



KOREK LAND COMPANY, INC.



31± ACRES
BANNING AREA
(RIVERSIDE COUNTY)

LOCATION: 8600 block of Bluff Street, between Sing Road and Dorian Lane, in the Banning Heights/Banning Bench area of Riverside County, adjacent to the City of Banning (92220). Site can also be accessed via Peach Summit Drive.

DIRECTIONS: From I-10 exit 8th Street, go north to Ramsey Street, turn right (east); go to San Gorgonio Avenue, turn left (north). In approximately 1.5 miles San Gorgonio Avenue will turn into Bluff Street. Continue on Bluff Street for another 5± miles. Subject will be on the west (left) side of Bluff Street. The Sunset Avenue exit from I-10 is another option.

APN/SIZE: 531-210-017 = 31± acres

TOPO: Mainly flat with a downslope and creek at the western boundary.

ZONE: R-A-20000 (Residential Agricultural - Minimum 20,000 SF lots). Land Use Designation: [RC-VLDR](#) (Very Low Density Residential) (1 dwelling unit per acre to 1 dwelling unit per two acres). [Click Here](#) for Parcel Report.

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Banning Heights Mutual Water District (951) 849-2540. Sewer - individual septic(s). **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

POTENTIAL: The property's expansive territorial and National Forest views provide an incredible backdrop for a rural estate lot subdivision or horse ranch – rural lifestyle close to the Cabazon Outlets, Morongo, Palm Springs and more!

PRICE: Asking \$750,000. Seller is open to offers.

CONTACT: Deanne Boublis – CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677
www.korekland.com ❖ mail@korekland.com CalDRE 00861992