

OFFERING MEMORANDUM

14+ ACRES OF VACANT LAND

*High density residential land with
proximity to freeway in Banning, CA*



SUBJECT
PROPERTY

W LINCOLN ST, BANNING CA 92220

km Kidder
Mathews

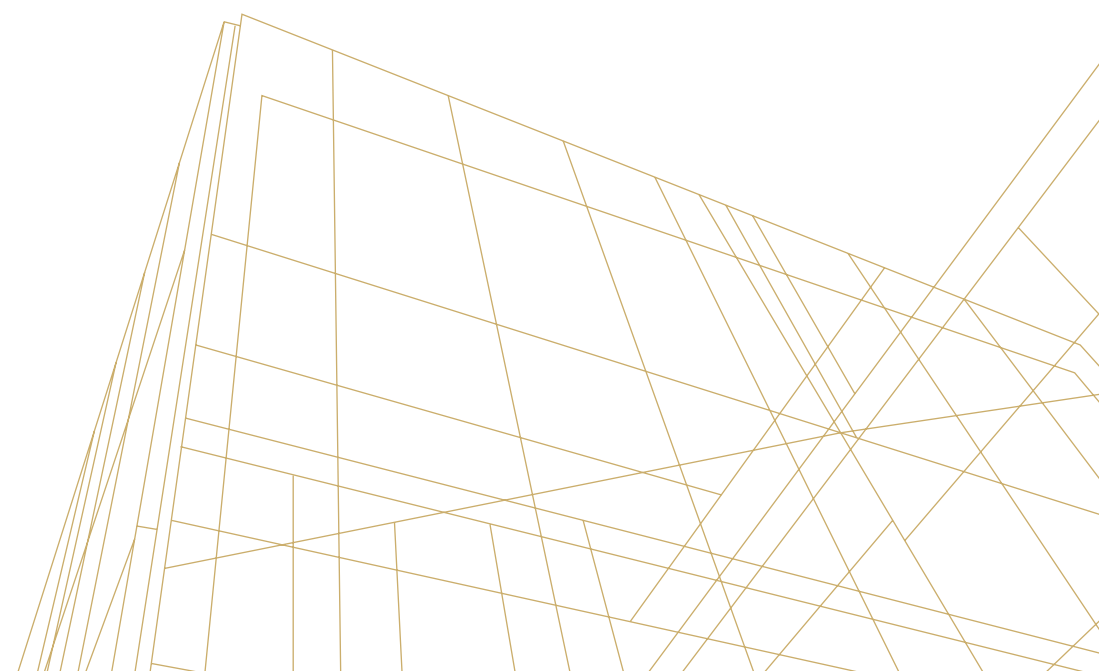
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An aerial photograph of Banning, California, showing a mix of residential neighborhoods, commercial areas, and a large green field in the foreground. The city extends to the horizon under a blue sky with light clouds. In the distance, mountains are visible, including some with snow-capped peaks.

INVESTMENT SUMMARY

PREMIER OFFERING IN THE HEART OF BANNING, CA

The subject property sits on the Southeast corner of Lincoln Street and Woodland Avenue in the City of Banning, CA. The site spans an enormous 14.26 Acres of raw flat land on Lincoln. Area site is served by the adjacent 10 freeway experiencing heavy daily cars per day. Banning has benefited from many new large scale housing developments, as well as new retail and business centers. The site is a prime development opportunity to serve the increasing need for housing in the community.

\$6.37M

AVAILABLE TOGETHER
OR SEPARATELY

14.26

ACRE LOT SIZE
(621K SF)

VHDR

VERY HIGH DENSITY
RESIDENTIAL ZONE
(24-30 DU/AC)



INVESTMENT HIGHLIGHTS

A 14.26 acre land investment opportunity centrally located in Banning, CA.



PARCEL AVAILABILITY

Property parcels can be sold separately as follows:

APN# 538-250-004 (9.26 acres): \$4.17M
APN# 538-261-001 (5.00 acres): \$2.2M



ZONING

Very High Density Residential (VHDR), 24-30 dwelling units per acre.

Just recently zoned to accommodate multi-family development! (Discuss with listing agent.)



DEVELOPMENT

By Right Development for MF Residential.

Potential affordable housing project.

Potential city incentives (including development fees).



LOCATION

Tremendous growth region.

The city of Banning, CA has a strong approach and great commitment for economic development.



MARKET

Terrific infill location in urban area.

Nearby utilities for ease of development in the area.



GREAT OPPORTUNITY

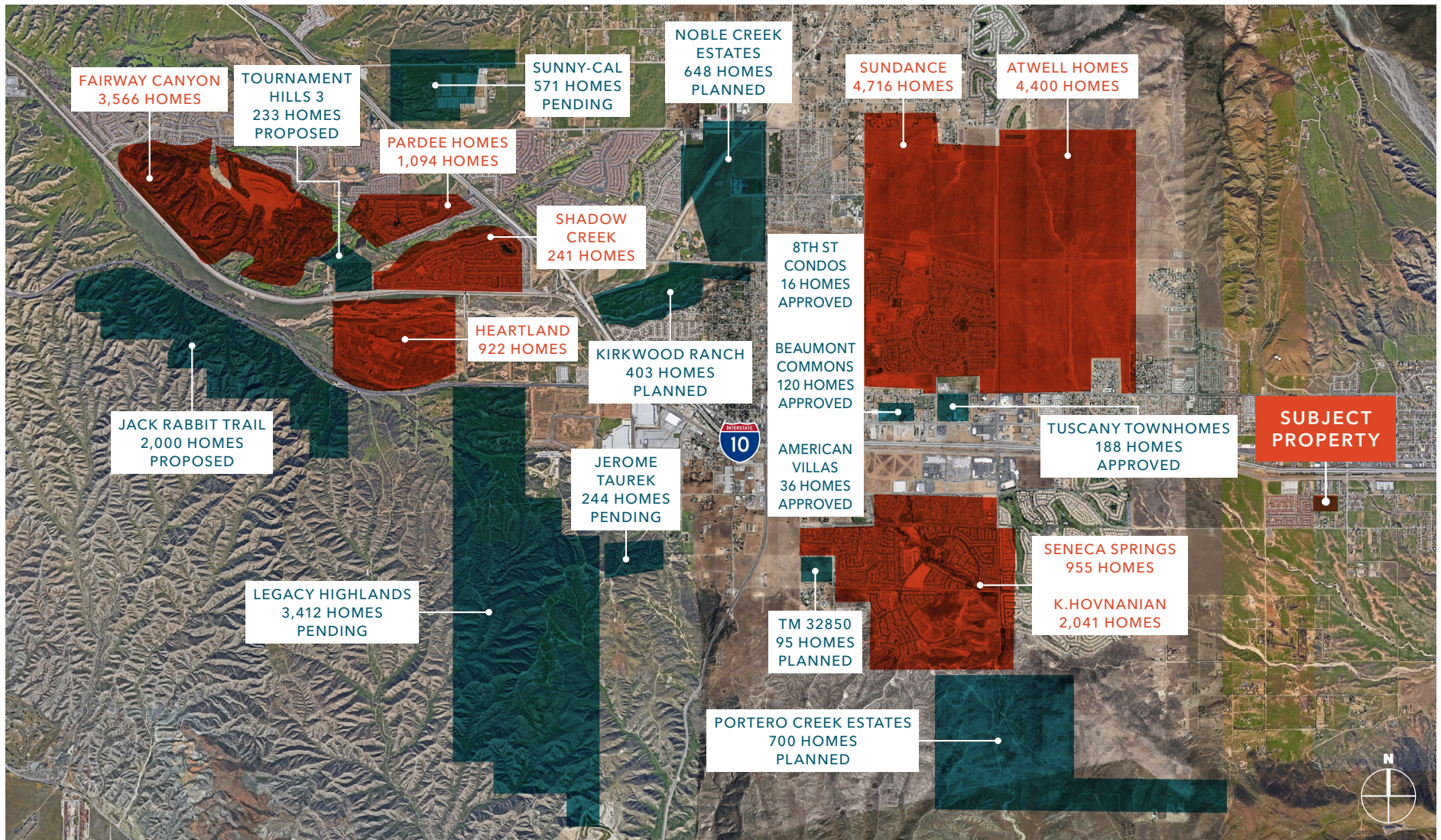
Attractive price per potential unit!

The land site is a prime development opportunity to serve the increasing need for housing in the community.

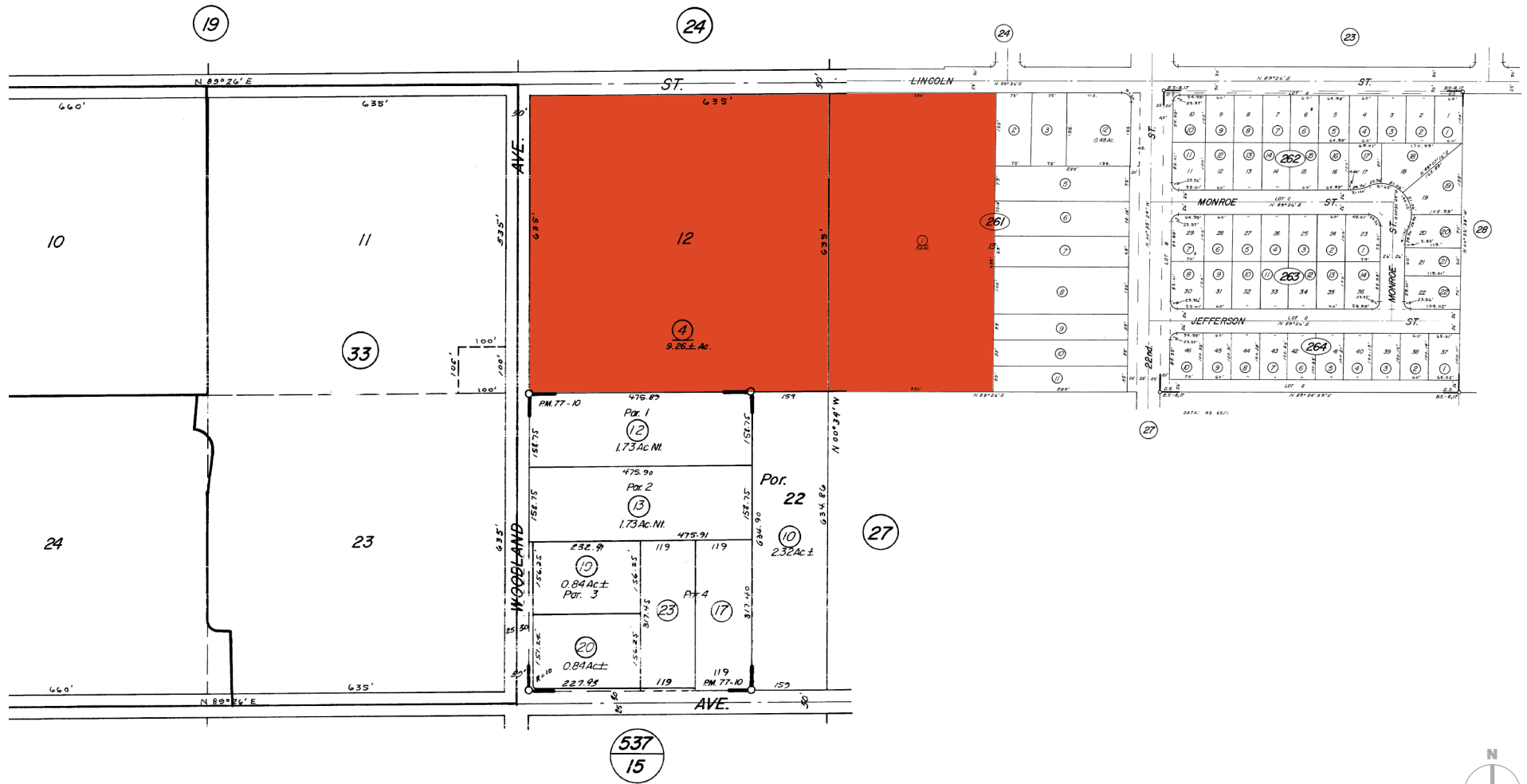
INVESTMENT SUMMARY



HOME MAP



PARCEL MAP





AREA OVERVIEW

BANNING, CA

Banning is situated in the San Geronio Pass, a narrow corridor between the San Bernardino Mountains to the north and the San Jacinto Mountains to the south. It's approximately 20 miles west of Palm Springs. The city's location makes it a gateway between the Inland Empire region and the Coachella Valley. Historically, Banning's economy has been tied to agriculture and transportation due to its strategic location.

*The gateway between
the Inland Empire region
& the Coachella Valley.*

Over time, it has seen growth in its residential population, retail, and tourism. Retail hubs, corporate offices, master-plan communities, and golf resorts have all been developed recently for the surrounding communities to enjoy with more developments underway. Residents can enjoy a mix of outdoor activities from hiking and golf, to shopping at Cabazon Outlets. Banning is well-connected due to its historic role as a transportation hub. Interstate 10, a major east-west highway, passes through the city; and the nearby Palm Springs International Airport provides air travel options.



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	6,446	31,899	57,734
2020 CENSUS	6,566	34,348	69,958
2023 ESTIMATED	6,345	35,628	74,370
2028 PROJECTED	6,389	36,775	80,199



Household Income

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$58,384	\$67,782	\$79,092
2028 MEDIAN PROJECTED	\$54,364	\$66,889	\$79,787
2023 AVERAGE	\$81,522	\$87,709	\$97,998
2028 AVG PROJECTED	\$86,938	\$90,640	\$97,892



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