Exclusive Listing

Northeast Corner of Cottonwood Ave and Elsworth St, Moreno Valley





Property Overview

Asking Price **\$5,000,000**

Land Area 26.13 acres/

1,138,222 sqft

APN 291-120-014

Maximum Density 261 Units

(per Zoning)

Included with the Tentative Tract Map

Sale approval for 194 Units

Zoning R-10

Buildable Density Min: 8 du/ac; Max: 10 du/

ac

Investment Highlights

- Large lot size with an approved tentative tract map in a highly desirable infill location with sizable buildable units (R10 Zoning maximum density 261-units)
- Ideally located and surrounded by already matured residential neighborhoods
- Rare infill location with enough buildable units in a quickly maturing area
- Ease of access to major arteries of freeways-close proximity to the 60 Freeway and 215 Freeway on/off ramps
- Within close proximity to Moreno Valley Mall, a 1,090,000 square foot multi-level mall with over 130 stores including Macy's, JCPenney, Sears, Harkins Theatres, Crunch Fitness, and the Inland Empire's only Round 1 Entertainment

- Short driving distance away from popular retail center TownGate and big box stores like BestBuy, Walmart, Costco, and Sam's Club
- Moreno Valley is a vibrant city attracting an influx of major corporations like Amazon and FedEx to build many distribution warehouses thus creating more jobs and housing demands

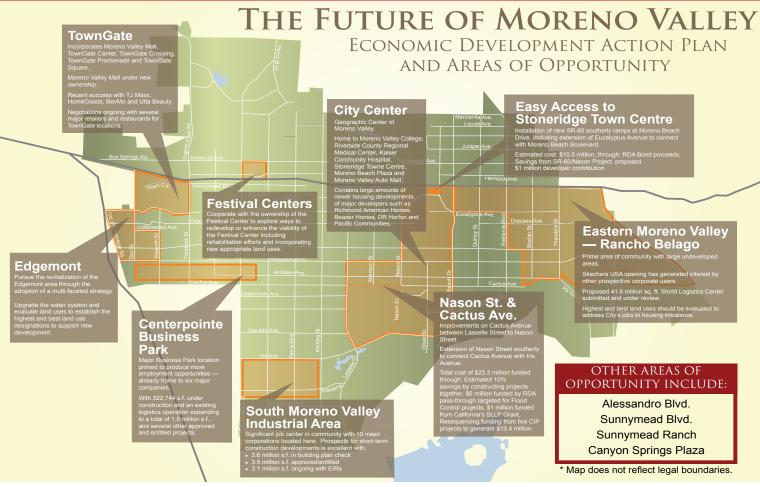
Strong Inland Empire Demographics

- More than 249,100 people in a 5-mile radius with an Average Household Income exceeding \$68,900
- Over 5,600 employees within a 1-mile radius, 28,000 within a 3-mile radius, and 47,000 within a 5-mile radius

±26.13 acres, R10 Zoning, Buildable Up to 261-Units

Northeast Corner of Cottonwood Ave and Elsworth St, Moreno Valley





Executive Summary

The Growth Investment Group is proud to offer a ±26.13 acres residential infill development site in the City of Moreno Valley, California. The lot is located at the northeast corner of Cottonwood Ave and Elsworth Street. The lot has R10 zoning which allows up to 261-units maximum density. It has an approved tentative tract map for 194 residential units. The lot is a U shaped lot in an infill location surrounded by mature single family residential communities. It is located just across the street from Towngate Elementary School and across the street from a small park with view of mountains on its north side. It enjoys easy access to FWY 60 and FWY 215 and just minutes away from Moreno Valley Mall and Towngate Shopping Center. It offers easy access to public transportation and just minutes from all amenities city of Moreno Valley has to offer.

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