

- 17.13 Acre Site
- Prime Residential Acreage in Rancho Belago
- Approx. 10 Million SQ.FT. in Planning or Under Construction
- Close to 60 Freeway Proposed 40M SQ.FT World Logistic Center
- Industrial Booming in Moreno Valley 2,600 Jobs Created
- North of 60 Freeway
- Near Shopping & Schools
- Moreno Valley, CA

Jerry Stephens  
Broker DRE# 00546732  
Direct: (951) 567-3849  
Email: Jerry@div-re.com

## Property Description & Features

- Great Residential Acreage
- Property is Zoned for R1 for One Acre Lots. Possible Re-Zone to Higher Density Residential
- AP# 473-220-009,010
- Near New 40 Acre Equestrian Facility
- Close to Shopping, Schools and Hospitals
- Close to Highway 60 On/Off Ramps
- **Price: \$1,713,000**  
**(\$100,000 Per Acre)**



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN ON THIS MAP. ANY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

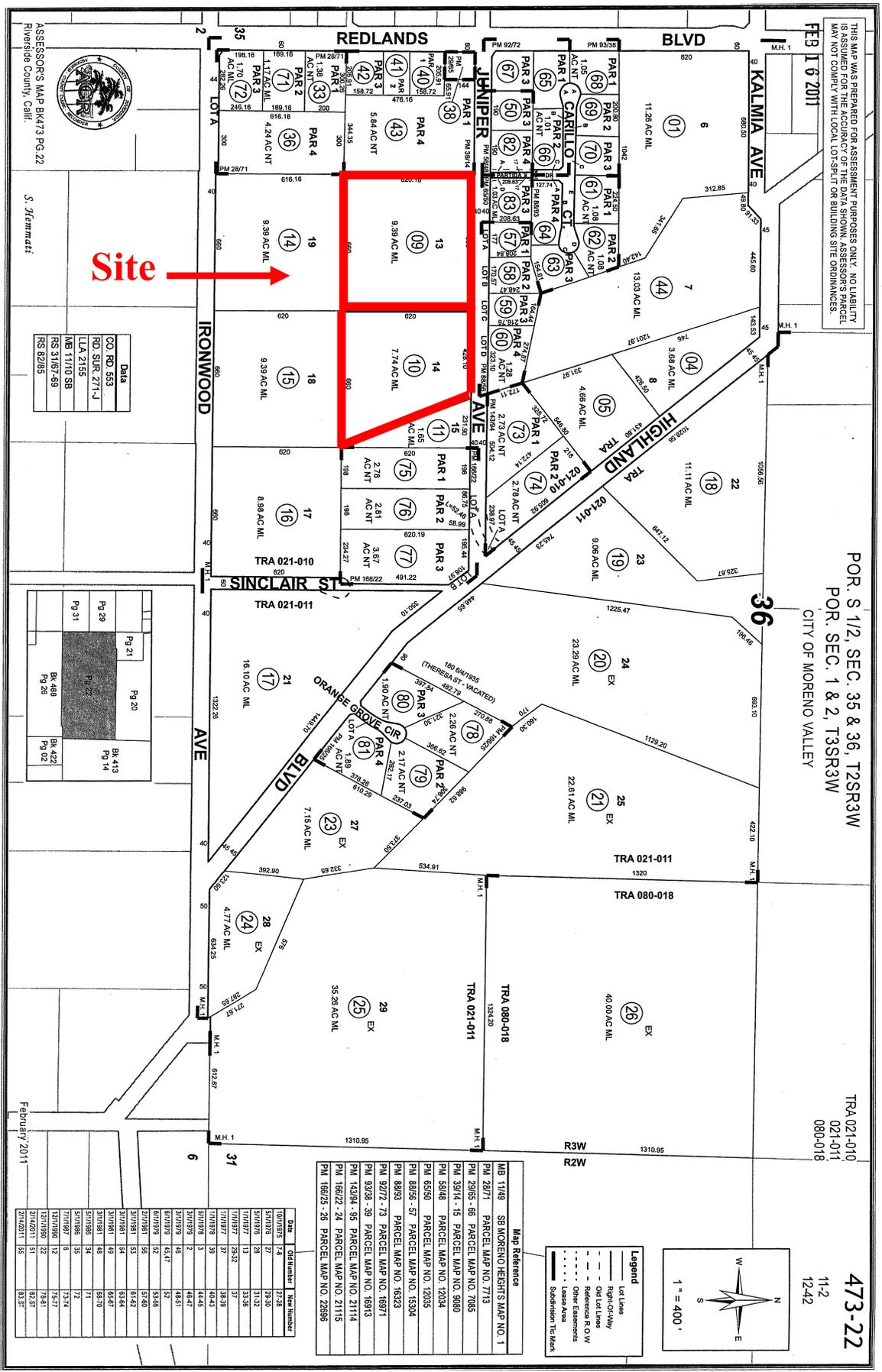
FEB 16 2011

POR. S 1/2, SEC. 35 & 36, T3SR3W  
 POR. SEC. 1 & 2, T3SR3W  
 CITY OF MORENO VALLEY

TRA 021-010  
 021-011  
 080-018

473-22

11-2  
 12-42



Site

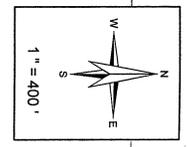
Date	Map Reference
01/01/93	CO. RD. 553
01/01/93	RD. SUR. 271-J
01/01/93	LA. 2155
01/01/93	MB. 1170 SB
01/01/93	RS. 3167-68
01/01/93	RS. 8235

Pg 29	Pg 31
BK. 413 Pg 14	BK. 488 Pg 26
BK. 422 Pg 02	

February 2011

Date	Old Number	New Number
01/01/93	1-8	27-28
01/01/93	27	29-30
01/01/93	28	31-32
01/01/93	29	33-34
01/01/93	30	35-36
01/01/93	31	37-38
01/01/93	32	39-40
01/01/93	33	41-42
01/01/93	34	43-44
01/01/93	35	45-46
01/01/93	36	47-48
01/01/93	37	49-50
01/01/93	38	51-52
01/01/93	39	53-54
01/01/93	40	55-56
01/01/93	41	57-58
01/01/93	42	59-60
01/01/93	43	61-62
01/01/93	44	63-64
01/01/93	45	65-66
01/01/93	46	67-68
01/01/93	47	69-70
01/01/93	48	71-72
01/01/93	49	73-74
01/01/93	50	75-76
01/01/93	51	77-78
01/01/93	52	79-80
01/01/93	53	81-82
01/01/93	54	83-84
01/01/93	55	85-86

Map Reference
MS 1149 SB MORENO HEIGHTS MAP NO. 1
PM 2871 PARCEL MAP NO. 7713
PM 2865 - 66 PARCEL MAP NO. 7705
PM 3914 - 15 PARCEL MAP NO. 5900
PM 5848 PARCEL MAP NO. 12934
PM 6350 PARCEL MAP NO. 12935
PM 8856 - 57 PARCEL MAP NO. 15304
PM 8893 PARCEL MAP NO. 15323
PM 9272 - 73 PARCEL MAP NO. 16971
PM 9338 - 39 PARCEL MAP NO. 16913
PM 14394 - 95 PARCEL MAP NO. 21114
PM 16672 - 24 PARCEL MAP NO. 21115
PM 16675 - 26 PARCEL MAP NO. 22585



All information is deemed reliable but not guaranteed. Buyers responsible to verify information contained herein



**New Kaiser 80K Sqft Medical Office**

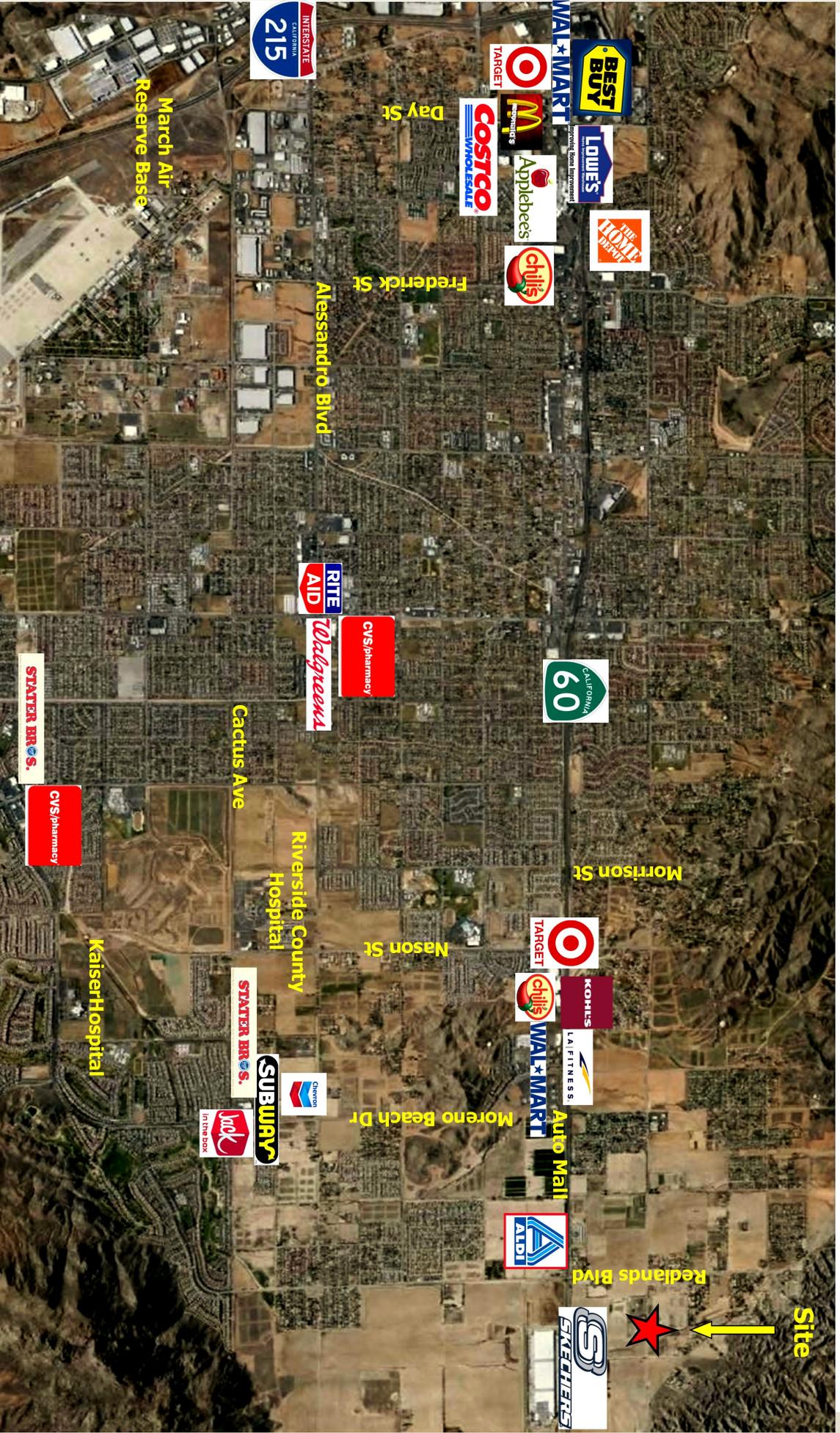


**Kaiser Hospital**



**Riverside County Hospital**





Site



Redlands Blvd



Auto Mall



Morrison St



Moreno Beach Dr

Nason St

Riverside County Hospital

Cactus Ave



Alessandri Blvd

Frederick St

Day St

March Air Reserve Base



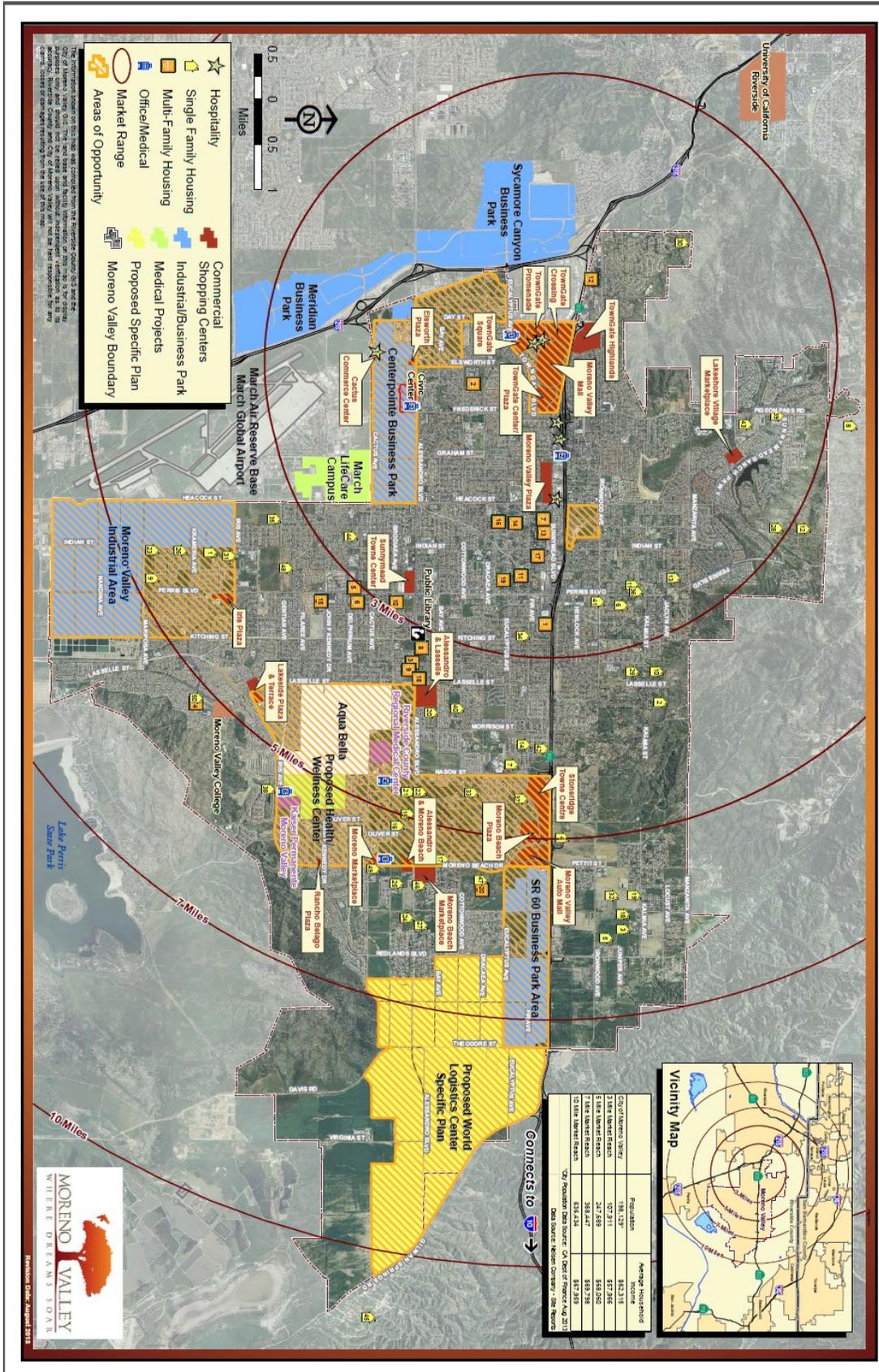
**Close to 60 Freeway Skechers North American  
Headquarters 1.8M Sq.Ft. Building**



**Close to 60 Freeway proposed World Logistic Center 40  
Million Sq.Ft. Project and 20,000 jobs**



# Close to New Jobs on I-215 and Moreno Valley booming Jobs/Industrial growth. . Approx 10 Million Sq.F.t in planning or under construction



# I-215 Corridor- Industrial Moreno Valley and Perris

Prepared By:  
Colliers International  
Ian DeVries- Executive V.P.  
Chris DeVries- Associate  
Diversified Realty, Inc.  
Jerry Stephens- Owner



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