

34°05'01.88"N

RARE LARGE-SCALE LAND DEVELOPMENT OPPORTUNITY
+/- 3,328 ACRES IN RIVERSIDE COUNTY

114°51'00.62"W

[RICE]

AIRFIELD

34°05'01.88"N 114°51'00.62"W



TEAM
CONDON

FOR SALE OR LEASE

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EXECUTIVE SUMMARY

Cushman & Wakefield, as Exclusive Advisor, is pleased to offer the opportunity to acquire the fee simple interest in Rice Airfield (the “Property”). Encompassing an impressive 3,328 acres, the Rice Airfield is one of the largest available land sites in Southern California.

The Property sits between four of the largest metro areas in the Western and Southwestern U.S., providing a strategic location advantage for users who value access to the broader Southern California, Nevada, and Arizona markets. Formerly operated as a U.S. Army airfield and training facility, then civilian airfield, the Property has a storied past and unique future development potential.

PROPERTY

ADDRESS	RICE AIRFIELD RIVERSIDE COUNTY, CA (34.06556, -114.81333)
JURISDICTION	UNINCORPORATED RIVERSIDE COUNTY
SITE AREA	±3,328 ACRES
ZONING	W-2 (CONTROLLED DEVELOPMENT)
APNS	801-042-044, 801-062-012, 801-070-005
SITE CONDITION	THE PROPERTY IS A FORMER U.S. ARMY AIRFIELD, THEN PUBLIC-USE AIRFIELD, THAT HAS SINCE BEEN CLEARED OF ANY PERMANENT STRUCTURES.

Unlike other Mojave Desert land sites, the Rice Airfield features two high-capacity water wells with an estimated 380 GPM during a 24-hour pump test. Engineering evaluations also identified the potential for a future high-capacity production well estimated at 2,500–3,500 GPM. Moreover, the Property was previously entitled for a utility-scale solar facility, providing a trodden pathway for future entitlement work.



CENTRALLY LOCATED BETWEEN FOUR OF THE LARGEST METROPOLITAN AREAS IN THE U.S. WEST AND SOUTHWEST.

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PROPERTY HIGHLIGHTS

LARGE-SCALE DEVELOPMENT OPPORTUNITY

Comprising approximately 3,328 contiguous acres (5.2 square miles), Rice Airfield is one of the largest privately controlled development opportunities in Southern California, offering the scale to accommodate a single-user campus or multi-use phased development.

EXTENSIVE GROUNDWATER INFRASTRUCTURE

The Property features two completed groundwater wells supported by extensive hydrogeologic investigations, pump testing, and aquifer characterization, providing a significant infrastructure advantage for water-intensive industrial, energy, and next-generation development uses.

FLEXIBLE ZONING

Rice Airfield is within an unincorporated area of Riverside County and contains zoning that allows for multitude of potential redevelopment uses, including utility and infrastructure plays, solar power plants, and golf courses, to name a few.

PRIOR ENTITLEMENT WORK COMPLETED

The Property previously received approvals for a Concentrated Solar Power facility following extensive environmental, engineering, biological, and cultural studies, providing the framework for future development analysis.

STRATEGIC REGIONAL CONNECTIVITY

With approximately 2.75 miles of frontage along Highway 62, rail accessibility, and connectivity to Southern California, Arizona, and Nevada, the Property is positioned to serve a wide range of industrial, logistics, energy, and infrastructure users.



ZONING OVERVIEW

ZONING SUMMARY

JURISDICTION	UNINCORPORATED RIVERSIDE COUNTY
ZONING	W-2 (CONTROLLED DEVELOPMENT)

[+ LINK TO ALL PERMITTED USED](#)

ZONING DESCRIPTION

Rice Airfield is located in Unincorporated Riverside County’s W-2 zone. This zoning designation is intended to accommodate a broad range of rural, agricultural, recreational, residential, and certain commercial or institutional uses while allowing the County to evaluate more intensive projects on a case-by-case basis.

PERMITTED BY RIGHT

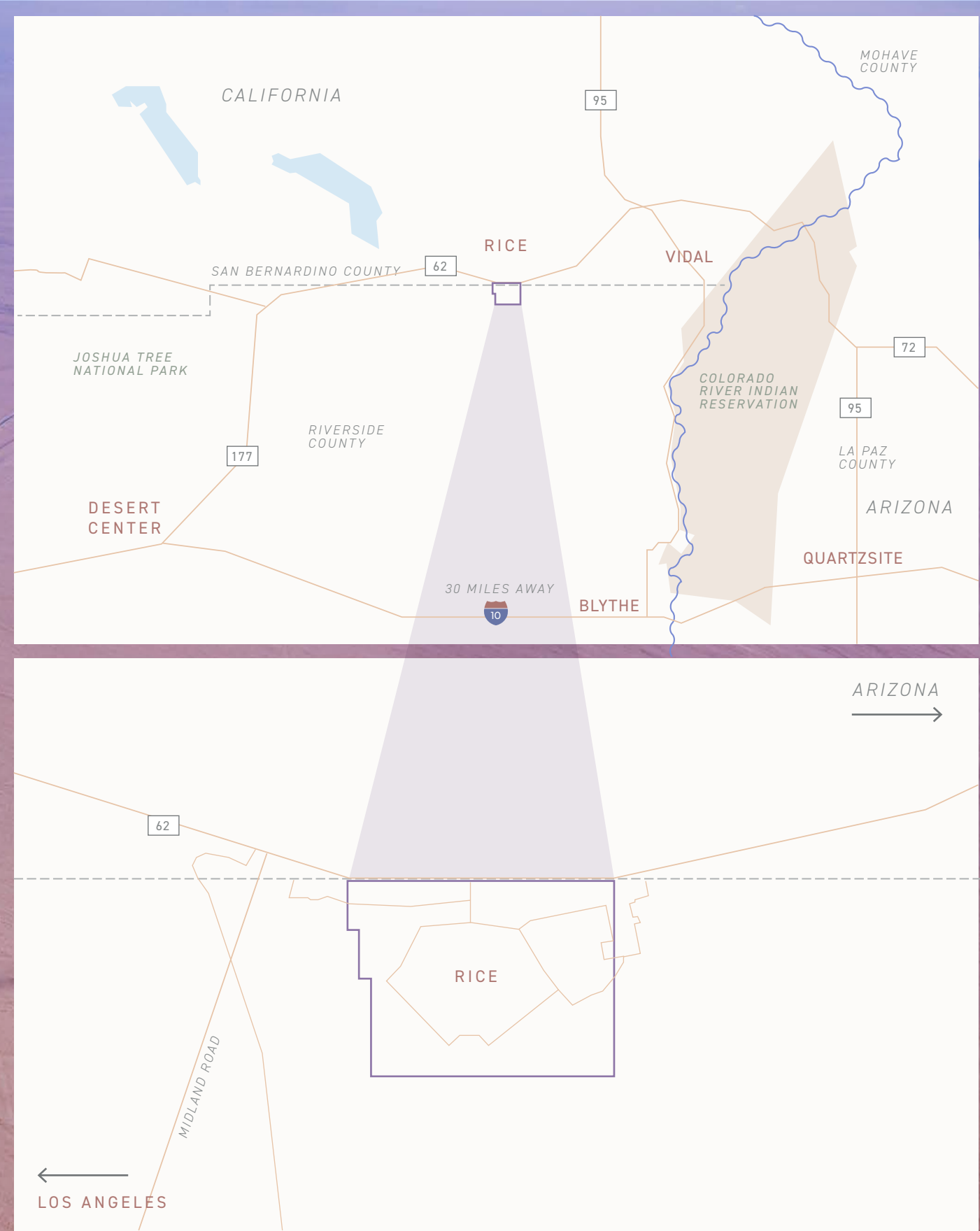
- Single-family residences
- Commercial agriculture (orchards, vineyards, nurseries, greenhouses)
- Water works and irrigation facilities
- Commercial farming and crop processing associated with on-site agriculture
- Livestock operations and experimental breeding
- Farm employee housing (subject to standards)
- Agricultural produce sales stands
- Public utilities (electric transmission, pipelines, substations, water facilities, telecommunications, railroads)
- Kennels/catteries (subject to separate approval)

PERMITTED WITH PLOT PLAN APPROVAL

- Guest ranches
- Educational institutions, libraries, museums
- Churches and places of worship
- Public parks and playgrounds
- Golf courses and country clubs
- Child day care centers
- Radio, telecommunications and microwave facilities
- Meat cutting and packaging (no slaughtering)
- Home-based beauty shops
- Temporary subdivision sales offices

PERMITTED WITH CONDITIONAL USE PERMIT (CUP)

- Airports and landing fields
- Mining operations
- Cemeteries
- Commercial fairgrounds and exhibition grounds
- Recreational vehicle parks
- Trailer and boat storage
- Commercial stables and riding academies
- Recreational lakes
- Disposal service operations
- Auction yards
- Outdoor film studios
- Camps
- Large and small animal hospitals
- Solar power plants (10+ acres)

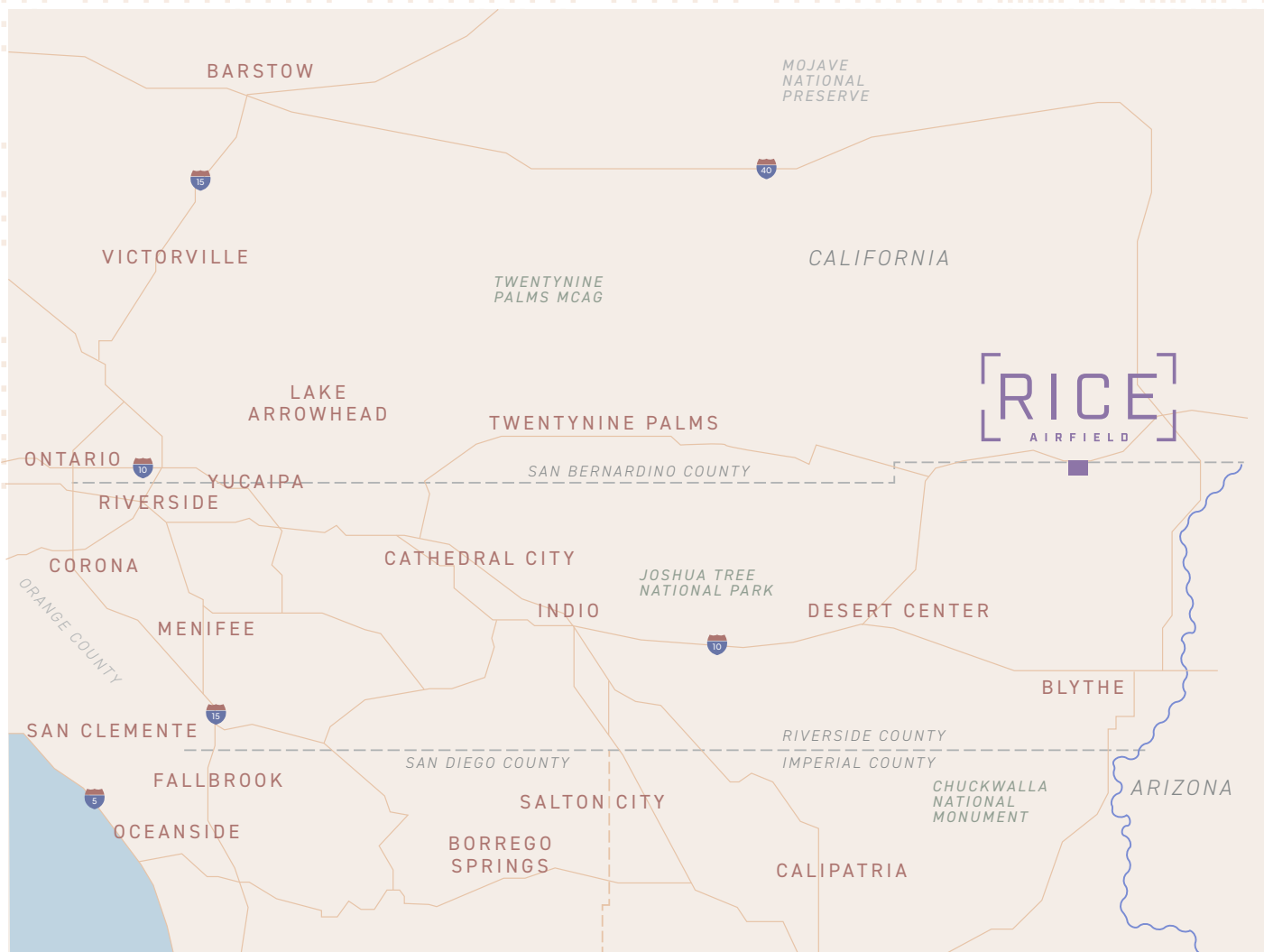


TRANSACTION GUIDELINES ON A SALE

The offering of Rice Airfield is being conducted exclusively by Cushman & Wakefield. All questions and inquiries should be directed to the Cushman & Wakefield representatives. Prospective investors are strongly discouraged from directly contacting Owner without the express written consent of Cushman & Wakefield. Owner and Cushman & Wakefield reserve the right to alter the Transaction Guidelines in their sole discretion.

Cushman & Wakefield will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Memorandum. The prospective buyer will be selected by Seller in its sole and absolute discretion based on a variety of factors including, but not limited to:

- PURCHASE PRICE
- TIMING OF DUE DILIGENCE AND CLOSING PERIODS
- SOURCE OF BOTH EQUITY AND DEBT (IF APPLICABLE) FOR THE TRANSACTION



RIVERSIDE COUNTY MARKET OVERVIEW

Riverside County has become one of Southern California's leading markets for industrial, logistics, manufacturing, and infrastructure development. Spanning more than 7,200 square miles, the county offers the scale and land availability required to accommodate projects that are otherwise increasingly difficult to develop in California's more supply-constrained coastal markets.

The county benefits from an extensive transportation network, including Interstate 10, Interstate 15, State Route 60, State Route 91, and major freight rail corridors, providing connectivity throughout Southern California and the Western United States. Proximity to the Ports of Los Angeles and Long Beach further supports regional industrial and logistics activity.

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