

LAND FOR SALE

603± ACRES, 2 PARCELS

DIAMOND VALLEY LAKE NORTH
City of Hemet
Riverside County, California

PARCEL 2



PARCEL 1



N.A.P.*

*Not a part.

The Seller makes no representations or warranties as to the potential use or fitness of this property for development and the accuracy of the information provided. Interested parties should make their own inquiries and investigations to confirm property information. Terms of sale and availability are subject to change or withdrawal without notice.

For Aerial Drone Video: <https://youtu.be/PE2oRRxiUVY>

For Listing Information, please contact: **Phyvin Mok**

Real Property Group, Acquisition and Disposition Team

(213) 217-6111 | tmok@mwdh2o.com



THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

LAND FOR SALE

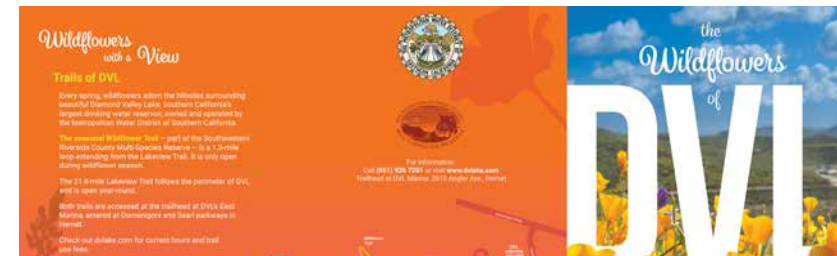
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City of Hemet
Riverside County, California

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LISTING SUMMARY

Property:	Diamond Valley Lake North
Total Lot Size:	Total 603± acres; (Parcel 1) 569 ± acres and (Parcel 2) 34± acres
Listing Price:	NEGOTIABLE
Terms:	All Cash at Closing, no financing contingency
Property Condition:	The Property is being offered AS-IS, WHERE IS, WITH ALL FAULTS
Zoning:	Zoning Map and zoning information provided herein are for informational purposes only. Interested parties should verify zoning and other property information independently
Commission:	Seller will cooperate with procuring brokers

Offering subject to requirements of the State of California Surplus Land Act, Section 54220 et seq.

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PROPERTY INFORMATION

	Acreage	Assessor Parcel Numbers	Zoning*
PARCEL 1	569± Acres	451-150-033 451-150-035 454-060-032 454-060-033 454-070-019 454-280-028 464-250-001 464-250-002 454-270-020 (ptn) 454-270-032 (ptn) 464-250-003 (ptn)	The majority of Parcel 1 is zoned within the McSweeney Ranch Planned Community Specific Plan (SP 88-19). SP 88-19 permits up to 3200 residential units and retail uses. The remainder is zoned within the Specific Plan Required (SP-R) for Low Density Residential.
PARCEL 2	34± Acres	454-040-037 454-050-022 454-270-034 (ptn)	The majority of Parcel 2 is zoned within the Specific Plan Required (SP-R) for Low Density Residential. The remainder is zoned within the Page Ranch Planned Community Plan (PCD 79-93) for open space

*Zoning Map and zoning information provided herein are for informational purposes only. Interested parties should verify zoning and other property information independently. Source: City of Hemet Planning Department.

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AREA INFORMATION

The Metropolitan Water District of Southern California is pleased to offer two exceptional 569± acre and 34± acre parcels of land in the Diamond Valley Lake North area, in the City of Hemet. The subject properties are a unique development opportunity - a rare contiguous 569 acres with extended frontage on Domenigoni Parkway and State Street, plus 34 contiguous acres fronting on Domenigoni Parkway. The subject properties are situated approximately 11 miles east from Interstate I-215, 18 miles east from Interstate I-15, and two miles south of Hwy 74.

The Diamond Valley Lake North properties are adjacent to several newer residential neighborhoods. The properties are immediate proximal to major neighborhood retailers - such as Walmart Super-Center, Walgreens Pharmacy, and Starbucks. These established neighborhoods are characterized by more modern tract homes and outdoor recreational activities - such as Diamond Valley Lake Marina, Diamond Valley Lake Aquatic Center, Western Science Center, Valley-Wide Diamond Valley Lake Community Park, Seven Hills Golf Club, and numerous trail-heads.

Diamond Valley Lake (DVL) is renowned for its great fishing, boating, hiking, biking trails and spectacular wildflower blooms. DVL is one of the top fishing lakes in California and was recently named 2018's number two destination in the Western region for bass fishing by Bassmaster Magazine. DVL is the home to incredible wildflower "super blooms" that has attracted thousands of visitors in recent years. The Wildflower Trail*, other wildflower trails, hiking, equestrian and biking trails, such as Lakeview and North Hills Trail** all are part of the Southwestern Riverside County Multi-Species Reserve.

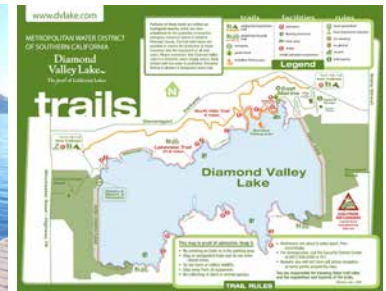
For more information on Diamond Valley Lake Recreation, please visit the following links:

Diamond Valley Lake (DVL) (http://www.dvlake.com/DVL_trails.pdf)

*Wildflowers with a View (<http://www.dvlake.com/Wildflowers.pdf>)

**North Hills Trail (<http://www.dvlake.com/northhills-trail-map.pdf>)

DVL Marina (<https://dvmarina.com/>)



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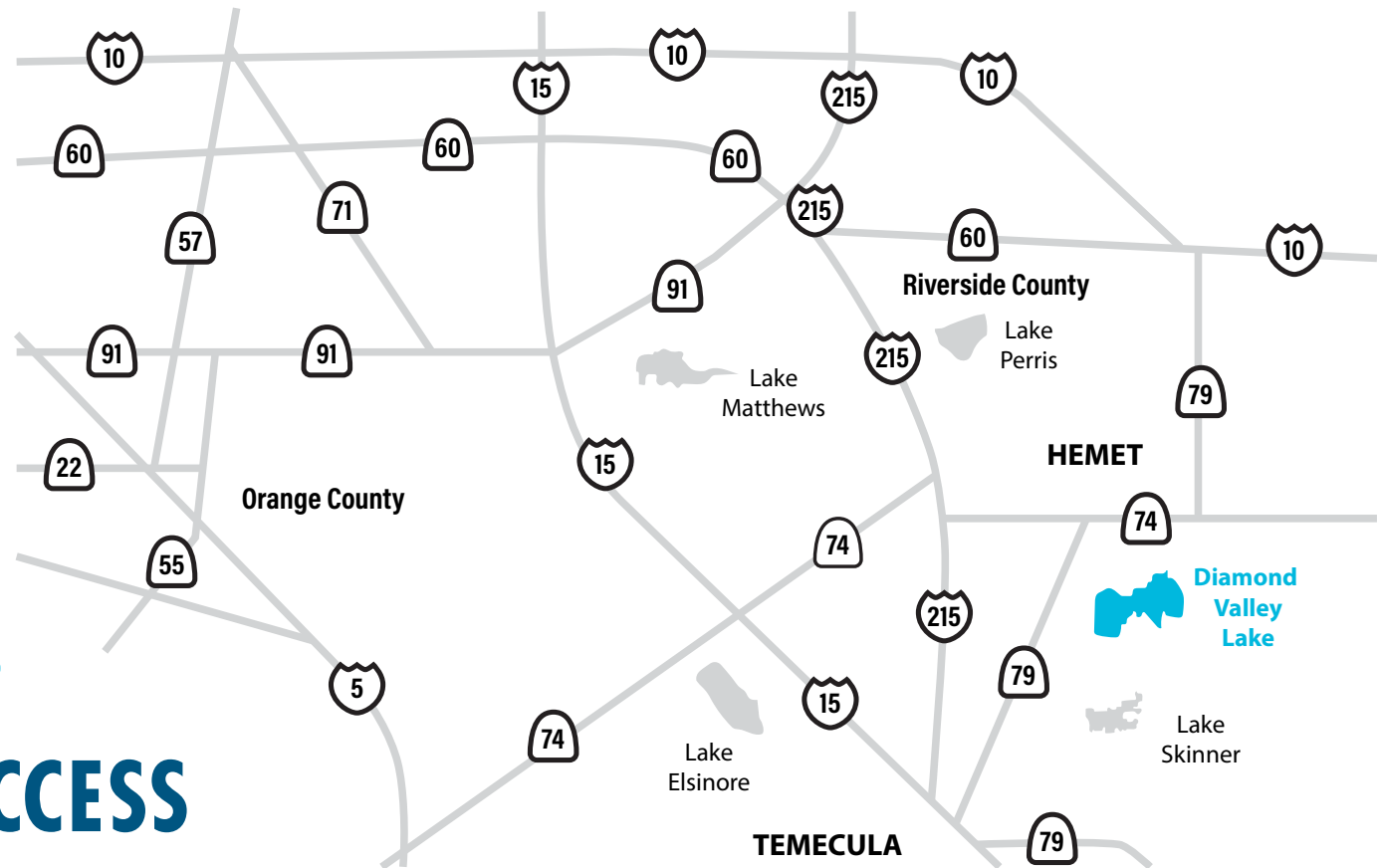
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AREA MAP

HIGHWAY ACCESS



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LOCATION MAP

SHOPPING, DINING & MORE

FLORIDA AVE

1. Hemet Auto Mall
2. Target
3. Stater Bros. Markets
4. Regal Hemet Cinema
5. PetSmart
6. Big 5 Sporting Goods
7. Sprouts Farmers Market
8. McDonald's
9. CVS Pharmacy
10. Harbor Freight Tools
11. Walmart
12. Starbucks
13. Burlington Coat Factory
14. O'Reilly Auto Parts

SHOPPING, DINING & MORE

STETSON AVE

1. Wells Fargo Bank
2. Hemet DMV
3. Walgreens
4. Walmart Supercenter
5. Buffalo Wild Wings
6. Sonic Drive-in
7. McDonalds

OUTDOOR RECREATION

DOMENIGONI PKWY

1. Diamond Valley Lake (DVL)
2. DVL Marina
3. DVL Aquatic Center
4. Valley-Wide DVL
5. Western Science Center
6. Hemet Youth Baseball Fields



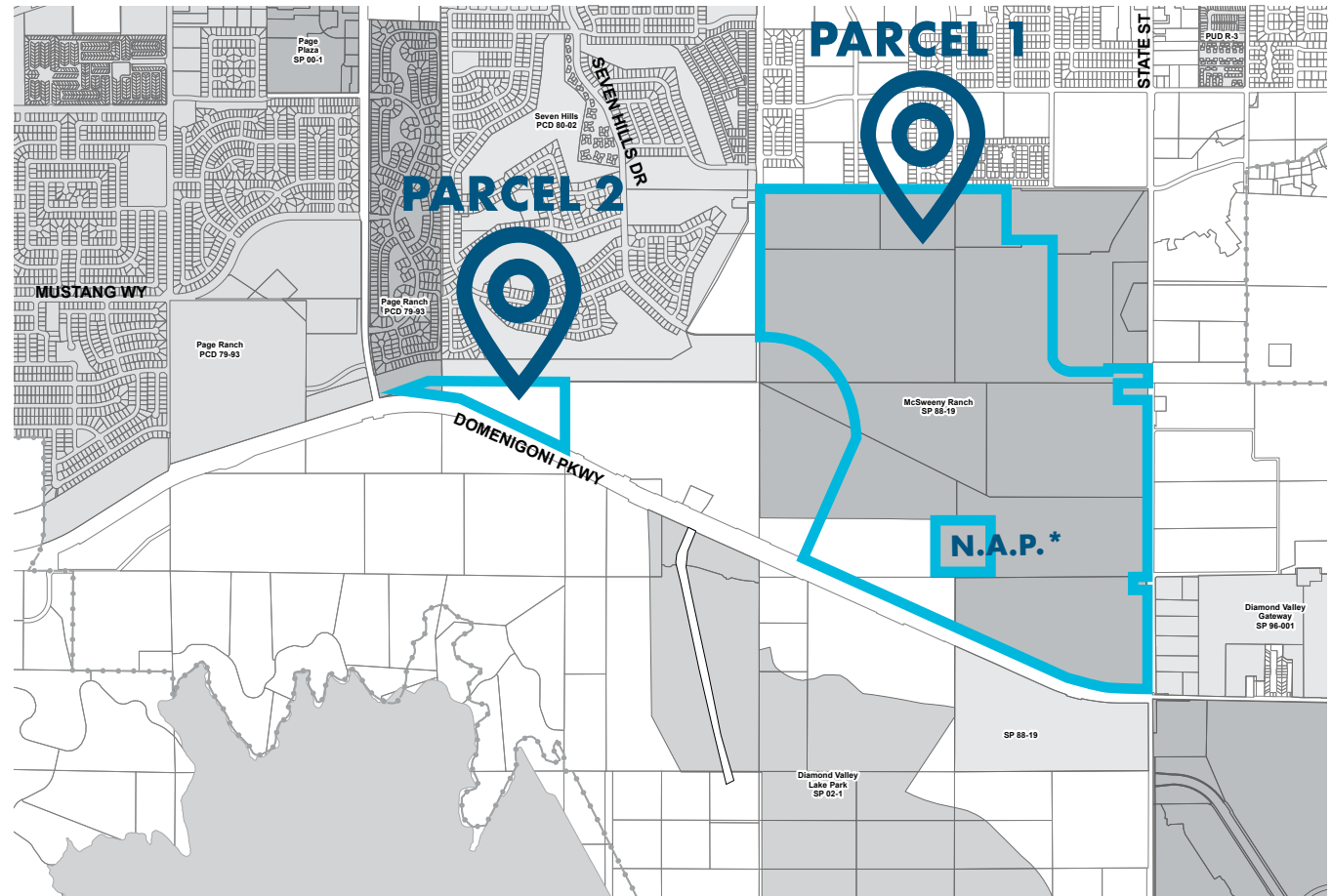
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ZONING MAP

Source: City of Hemet
Planning Department



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Website:

<http://mwdh2o.com/Doing-Business/Property-Use/Pages/default.aspx>

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