

INDUSTRIAL LAND FOR SALE 4.75 ACRES - MENIFEE

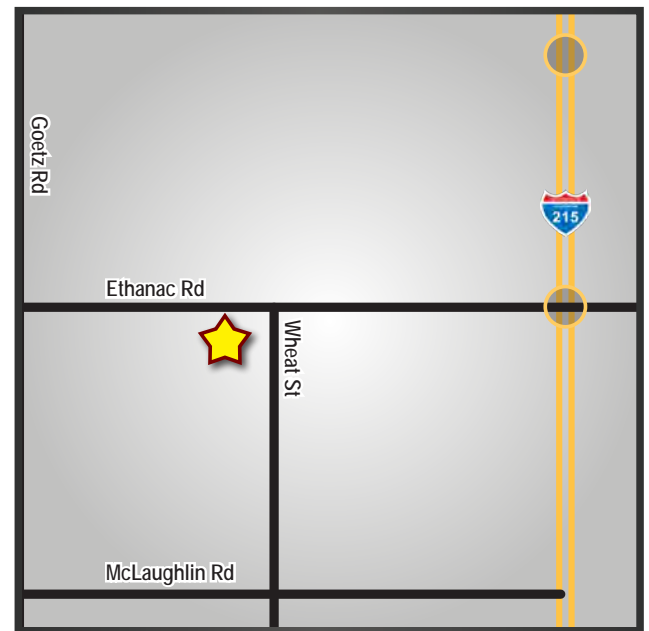
WHEAT STREET | MENIFEE | CA | APN: 330-180-013



PROPERTY INFORMATION:

- LOCATED JUST 300' FROM RECENTLY EXPANDED ETHANAC RD. - FUTURE 6 LANE EXPRESSWAY
- ALL UTILITIES IN EITHER ETHANAC AND / OR WHEAT ST.
- LOCATED IN THE CITY OF MENIFEE'S EDC NORTHERN GATEWAY (INDUSTRIAL EMPHASIS)
- +/-6,000 HOMES PROPOSED WITHIN 1 MILE RADIUS (KB HOMES = 317 UNDER CONSTRUCTION ACROSS ETHANAC)
- POTENTIAL TO ASSEMBLE ADJACENT PARCELS FOR FUTURE RETAIL CENTER @ SIGNALIZED SE CORNER OF ETHANAC AND GOETZ RD.
- PHASE 1, TOPO, ALTA SURVEY, SOILS REPORT AND PERC TEST COMPLETED AND AVAILABLE TO BUYER

\$618,660 = \$2.99 PSF



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ASSOCIATES

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GORDON MIZE

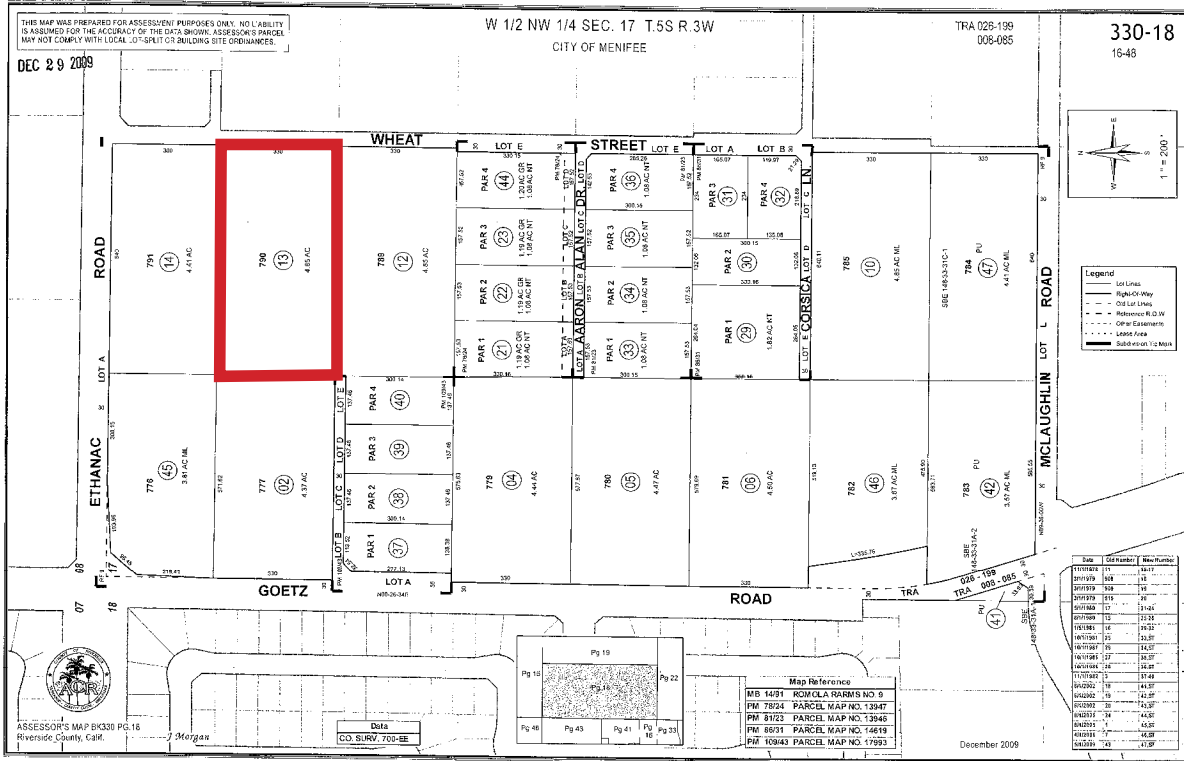
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