

±4.13 ACRES OF LAND
within an Opportunity Zone

HEMET, CALIFORNIA





ONLINE AUCTION OVERVIEW

This online auction event is for a ±4.13 acre property within an Opportunity Zone in Hemet, California.

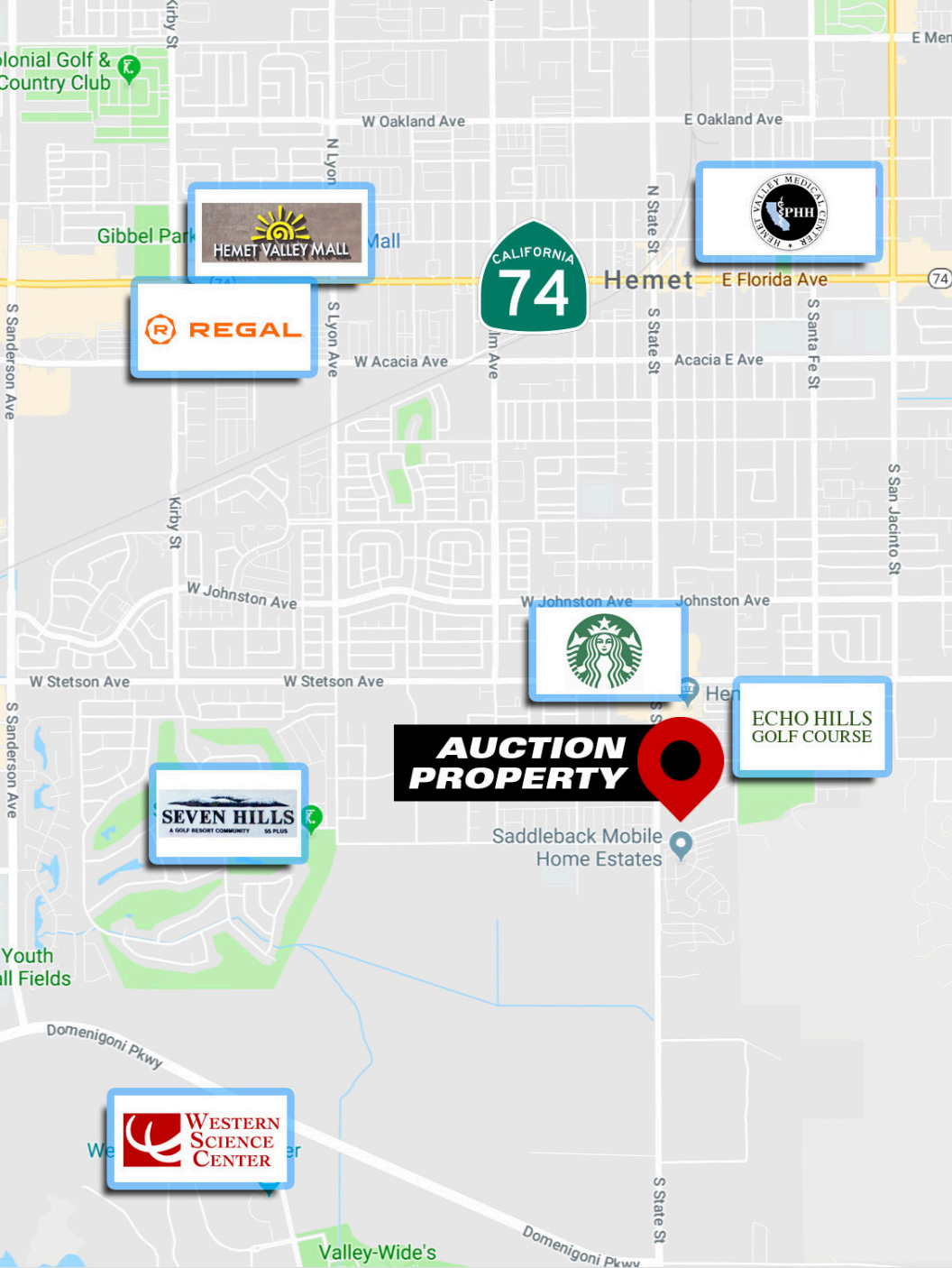
This seller is highly motivated and has set the minimum bid at just **\$149,000**.

Bid deadline for this auction is **November 14, 2019** (5pm PST).

PROPERTY FEATURES

- Opportunity Zone
- ±4.13 Acres
- City of Hemet, Riverside County, California
- Zoning: R-4 (Very High Density Zone)
This zoning allows up to 45 dwelling units per acre and may include townhomes, apartments, condominiums or residential care facilities.
- Utilities are available to the property.
Buyer to verify.



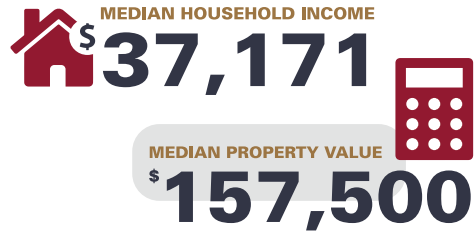
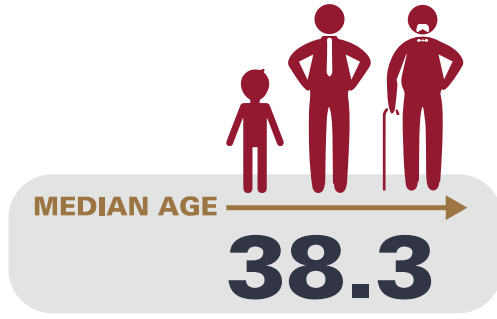


LOCATION HIGHLIGHTS

- Hemet offers extensive health, retail and commercial services to residents and businesses
- Location: East along South State Street
North along Chambers Street
- Close in proximity to nearby transit-corridors, commercial centers, parks, bike trails and more
- Located just northeast of Diamond Valley Lake
- Hemet Unified School District – 2.7 miles from the property and 4,000 jobs
- Hemet Valley Medical Center – 2.6 miles from the property and 1,200 jobs
- Horizon Solar – 4.0 miles from the property and 650 jobs

DEMOGRAPHICS HEMET, CALIFORNIA

2017 statistics



TOP EMPLOYMENT BY OCCUPATION

Office & Administrative: **13.9%**

Sales: **12%**

Construction & Extraction: **8.7%**

Personal Care & Service: **7%**

Management: **6.6%**



TOP EMPLOYMENT BY INDUSTRY

Retail Trade: **15.4%**

Healthcare & Social Assistance: **14.1%**

Construction: **9.7%**

Accommodation & Food Service: **8.2%**

Educational Services: **7%**



YEAR-ROUND ACTIVITIES HEMET, CALIFORNIA





ONLINE AUCTION

±4.13 Acres of Land

Hemet, California

Minimum Bid **\$149,000**
Bid Deadline **November 14, 2019**

for more information & auction details
visit **www.FRE.com/303D7**