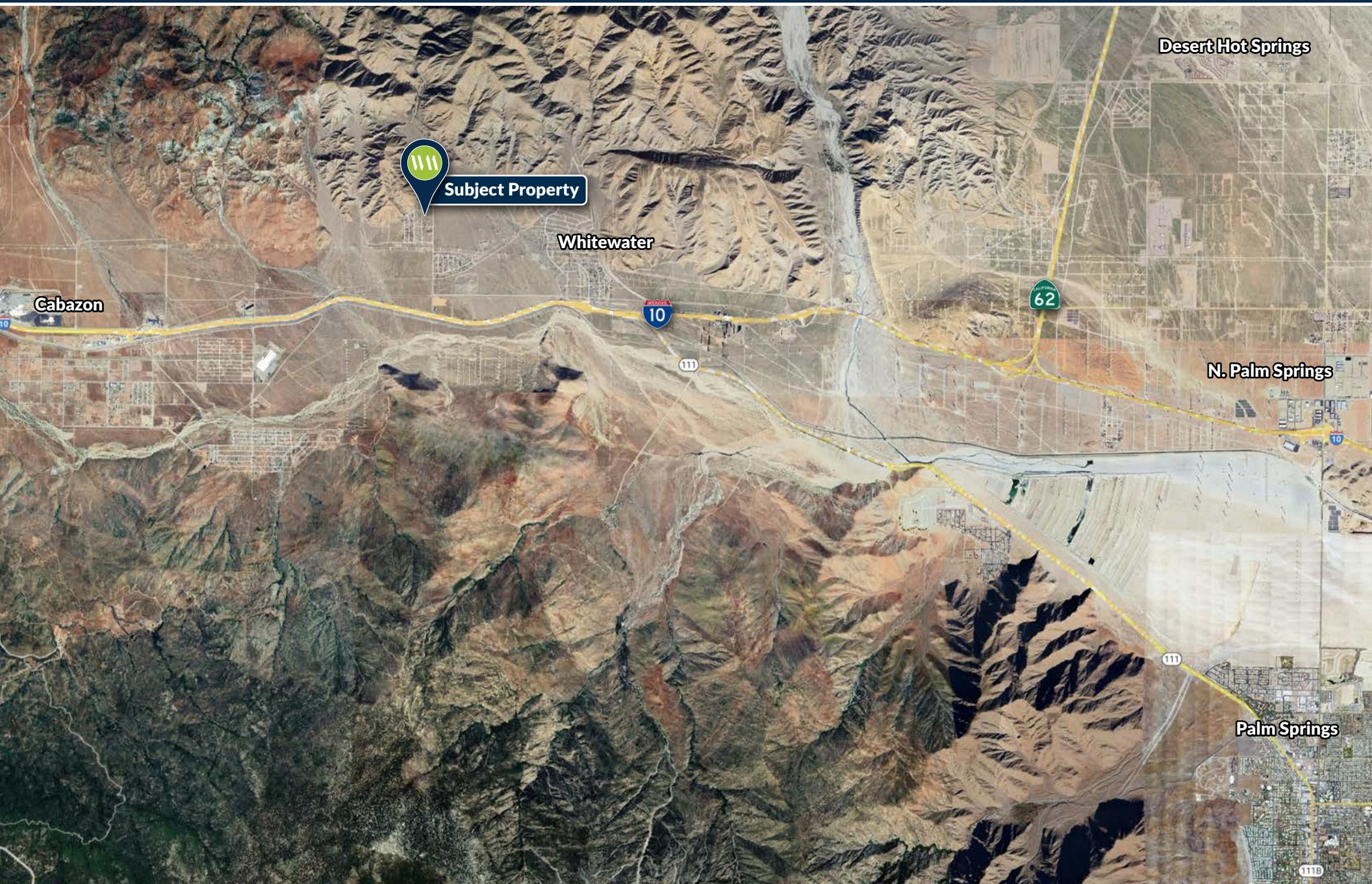
PHOTOS

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AERIAL MAP

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PLAT MAP | APN: 523-104-001

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523-10

T.C.A. 5513

POR. NE. 1/4, S.E. 1/4 SEC. 1, T. 3 S., R. 2 E.

24-33-4



MB 46/15-20 TRACT 2525
R/S 29/65-67

MAR. 1969

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ASSESSOR'S MAP BK. 523 PG. 10
RIVERSIDE COUNTY, CALIF.
B.H.

WILSON MEADE COMMERCIAL REAL ESTATE | 2025

***Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.**

YOUR ADVISORS

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