

±46.44 AC - For Sale | Residential Land

BLUE SKY ROAD - **REO SALE**



Cajalco Road

Juniper Road

Blue Sky Road



Perris, California



COLDWELL BANKER
COMMERCIAL
LAND TEAM

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Executive Summary

PROPERTY FACTS

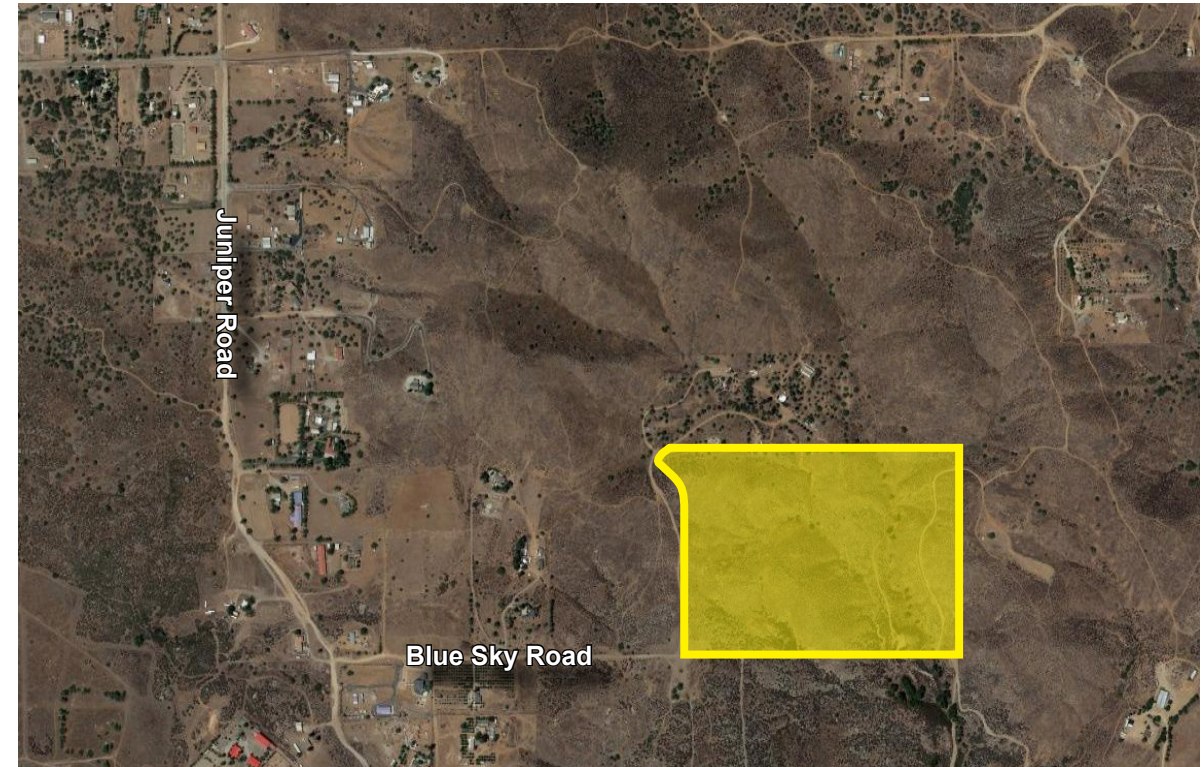
- LOCATION: Perris - Riverside County, CA
- TOTAL SITE AREA: ±46.44 Acres
- APN: 321-210-053 & 321-210-054
- PURCHASE PRICE: ~~\$450,000~~ **\$399,000**
- PRICE PER AC: ~~\$9,690~~ **\$8,591**
- Owner willing to carry
- ZONING: R-A-2 1/2
- GENERAL PLAN: Rural Residential (RR)

PROPERTY OVERVIEW

The subject property consists of two parcels totaling approximately 46.44 acres of land within the Lake Matthews area in Riverside County. The parcels have frontage on Blue Sky Road. The area surrounding the property consists of mostly rural residential/large lot homes and some agricultural operations. The property lies approximately 4.5 miles from Highway 74 access which connects to the I-215 to the north and the I-15 to the south.

ZONING

The property is within the Lake Matthews/Woodcrest Planning Area of Riverside County's General Plan. It has a zoning classification of R-A-2 ½ which allows for single family residences on a minimum lot size of 2.5 acres consistent with the development standards in the county's municipal code.



Aerial Map

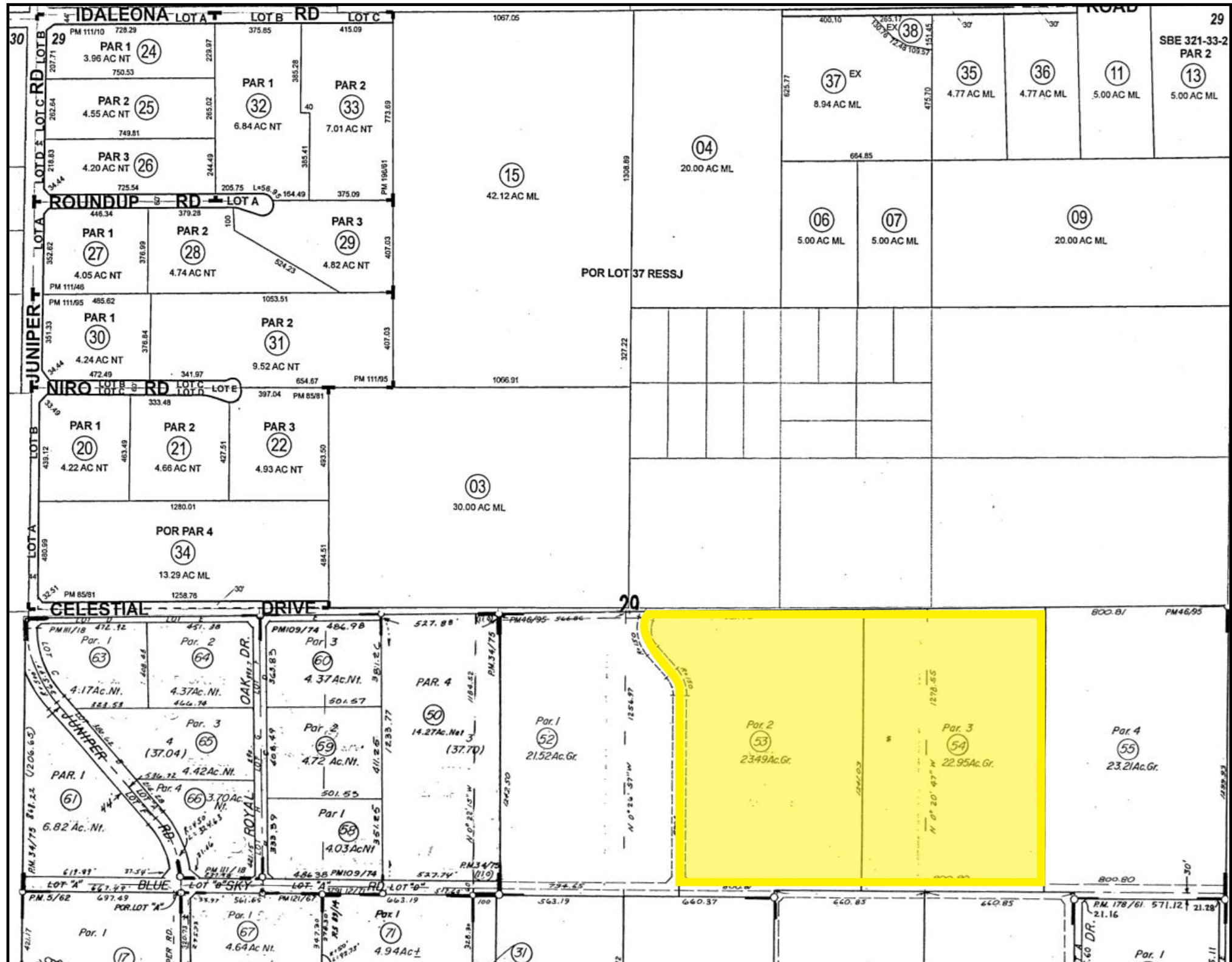


Aerial Map

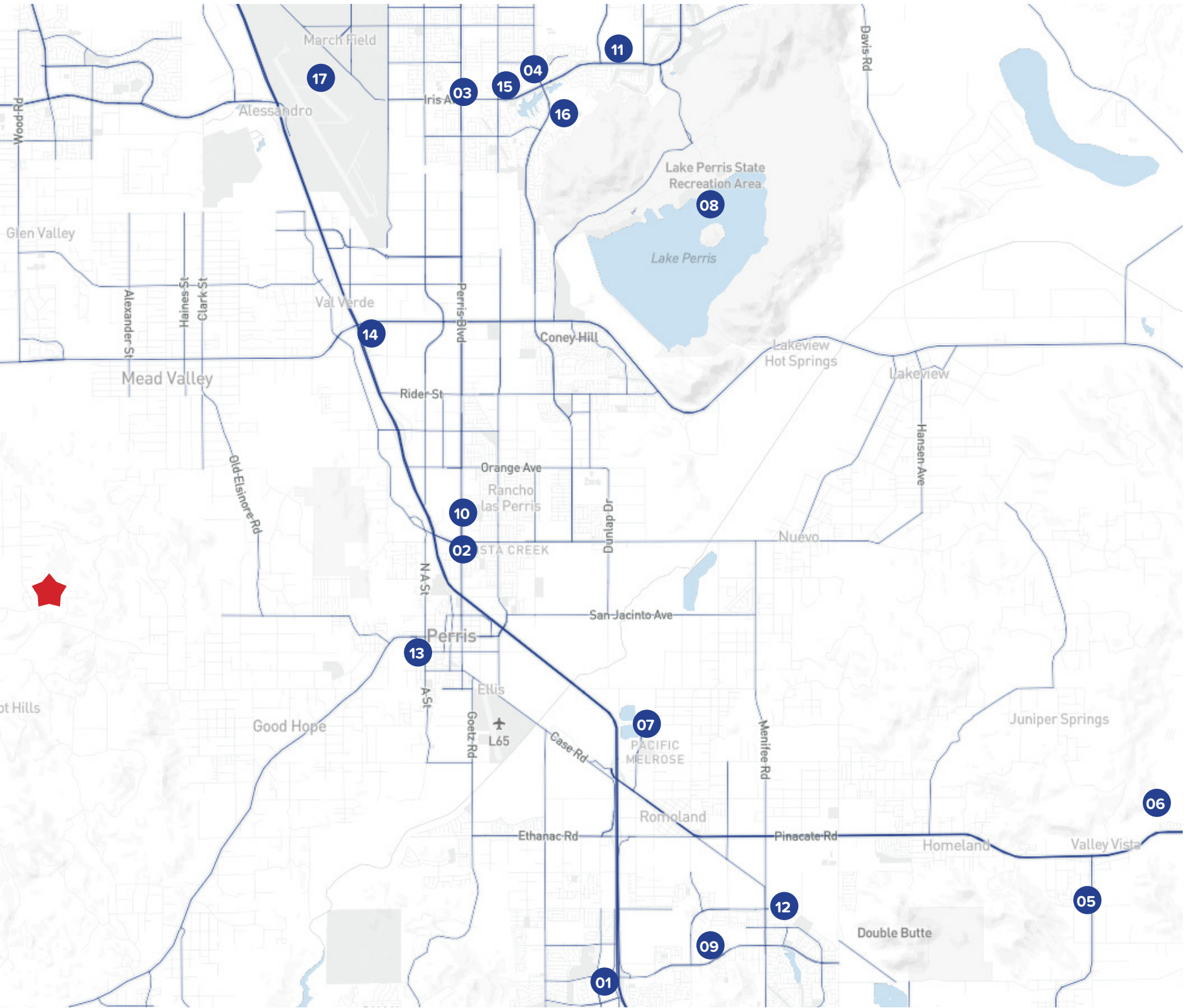


Assessor's Map

PROPERTY OVERVIEW



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Sun City Shopping Center
- 02 Perris Towne Square
- 03 Westgate Shopping Center
- 04 Lakeside Plaza
- 05 Winchester Farms Country Market

ENTERTAINMENT

- 06 Hemet Golf Club
- 07 Big League Dreams Perris
- 08 Lake Perris Recreation Area

MEDICAL FACILITIES

- 09 Menifee Valley Medical Center
- 10 Perris Valley Medical Center
- 11 Kaiser Permanente

EDUCATION

- 12 Mesa View Elementary School
- 13 Perris Elementary School
- 14 Val Verde Academy
- 15 Victoriano Elementary School
- 16 Lasselle Elementary School

GOVERNMENT FACILITIES

- 17 March Air Reserve Base

Perris, CA

Perris is a city located in Riverside County, California, United States. It is situated in the Inland Empire region of Southern California.

Perris is known for the Perris Valley Airport, which hosts the annual Perris Valley Skydiving competition. The city is also home to the Orange Empire Railway Museum, a popular attraction for railway enthusiasts, featuring a large collection of vintage trains and artifacts.

Perris was founded around the California Southern Railroad in the 1880s; depot and historic Southern Hotel (built in 1886) remain cultural landmarks >

Other Perris Attractions:

Southern California Railway Museum: West Coast’s largest operating railroad museum, featuring heritage train rides

Lake Perris State Recreation Area: A favorite for boating, hiking, and camping.

Skydiving & Motorsports: Noted skydiving facilities at Perris Valley Airport and events like sprint car racing at Perris Auto Speedway.

Popular local events include craft fairs, festivals, and the Southern California Fair at Lake Perris.

2025 Summary

Population	83,032
Households	19,386
Median Age	31.3
Median Household Income	\$82,523
Average Household Income	\$97,845



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