

17.45 ACRES RAW LAND | LAKE ELSINORE COUNTY OF RIVERSIDE



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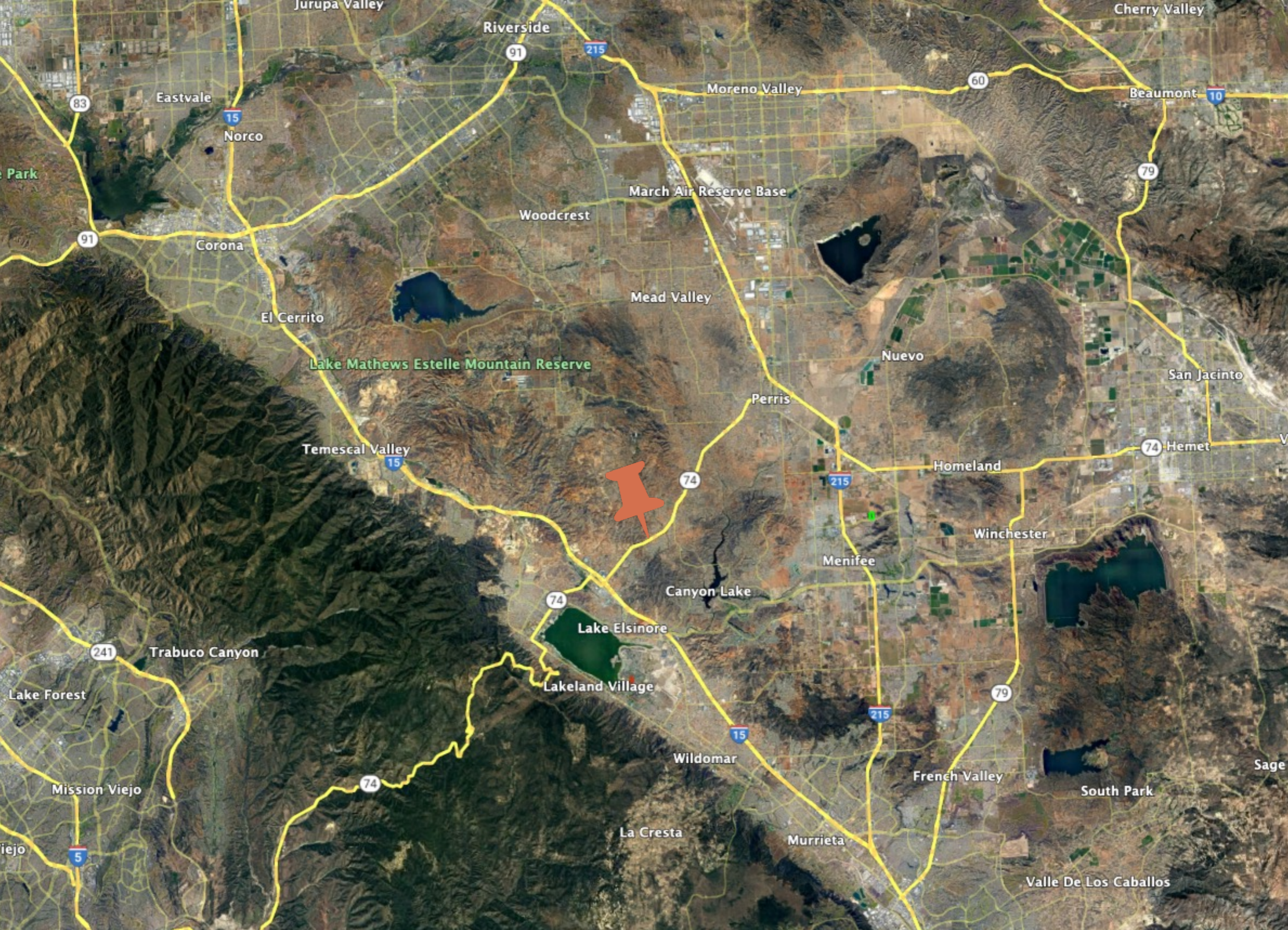
SUBJECT PROPERTY



SUBJECT PROPERTY



AERIAL VIEW



THE OPPORTUNITY

Compass Land Advisors is pleased to present a Vacant Land Opportunity. Prime growing area in the county of Riverside just minutes away to Major Freeway, 15 FWY & 215 FWY . Zoning is Rural residential (RR). It is located off Highway 74 within Lake Elsinore Unified School District. Highway frontage span over 650 Feet with 2 point of access. Zoning allows a planned unit development and Commercial. Surrounding includes some commercial and light industrial uses focused along State Route 74, the central transportation spine within the community

CALL THE AGENT FOR MORE DETAILS.



Property Information

Raw Land - The property consist of 17.45 acres in a beautiful setting of county of Riverside. Land is zoned Rural Residential (RR).

Utilities are to the property except Sewer.

Terrain: Relatively Flat;

Community: Meadowbrook;

School District: Lake Elsinore Unified



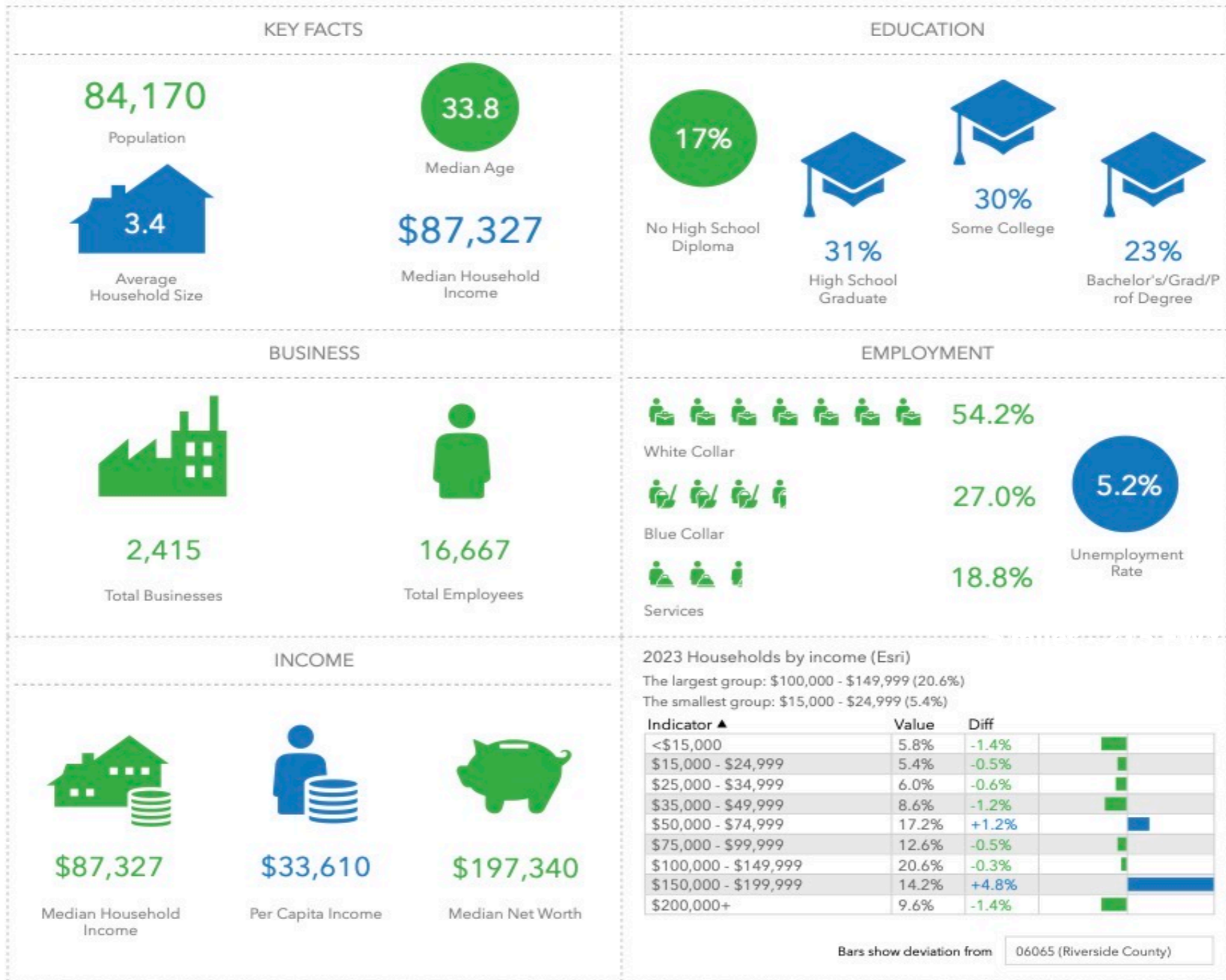
Location

The property is located off Highway 74 within Lake Elsinore Unified School District.



Key Facts

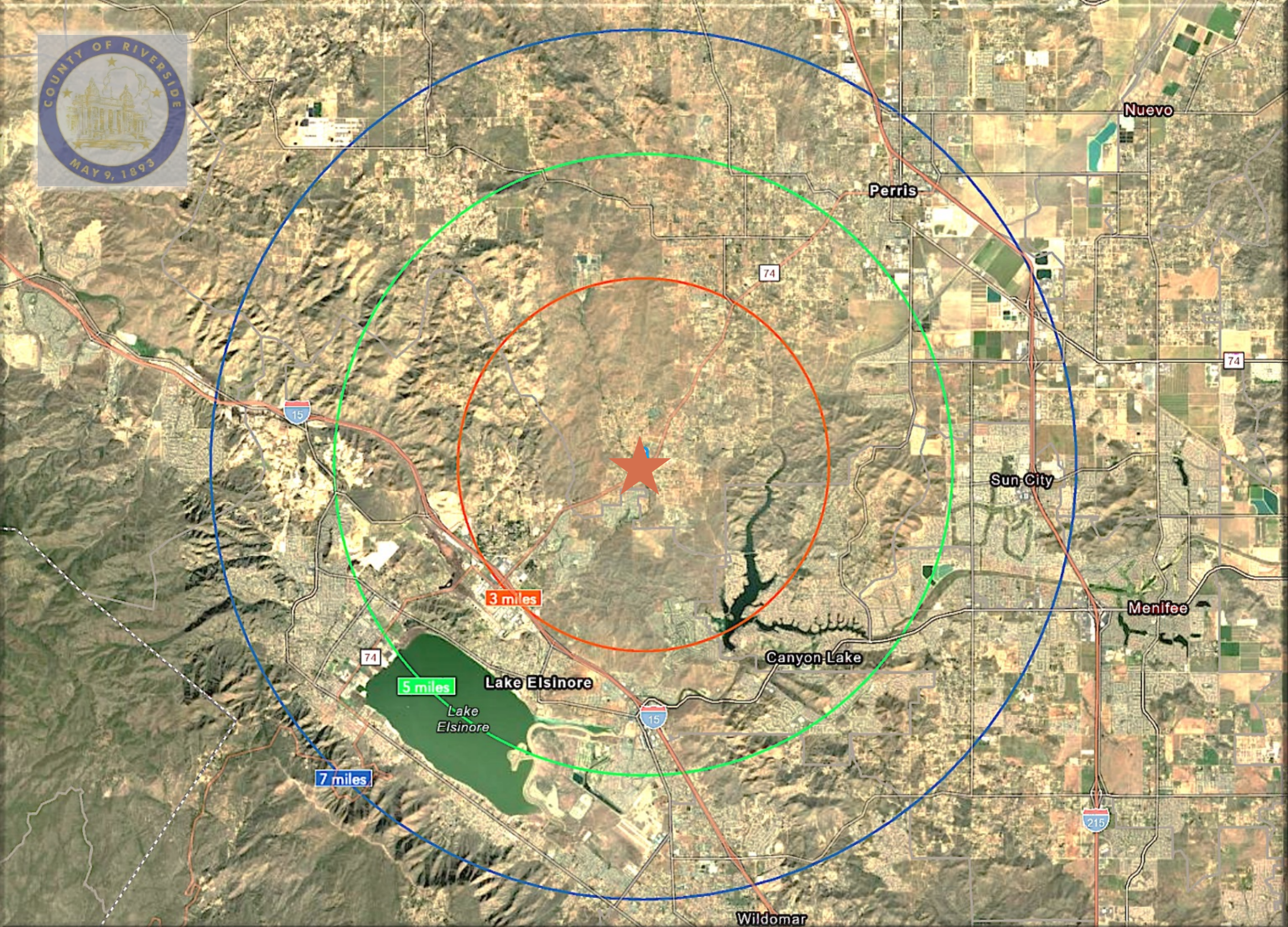
92570
Ring of 5 miles



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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LOCATION MAP



3 miles - FWY



7 miles





SUMMARY



SUMMARY

DESCRIPTION	17.45 ACRES OF RAW LAND – RR ZONING.
LOCATION	HIGHWAY 74 – LAKE ELSINORE UNIFIED SCHOOL DISTRICT
MAP STATUS	PLOT PLAN
SITE CONDITION	UNDEVELOPED – RAW LAND
APN	349-090-026
PRICE	PRICE: \$ 1,600,000 / \$ 91,690 X ACRE
TERMS	ALL CASH AT CLOSE OF ESCROW



SOUTHWEST RIVERSIDE COUNTY VIEW

Lake Elsinore

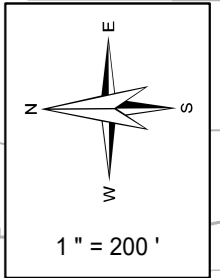
Rosetta Canyon



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

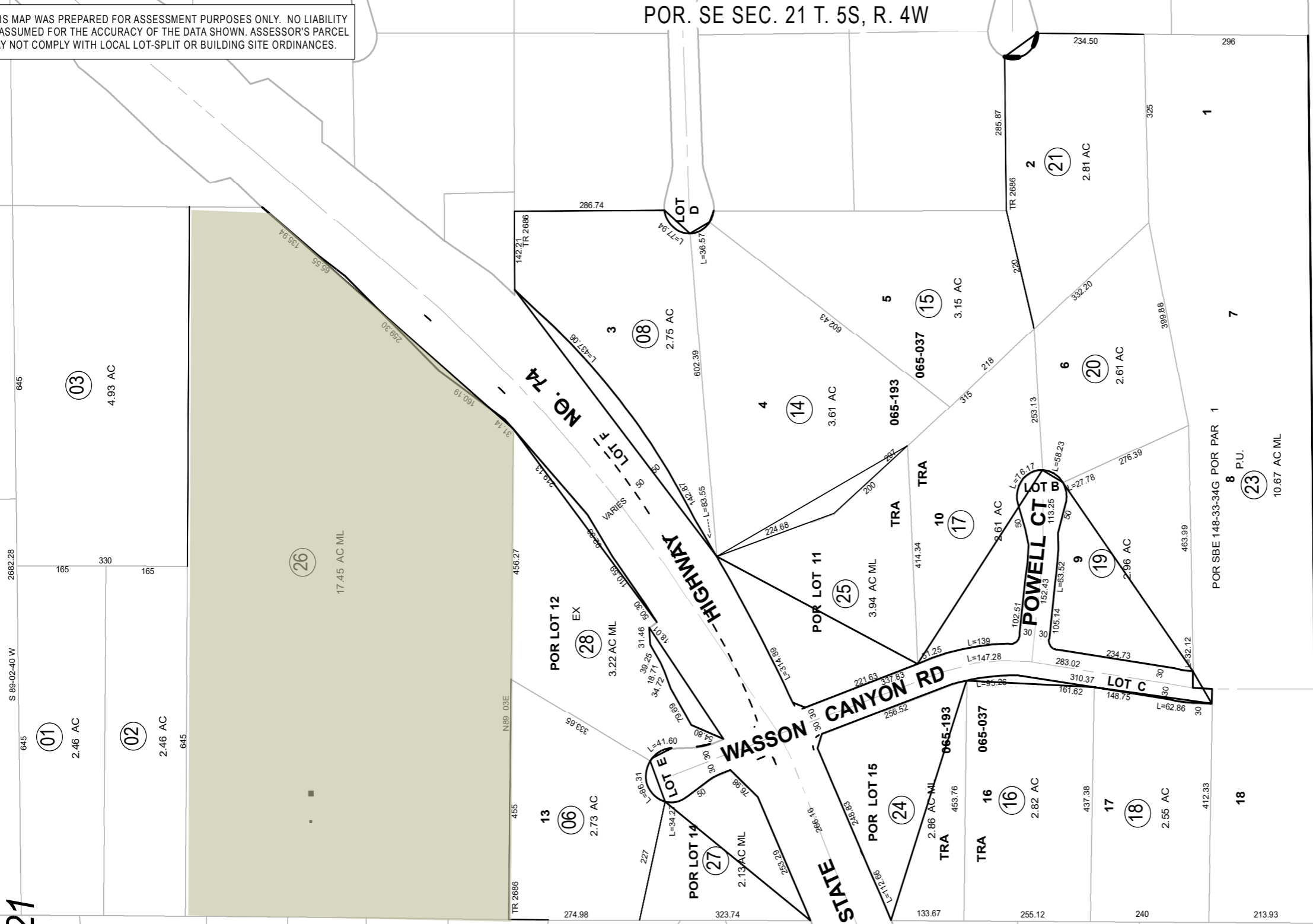
POR. SE SEC. 21T. 5S, R. 4W

TRA 065-037
065-193
349-09
19-1-4
19-1-5



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark



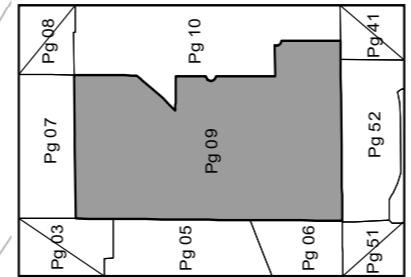
21



ASSESSOR'S MAP BK349 PG. 09
Riverside County, Calif.

Mamta Sahi

Data
HWY. NO.74 RES. NO.6,
12-7-15 DEED 433-1/54



Map Reference
MB 53/44 - 46 TRACT MAP NO. 2686

May 2021

Date	Old Number	New Number
11/1/1976	005	MAP10
4/1/1979	922	22
12/1/1982	10,12	ST.
6/1/1991	22	23.ST.
1/1/2004	11	24.ST.
1/1/2004	13	25.ST.
12/1/2004	4	26.ST.
2/27/2008	9	27.ST.
7/12/2016	7	28.ST

PLOT PLAN



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President



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CONTACT US

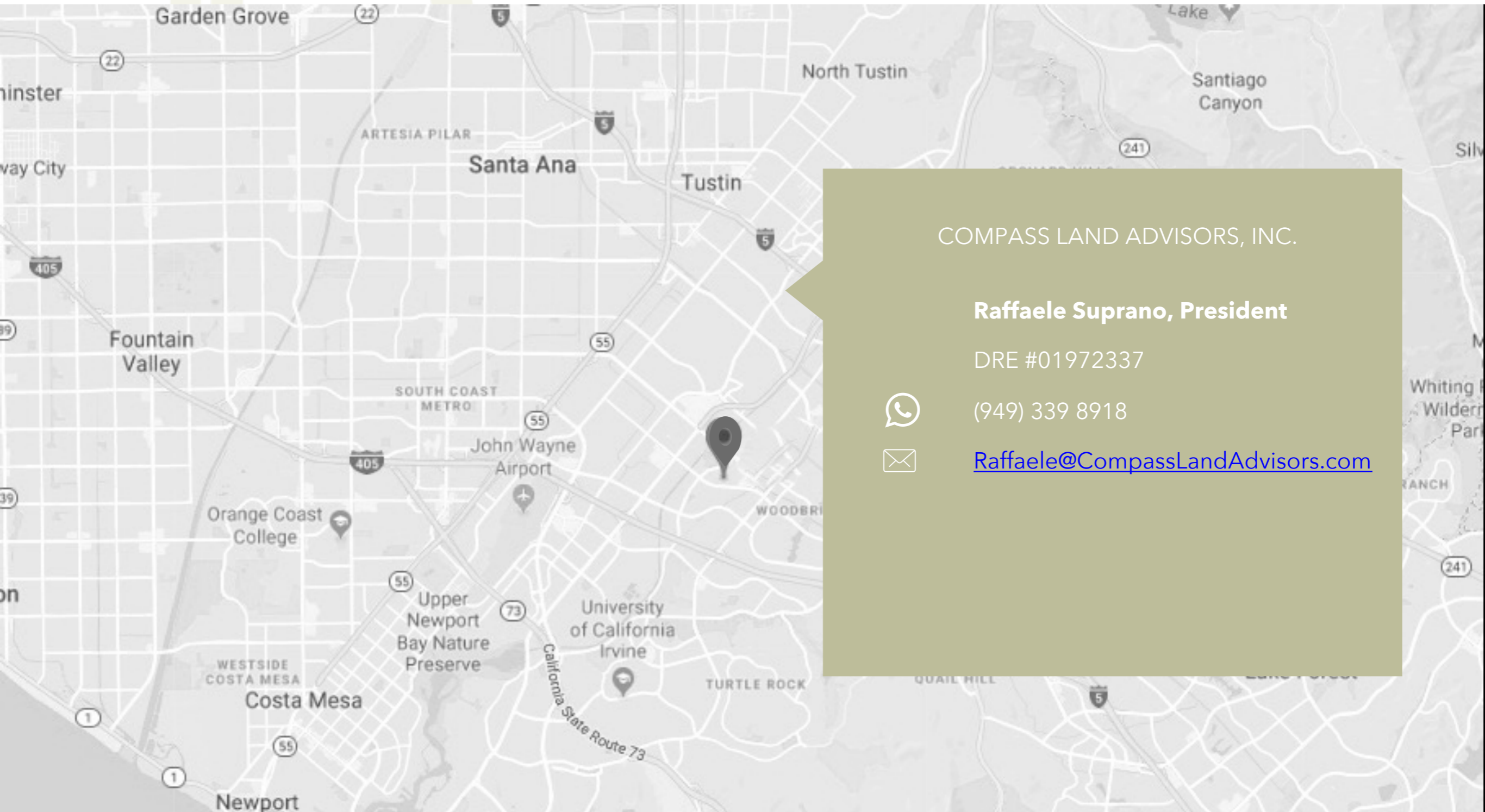


The information contained herein has been provided from sources deemed to be reliable. However, we do not warrant or guarantee the accuracy of any of the information. All information should be independently verified. Terms of the sale and availability are subject to prior sale, change, correction or withdrawal from the market.



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