

±9.62 Acres | Up to 30 DU/Acre | Perris Residential Development Opportunity



VACANT LAND- \$ 1,900,000

9.62 Acres

EXCLUSIVE OFFERING MEMORANDUM

Raffaele Suprano

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RESIDENTIAL DEVELOPMENT OPPORTUNITY

The property represents a rare opportunity for a residential development opportunity in the western Riverside County within Inland Empire. City Of Perris has emerged as an increasingly important residential growth market, supported by population expansion, regional employment growth, transportation connectivity and the continue migration of household seeking more attainable housing alternative to neighboring Counties and Cities. Strategically located within a major north-south connectivity Interstate 215 throughout Riverside and San Bernardino counties. Perris is also served by MetroLink 91/Perris Valley Line, connecting the area with Riverside and the broader Southern California commuter rail network.

The property offers favorable site characteristics for future development, including FLAT topography, existing street access, and utilities located to the access street including storm drainage. The property is being offered unentitled giving a builder or developer the flexibility to pursue a residential plan that takes advantage of the site's Housing Opportunity Area designation and permitted density.

The property APN: 342-080-004, is strategically positioned within the City of Perris and is specifically identified as Site 5.3 within Housing Opportunity Area - Ellis Avenue & River Rd in the City Housing Element.

The designation creates a compelling opportunity for higher density residential development, with the Housing Element providing for residential development a density of up to 30 dwelling units per net acres by right.

The subject site represents an opportunity to acquire a substantial residential development site within one of SoCal growing Inland Empire markets, with the potential to evaluate a range of residential strategies under the property's existing land-use framework and Housing Opportunity Area designation.

APN: 342-080-004



KEY HIGHLIGHTS

- **±9.62 Acres** of generally flat vacant land
- **Housing Opportunity Area** - Identified as Site 5.3 within Housing Opportunity Area 5 - Ellis Avenue & River Road
- **Up to 30 DU/Acre** - Higher-density residential opportunity under the City of Perris Housing Element, subject to applicable development standards
- **Flexible Development Opportunity** - Offered unentitled, allowing a developer to evaluate the optimal residential product and site plan
- **Utilities Nearby** - Utilities reported at or near the property
- **Growing Residential Market** - Located within the expanding Perris/Mead Valley residential market
- **Nearby Builder Activity** - New and planned residential communities support continued investment in the surrounding area
- **No General Plan Amendment or Zone Change.**
- **Zoning MFR 14** - 30 unit/acre by right

APN: 342-080-004

OPPORTUNITY OVERVIEW

PROPERTY INFORMATION

APN: 342-080-004

LAND SIZE: ± 9.62 Acres

PROPERTY TYPE: Residential Land

TOPOGRAPHY: Generally Flat

ACCESS: River Rd

UTILITIES: EVMWD; Riverside County Flood Control; Socal Edison; Socal Gas; Cable: Spectrum / Frontier

MUNICIPALITY: City of Perris

SCHOOL DISTRICT: K-6 Railway Elementary School (0.7 miles); Pinacate Middle School (7-8) approx. 0.5 mile; Perris High School (9-12) - approx. 2.4 miles

IMPROVEMENT/EXISTING USE: Vacant Land

Asking Price: \$ 1,900,000

- Contact Broker for Additional information on Housing Element, Land Use and Zoning





SUBJECT PROPERTY

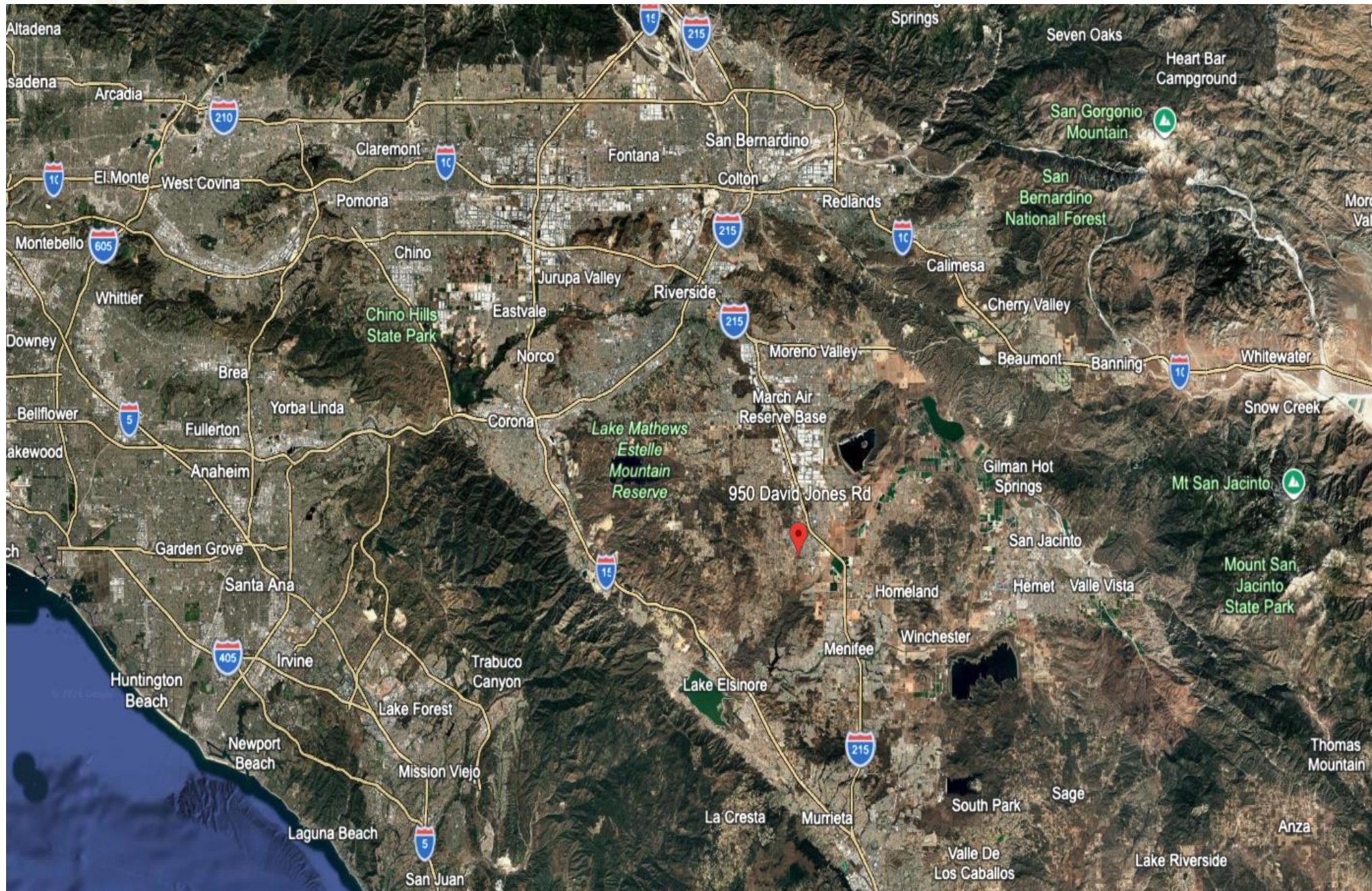
DEVELOPMENT OVERVIEW

HOUSING OPPORTUNITY	AREA 5
HOUSING ELEMENT SITE	SITE 5.3
DENSITY	UP TO 30 DU/AC
LAND USE	R-10,000
EXISTING ZONING	MFR - 14 / R-10,000
ENTITLEMENT STATUS	UNENTITLED
MUNICIPALITY	CITY OF PERRIS
PRICE / ACRE	± \$197,505
PERMITTED USES: SFR-DETACHED (MINIMUM LOT SIZE 3,000 SF) ATTACHED RESIDENTIAL - DUPLEXES - TOWNHOMES AND MULTIFAMILY	

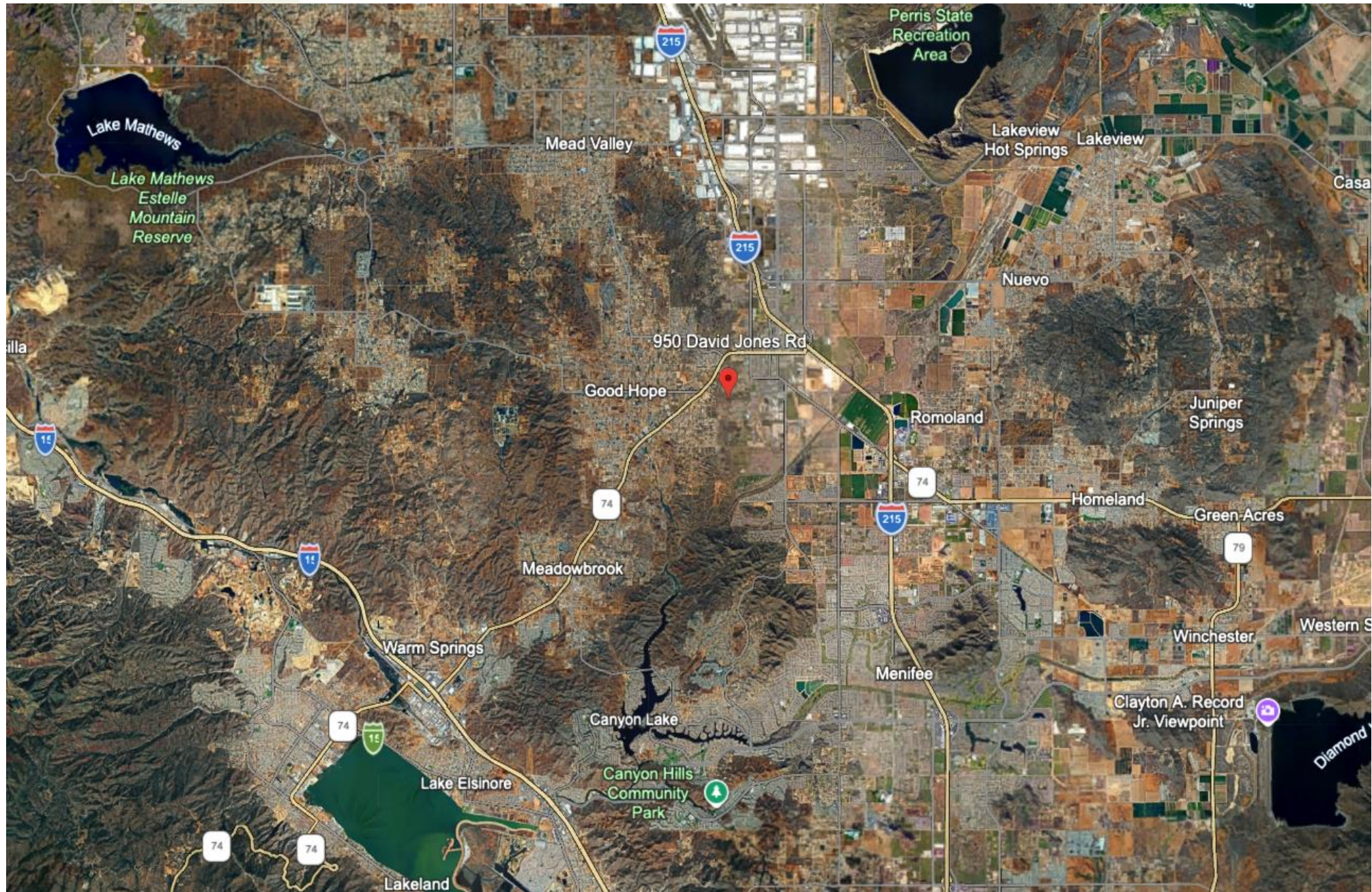


950 DAVID JONES, PERRIS, CA 92570

REGIONAL MAP



950 David Jones Rd, Perris CA
92570



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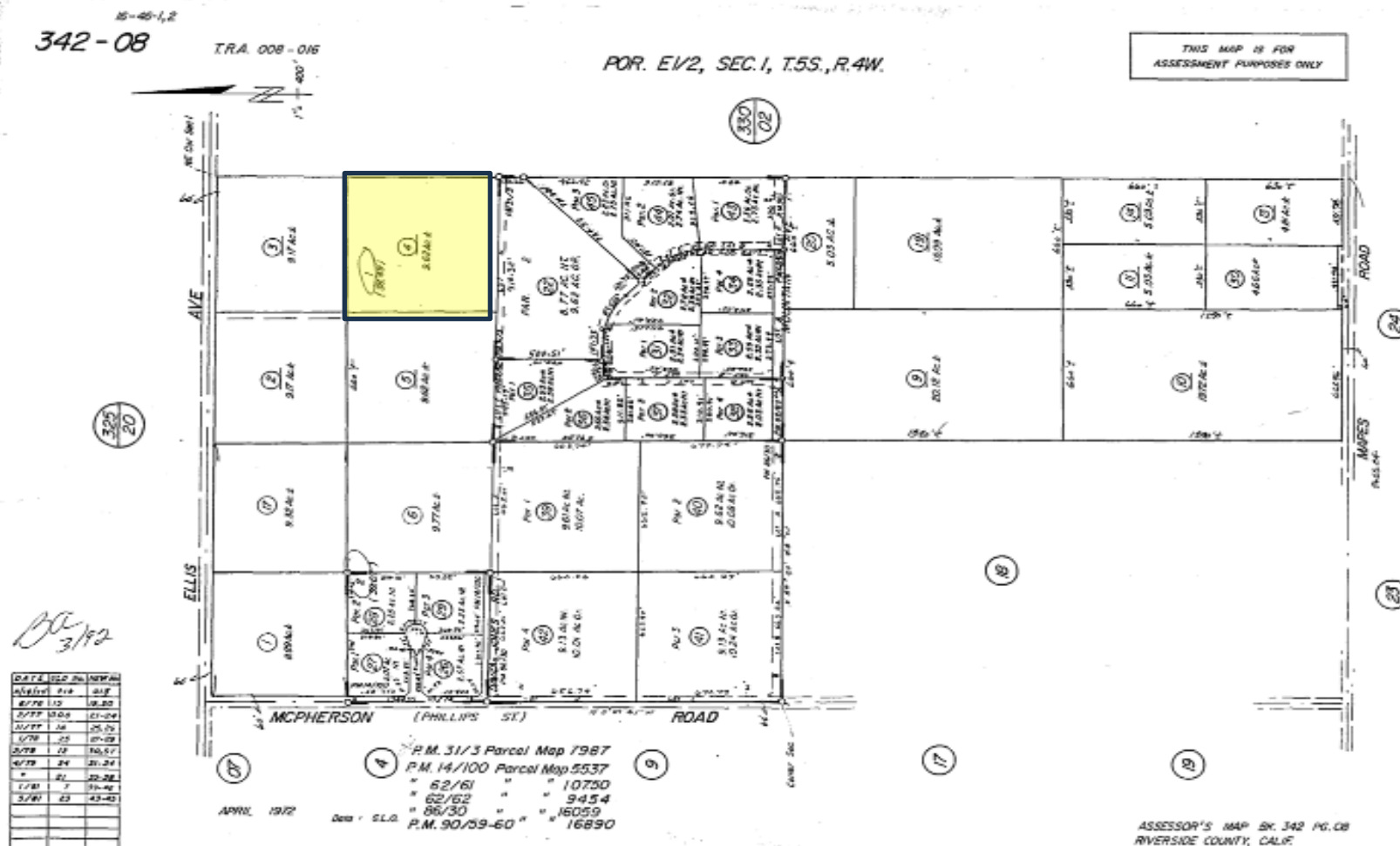
950 David Jones Rd, Perris CA 92570

CLOSEUP MAP



950 David Jones Rd, Perris CA 92570

PLAT SURVEY MAP





Additional Photo



CITY OF PERRIS

Located along the I-215 corridor in Riverside County, Perris is a growing Inland Empire community benefiting from continued population growth, expanding residential development and significant public and private investment.

The City's population is estimated at approximately 83,237 residents in 2025, representing growth of approximately 5.8% from its 2020 population base. Perris also maintains a comparatively young population, with approximately 28.5% of residents under the age of 18.

Residential growth remains a major component of the City's long-term planning strategy. Perris' Housing Element identifies multiple Housing Opportunity Areas intended to accommodate future residential development, while the City's Economic Development program reports more than 9,400 housing units in the development pipeline.

With direct access to Interstate 215, Metrolink commuter rail service and the broader Riverside County employment base, Perris continues to position itself as an important residential growth market within the Inland Empire.

Land Use Map: [City of Perris Land Use and Zoning Information](#)

Zoning Information: [Zoning Map & Housing Opportunity Area](#)



FOR MORE INFORMATION,
PLEASE CONTACT :

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DISCLOSURES



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