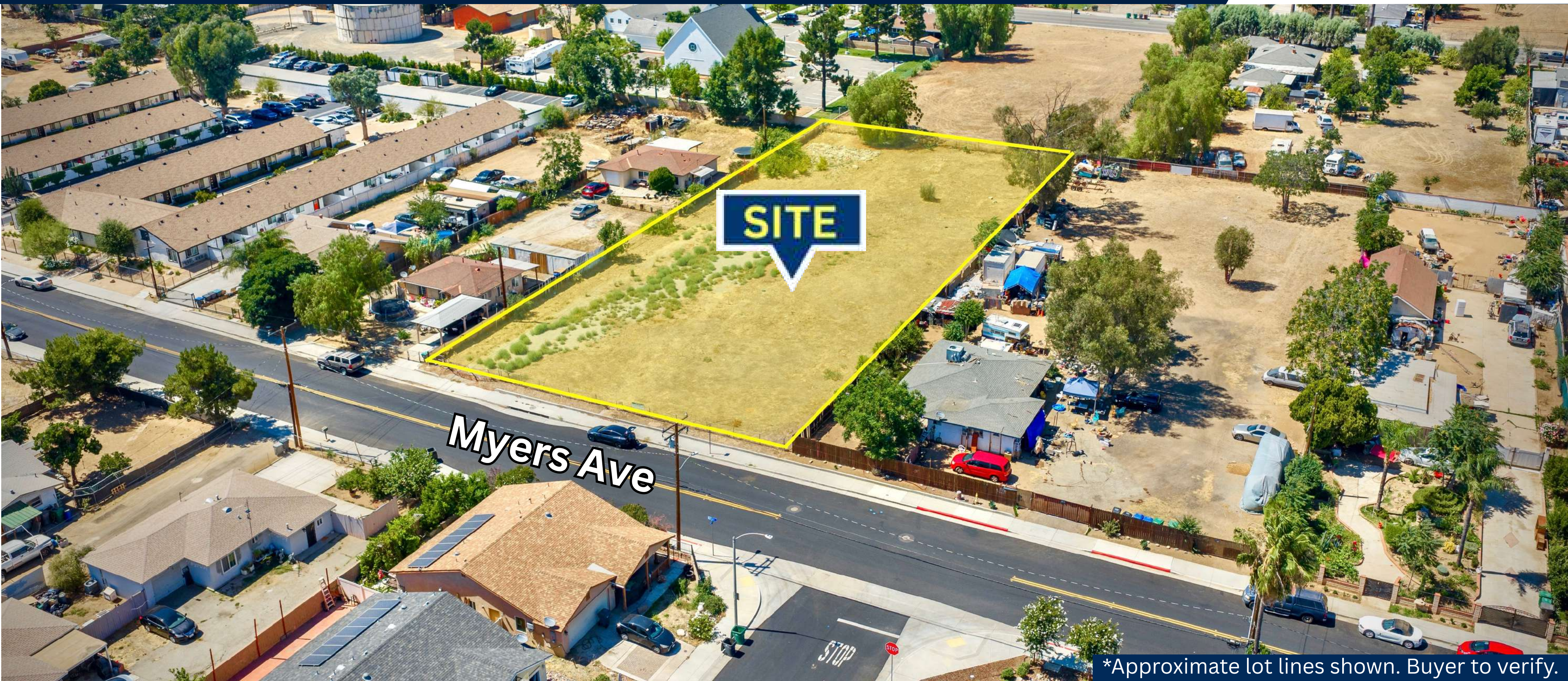


For Sale

**24270 Myers Ave,
Moreno Valley, CA 92553**

ENTITLED 16-UNIT TOWNHOME PROJECT / ±0.91 ACRES



*Approximate lot lines shown. Buyer to verify.

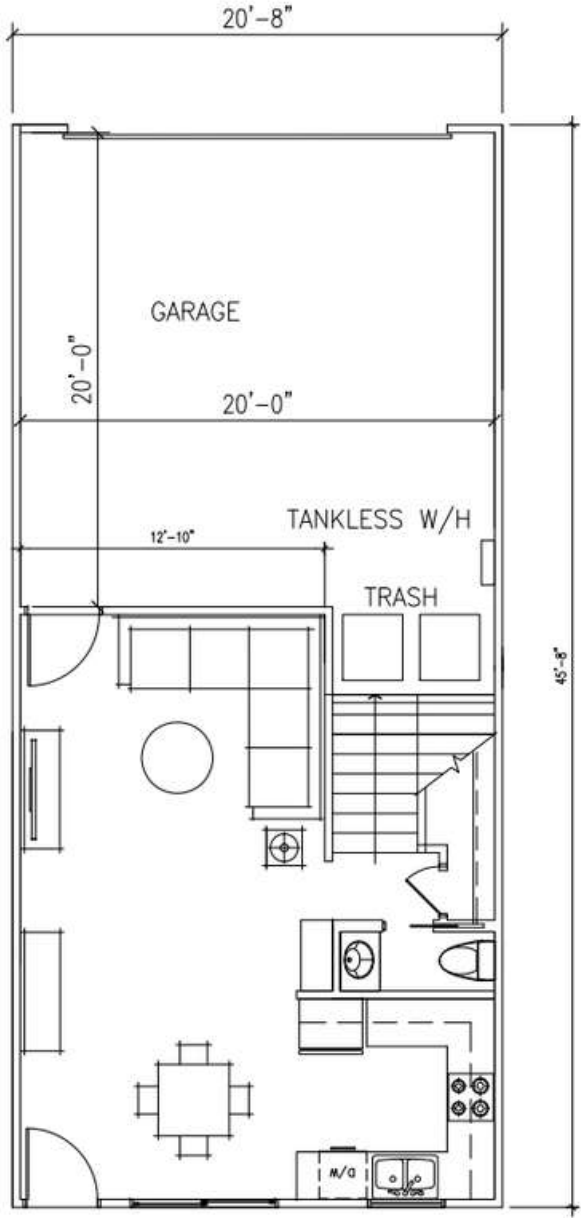
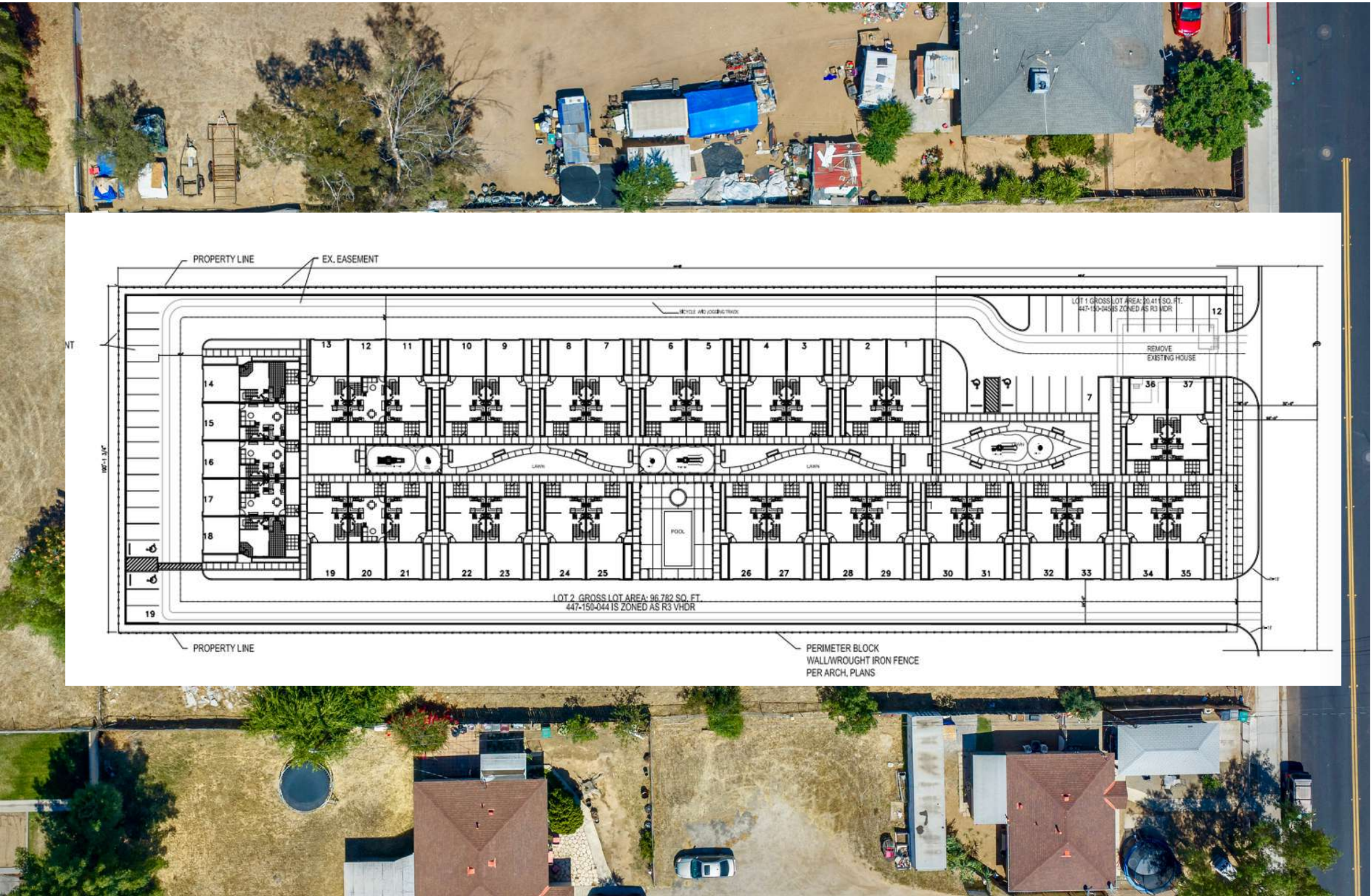
HIGHLIGHTS:

- ±0.89 Acre Site
- Zoning: SP-204-VR
- Entitled for 16 Townhomes
- Approved TTM#38676
- Proposed 4 Bd/3.5 Bth Units
- APN#481-24-0038
- Opportunity Zone
- Minutes to I-60 Freeway
- Walking Distance to Schools
- All Utilities Available
- Curb & Gutter along Myers
- High-Growth Moreno Valley Location
- Price: \$799k

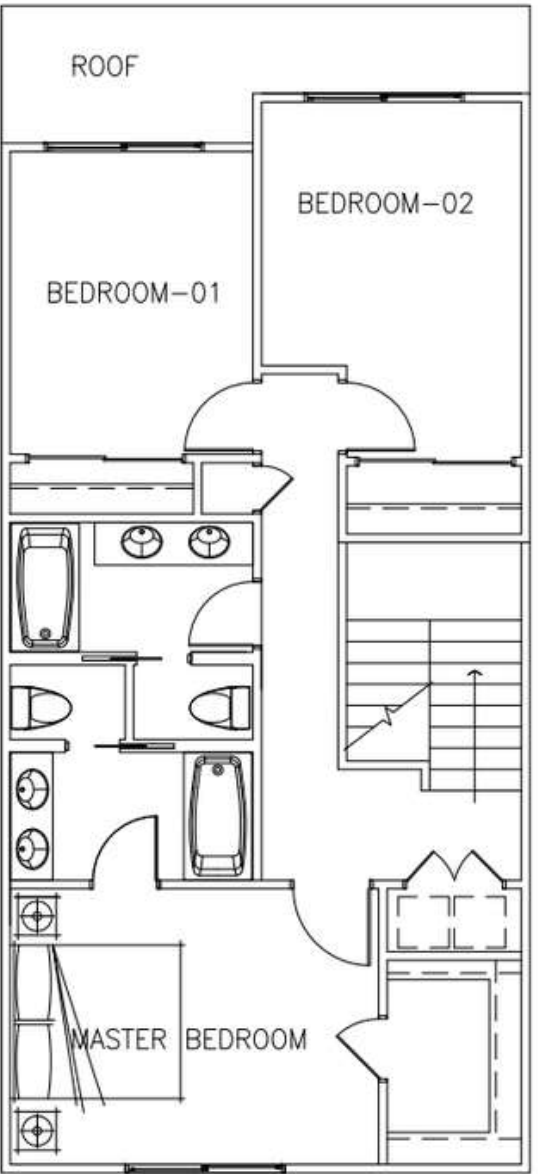
24270 Myers Ave, Moreno Valley, CA 92553



APPROVED TTM #38676



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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**Subject
Property**

Myers Ave

DEMOGRAPHICS



MORENO VALLEY AT A GLANCE

 211,436 2024 Estimated Population	 1.42% Population Growth 2024-2029	 68,027 2024 Estimated Households
 \$91,235 Average Household Income	 30.1 Median Age	 \$556,700 Median Home Value

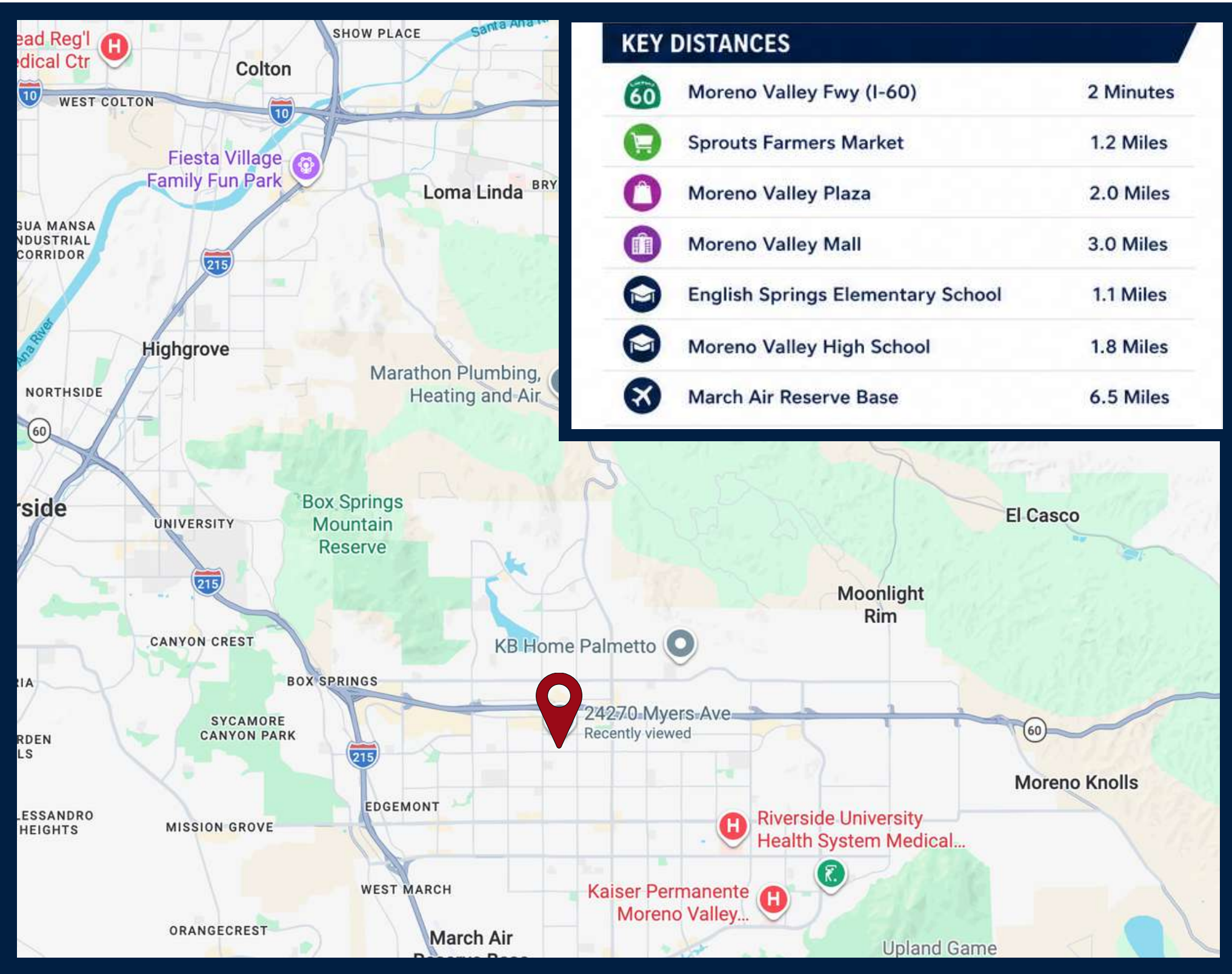
DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
 2024 Estimated Population	22,141	142,233	204,452
 2029 Projected Population	22,781	146,471	211,071
 Population Growth 2024-2029	2.89%	2.99%	3.24%
 2024 Estimated Households	7,064	44,538	63,854
 Average Household Income	\$84,373	\$90,386	\$93,482
 Median Household Income	\$66,862	\$72,124	\$75,707
 Median Home Value	\$556,700	\$572,300	\$598,600

Sources: Esri 2024 | All information is from sources deemed reliable and is subject to change.

KEY DISTANCES

	Moreno Valley Fwy (I-60)	2 Minutes
	Sprouts Farmers Market	1.2 Miles
	Moreno Valley Plaza	2.0 Miles
	Moreno Valley Mall	3.0 Miles
	English Springs Elementary School	1.1 Miles
	Moreno Valley High School	1.8 Miles
	March Air Reserve Base	6.5 Miles



For More
Information:

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