

# Approximately 459 Acres- Belle Meadows

SWC Lake Mathews Drive and Dawson Creek Road | Riverside County

- Within Close Proximity to I-15 and I-215, Major Freeways Offering Residents
- Access to Riverside, Los Angeles, Orange and San Diego Counties
- 18 parcels
- Expired TM for 249 lots

ASKING PRICE: \$4,950,000

Lake Mathews

Gajalco-Rd

Dawson-Canyon-Rd

Lake-Mathews-Dr

subject  
property

Goldfield Rd

Harness Hill Dr

Estelle Mountain-Rd

Gavilan Springs-Rd

\*NOT TO SCALE

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**subject  
property**

Lake Mathews

Cajalco Rd

Dawson Canyon Rd

Gavilan Springs Rd

Harness Hill Dr

Goldfield Rd

Lake Mathews Dr

Estelle Mountain Rd

Gates Way

\*NOT TO SCALE











Perris Reservoir

Cajalco Rd

Gavilan Rd

Lake Mathews

Lake Mathews Dr

Dawson Canyon Rd

subject property

Gavilan Springs Rd

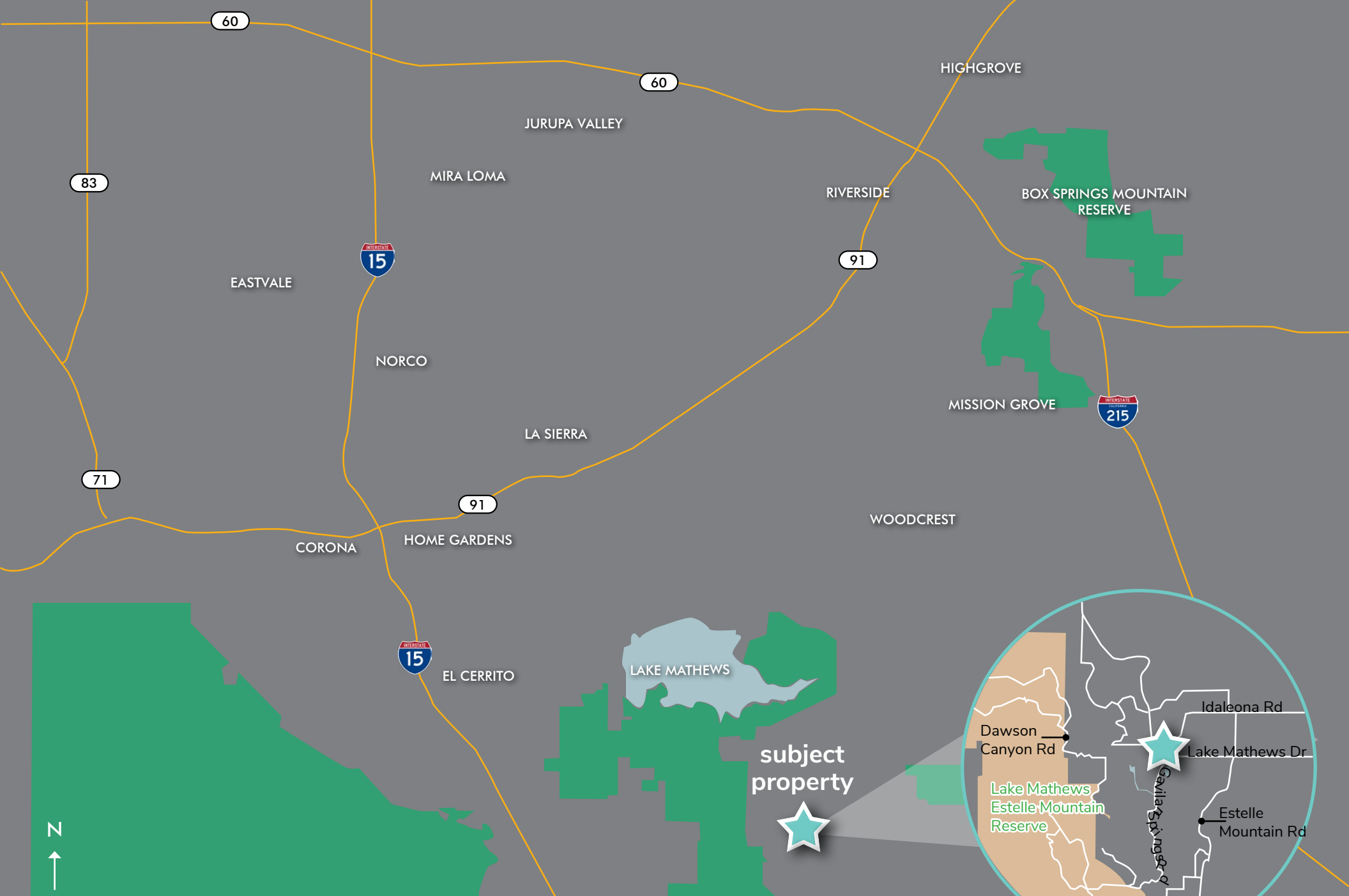
Estelle Mountain Rd

Gates Way

\*NOT TO SCALE







location map



# property information

## location:

The subject property is within the Belle Meadows Specific plan just south of Lake Mathews. It is approximately 10 miles east of I-15 and 15 miles west of I-215, allowing residents easy access to major freeways Riverside, Los Angeles, Orange and San Diego County.

## property description:

The site is ideal for a private retreat, agricultural or farming uses, other recreational uses, large lots or a residential compound.

## jurisdiction:

County of Riverside

## zoning:

Residential Agriculture (RA) and Specific Plan (SP198)

[Click here to view RA zoning](#)

## general plan:

Rural Residential (R:RR)

Rural Community- Very Low Density Residential

Rural Mountainous (R:RM)

Open Space- Conservation (OS:C)

Open Space: Recreation (OS:R)

Open Space: Water (OS:W)

[Click here to view General Plan](#)

## min lot size:

Varies- 1, 2, 2 ½, 5 and 10-acre minimums

## topography:

Rolling

## school district:

Perris Elementary School District

Perris Union High School District

## services:

Electric                      Southern California Edison

Gas                              Private- Propane

Water                          Western Municipal Water District

Sewer                          Septic



# property information

APN	Acreage	Zoning	General Plan	Minimum Lot Size
289-130-014	46.19	R-A-2 1/2	RR	5 acres
289-140-011	35.27	R-A-1	RC-VLDR	1 acre
289-140-012	6.46	R-A-1	RC-VLDR	1 acre
289-140-013	22.33	R-A-1	RC-VLDR	1 acre
289-140-014	22.4	R-A-1 & R-5	RC-VLDR & OS-R	1 acre
289-140-015	2.01	R-A-1	RC-VLDR	1 acre
289-140-016	148.61	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-018	12.6	R-A-5	RM	10 acres
289-150-019	10.43	R-A-5	RM	10 acres
289-150-021	31.99	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-022	32.15	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-023	23.97	R-5	OS-C, OS-W, RC-VLDR & RM	1 acre & 10 acres
289-150-026	3.14	R-A-1	OS-C, OS-W, RC-VLDR	1 acre
289-150-027	0.66	R-A-1	RC-VLDR	1 acre
289-150-028	11.48	R-5	OS-C, OS-R, OS-W & RM	10 acres
289-150-029	32.67	R-A-5	OS-C & RM	10 acres
289-150-030	11.89	R-A-5	OS-C & RM	10 acres
289-150-031	5.69	R-5	OS-C, RC-VLDR & RM	1 acre
<b>TOTAL</b>	<b>459.94</b>	<b>*BUYER TO VERIFY</b>		







# land sale comparables

Address	City	Prop-SubT	Zoning	Price	\$/Acre	LotSzAcre	Closed Date
0 El Nido	Perris	LN	R-A-5	\$565,000	\$8,461.88	66.77	27-Dec-23
14601 Gilman Springs	Moreno Valley	LN	w-2-1	\$5,500,000	\$35,392.54	155.4	30-Apr-23
0 Heacock	Moreno Valley	LN	R-A-20	\$2,180,000	\$10,588.69	205.88	31-Jan-23
9491 Pigeon Pass	Moreno Valley	LN	R-A-2 1/2	\$2,700,000	\$26,527.81	101.78	10-Dec-21
NWC Arlington Ave & Hidden Valley Nature Center Rd	Riverside	LN	Residential Agricultural	\$1,950,000	\$25,138.58	77.57	6-Dec-21
0 REDLANDS	Moreno Valley	LN	RR	\$1,750,000	\$3,125.00	560	12-Nov-21
19207 Cajalco Road	Perris	LN	R-A-5	\$1,175,000	\$14,687.50	80	9-Jul-21



## perris elementary school district

### Mission Statement

Our mission is to empower and inspire our students to make productive contributions to society.

### We will do this by:

- Inspiring them to see a future without limits
- Engaging them with relevant learning experiences that build confidence
- Developing their ability to communicate beliefs, ideas, and a passion to learn

### Vision Statement

Our students will be successful, responsible learners for life who strive toward their unlimited potential

## perris union high school district

### Mission Statement

The mission of Perris Union High School District is to create high quality relevant learning opportunities for all in a safe and caring environment. We will develop a high quality, caring staff who will be dedicated to learning, and connect students to their education and potential goals. We will care for all students while developing a growth mindset through collaboration, creativity, communication, and critical thinking.

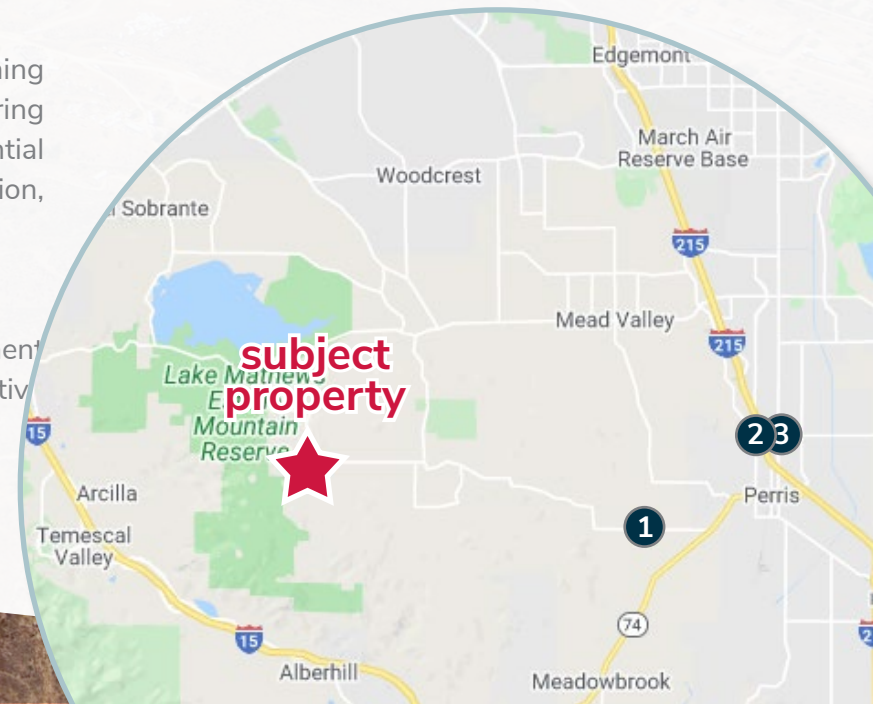
### Vision Statement

Perris Union High School District will be a caring, diverse, and supportive learning environment in which all are committed towards working in relationships to foster innovative and creative learning opportunities.

**1** **Good Hope Elementary School**  
24050 Theda St,  
Perris CA 92570

**2** **Innovative Horizons Charter School**  
1461 N A St  
Perris, CA 92570

**3** **Perris High School**  
175 East Nuevo Road  
Perris, CA 92570





# 2023 demographics

## 1 mile



population

131



estimated households

47



average household income

\$151,786



median household income

\$121,391



total employees

13

## 3 miles



population

3,721



estimated households

1,344



average household income

\$149,050



median household income

\$121,095



total employees

340

## 5 miles



population

19,775



estimated households

6,099



average household income

\$144,824



median household income

\$131,856



total employees

2,860



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