

# HAWTHORNE HEIGHTS

Riverside, CA



## PROPERTY OVERVIEW

Hawthorne Heights is a rare builder opportunity in an exceedingly supply-constrained market. It is an infill property located southwest of Indiana Avenue and Jackson Street in the City of Riverside, County of Riverside. The Property was formerly developed as Hawthorne Elementary School within the Riverside Unified School District.

- Hawthorne Heights consists of 6.84 acres located within 0.5 miles of Van Buren Boulevard and State Route 91.
- The Property has an approved Tentative Tract Map 37032 for 54 single-family detached lots with a minimum lot size of 3,150 sf (45' x 70').
- Hawthorne Heights is a gated community with a passive park and tot lot.

## QUICK FACTS

PROJECT SIZE	6.84 Acres
ENTITLEMENTS	TTM Approved
SITE CONDITION	Unimproved
OFFERS DUE	Submit Offer



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