

# ±98 AC - For Sale | Expired TTM - 18 Lots

BLUE SKY ROAD

- **HUGE PRICE REDUCTION** from \$2.2M to \$750K
- **Submit all offers**
- **Ownership willing to consider selling parcels off individually**



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: ±98 Acres
- APN: 321-190-003; 321-210-052, 053, 054
- PURCHASE PRICE: ~~\$2,200,000~~ \$750,000
- PRICE PER AC: ~~\$22,450~~ \$7,653
- ZONING: R-A-2 1/2
- GENERAL PLAN: Rural Residential (RR)

## PROPERTY OVERVIEW

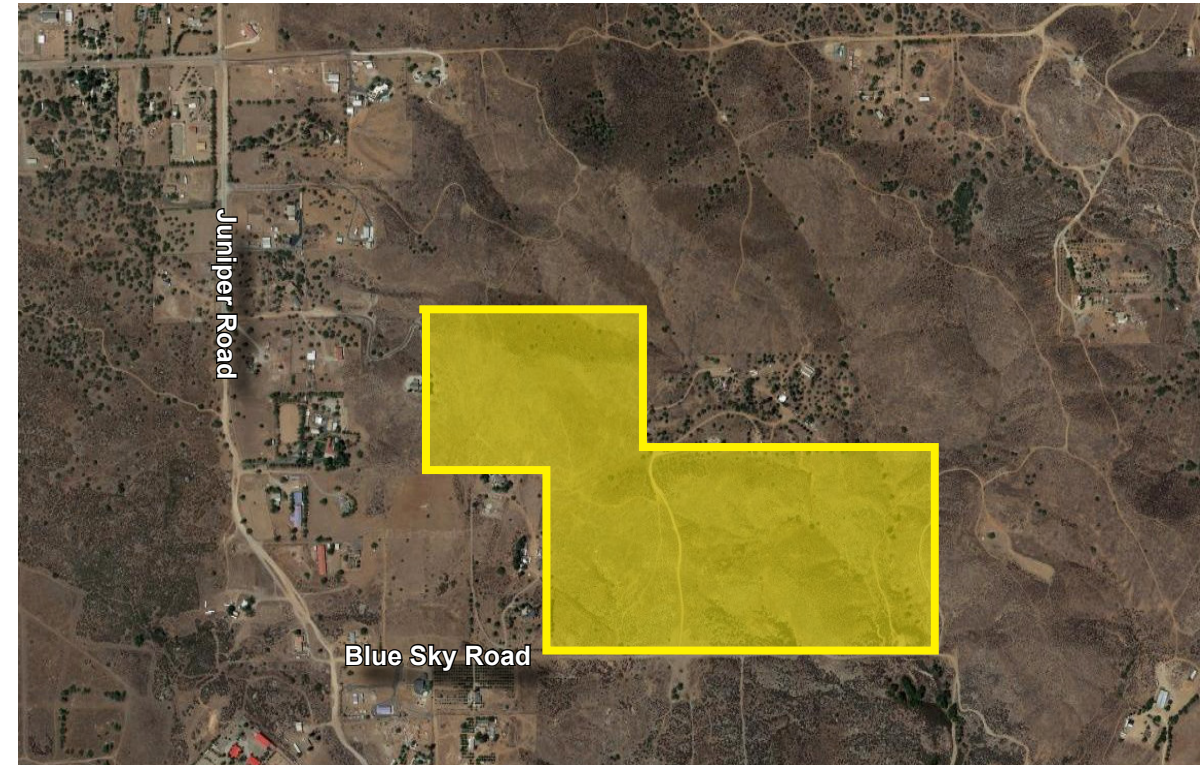
The subject property consists of four parcels totaling approximately 98 acres of land within the Lake Matthews area in Riverside County. Three of the four parcels have frontage on Blue Sky Road and form a rectangular shape measuring approximately 2,500 feet in width and 1,200 feet in length. The fourth parcel is connected to parcel #321-210-052 to its northwest via Celestial Drive. The property itself has mild topography on the frontage portion along Blue Sky Road and leads into hillside towards the northwestern most parcel. 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.

## ENTITLEMENTS

The property has an expired Tentative Tract Map (No. 30992) for 18 large single-family lots ranging from 3-5 acres with approximately 29 acres of open conservation area. Please refer to the next page for the map details.

## 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.

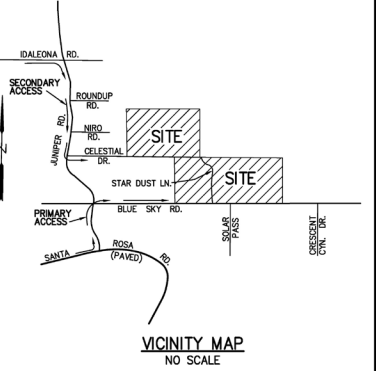


# Expired TTM

## TENTATIVE TRACT MAP NO. 30992 SCHEDULE 'C' RIVERSIDE COUNTY, CALIFORNIA

**UTILITY PURVEYORS**  
 WATER: WESTERN MUNICIPAL WATER DISTRICT  
 SEWER: EACH LOT TO BE SERVED BY ITS OWN PRIVATE SEPTIC SYSTEM  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 TELEPHONE: VERIZON  
 CATV: COMCAST  
 SCHOOL: RIVERSIDE UNIFIED SCHOOL DISTRICT

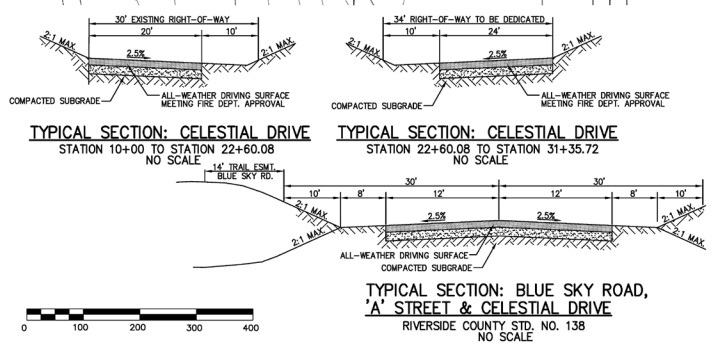
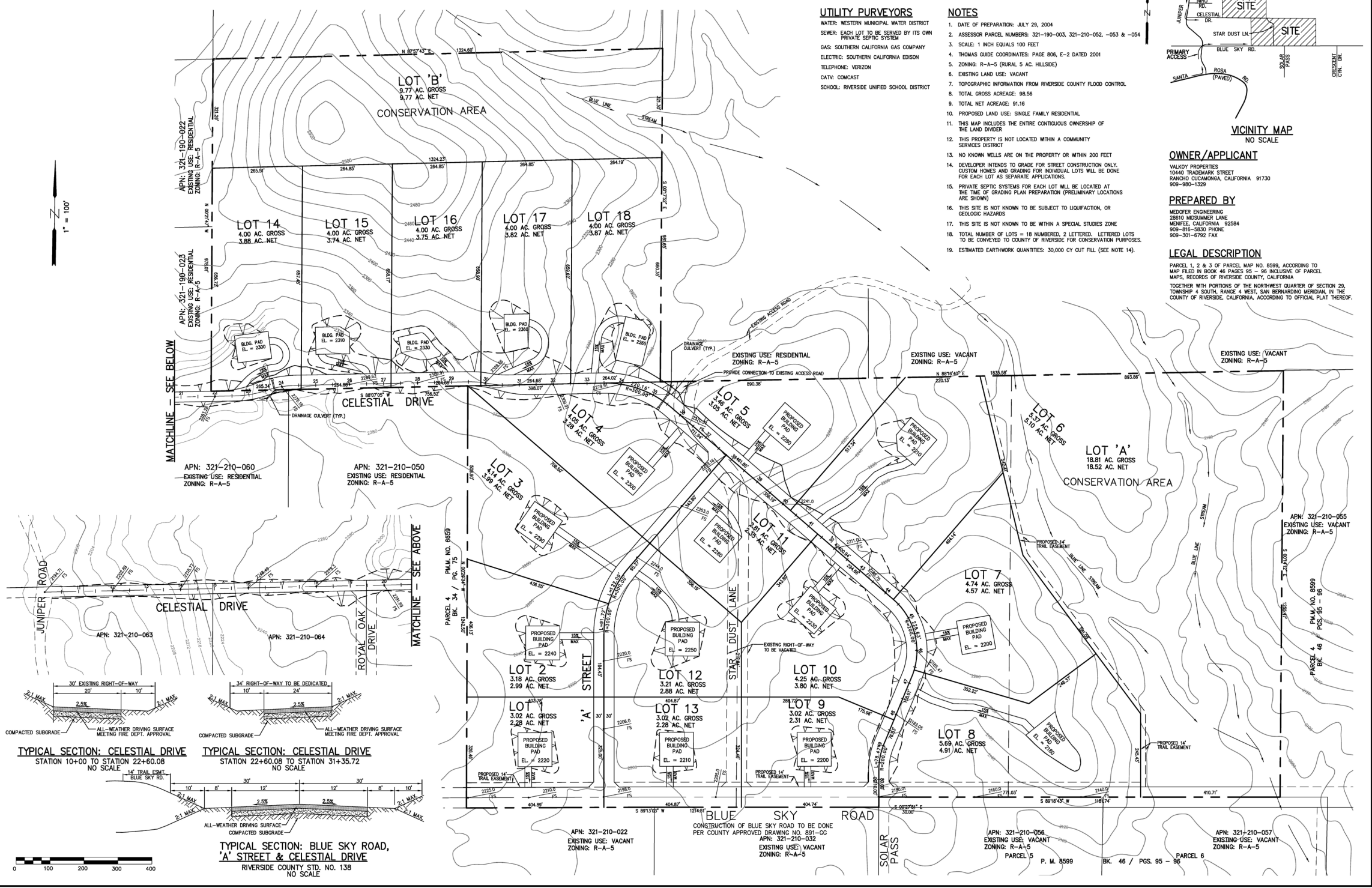
- NOTES**
- DATE OF PREPARATION: JULY 29, 2004
  - ASSESSOR PARCEL NUMBERS: 321-190-003, 321-210-052, -053 & -054
  - SCALE: 1 INCH EQUALS 100 FEET
  - THOMAS GUIDE COORDINATES: PAGE 806, E-2 DATED 2001
  - ZONING: R-A-5 (RURAL 5 AC. HILLSIDE)
  - EXISTING LAND USE: VACANT
  - TOPOGRAPHIC INFORMATION FROM RIVERSIDE COUNTY FLOOD CONTROL
  - TOTAL GROSS ACREAGE: 98.56
  - TOTAL NET ACREAGE: 91.16
  - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
  - THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
  - THIS PROPERTY IS NOT LOCATED WITHIN A COMMUNITY SERVICES DISTRICT
  - NO KNOWN WELLS ARE ON THE PROPERTY OR WITHIN 200 FEET
  - DEVELOPER INTENDS TO GRADE FOR STREET CONSTRUCTION ONLY. CUSTOM HOMES AND GRADING FOR INDIVIDUAL LOTS WILL BE DONE FOR EACH LOT AS SEPARATE APPLICATIONS.
  - PRIVATE SEPTIC SYSTEMS FOR EACH LOT WILL BE LOCATED AT THE TIME OF GRADING PLAN PREPARATION (PRELIMINARY LOCATIONS ARE SHOWN)
  - THIS SITE IS NOT KNOWN TO BE SUBJECT TO LIQUIFICATION, OR GEOLOGIC HAZARDS
  - THIS SITE IS NOT KNOWN TO BE WITHIN A SPECIAL STUDIES ZONE
  - TOTAL NUMBER OF LOTS = 18 NUMBERED, 2 LETTERED. LETTERED LOTS TO BE CONVEYED TO COUNTY OF RIVERSIDE FOR CONSERVATION PURPOSES.
  - ESTIMATED EARTHWORK QUANTITIES: 30,000 CY CUT FILL (SEE NOTE 14).



**OWNER/APPLICANT**  
 VALKOY PROPERTIES  
 10440 TRADEMARK STREET  
 RANCHO CUCAMONGA, CALIFORNIA 91730  
 909-980-1329

**PREPARED BY**  
 MEDOFFER ENGINEERING  
 28010 MIDSUMMER LANE  
 MENIFEE, CALIFORNIA 92584  
 909-616-5830 PHONE  
 909-301-6792 FAX

**LEGAL DESCRIPTION**  
 PARCEL 1, 2 & 3 OF PARCEL MAP NO. 8599, ACCORDING TO MAP FILED IN BOOK 46 PAGES 95 - 96 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
 TOGETHER WITH PORTIONS OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.



# Aerial Map

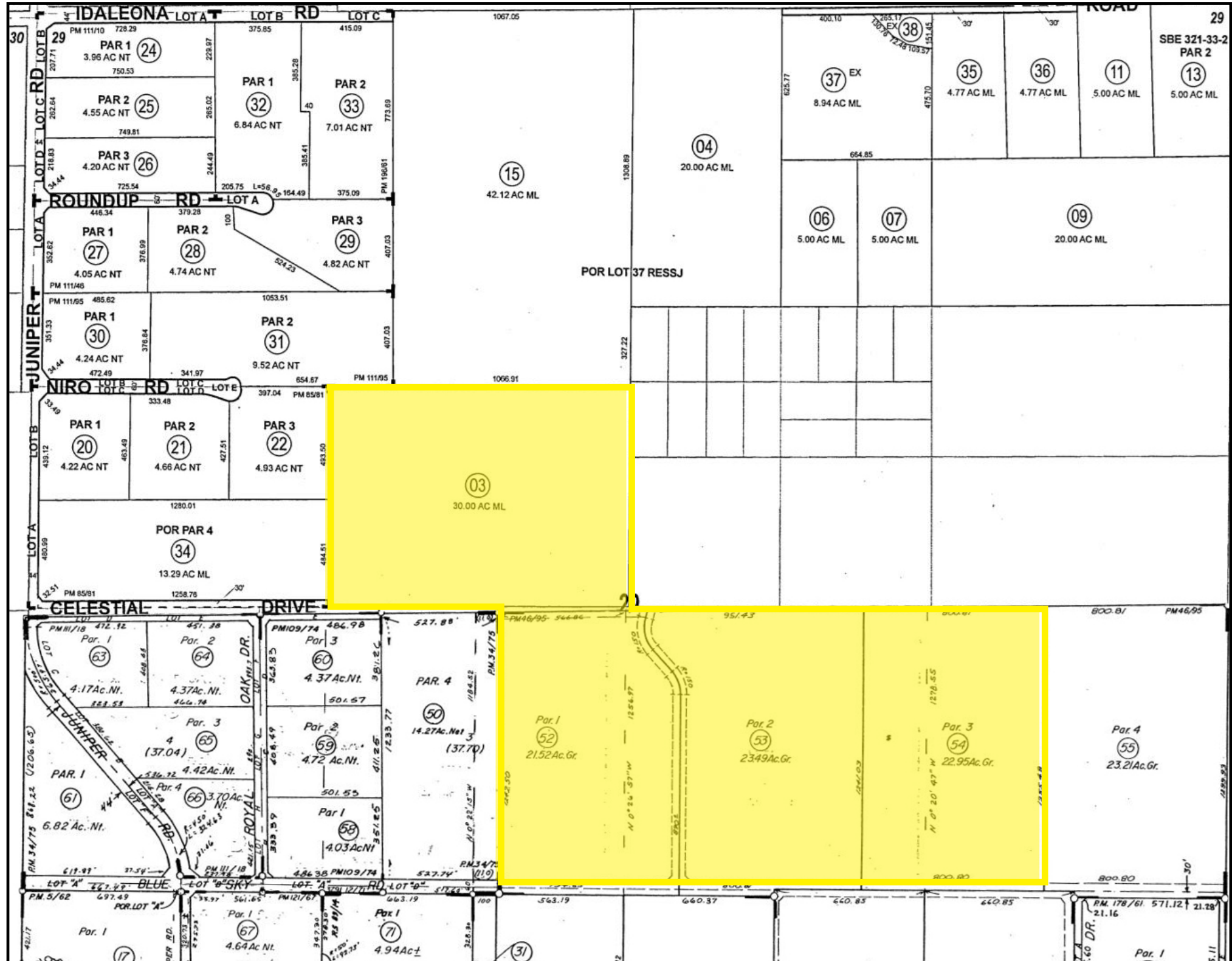


# Aerial Map

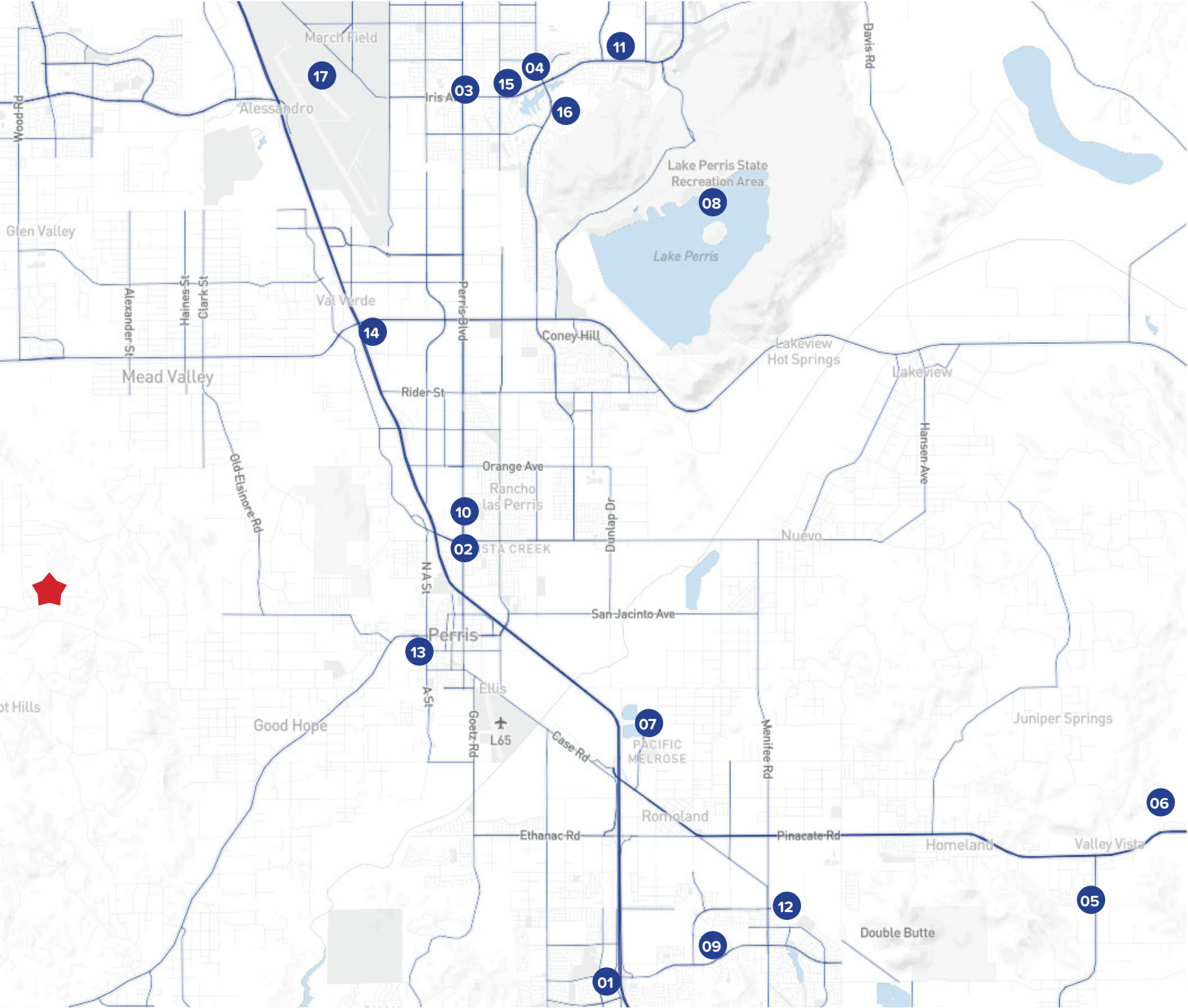


# Assessor's Map

## 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



**FOR MORE INFORMATION CONTACT:**

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