

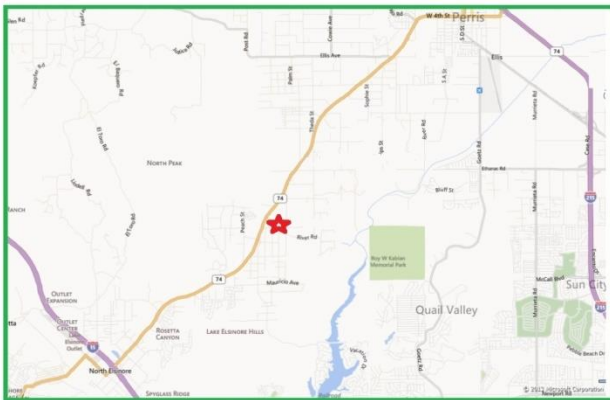


Commercial Corner on Hwy 74—Appx 7 Acres



- **NEC of Hwy 74 & River Rd.**
- **Between Perris & Lake Elsinore**
- **The County is Planning on Rezoning to “Mixed Use Area”, which would allow Commercial, Res, or Multi-Family**
- **Appx 1,000 Feet of Combined Frontage (300 ft on Hwy 74 & 700+ ft on River Rd.)**
- **Located Directly in Path of Growth**
- **APN: 345-220-085**
- **Developer Terms Possible**

Price: \$900,000



Mel Wagstaff
KW Commercial

Cell: (714) 392-0806

mel.wagstaff@gmail.com

BRE #00841847 BRE# 01898339