

4.2 Acres of Prime Commercial Real Estate

Hemet, CA | \$485,000

Zoned R-3 (Medium-High Density/Multi-Family) | Located in an Opportunity Zone
Prime Location | APN: 451-100-033 Lots #31 & 32 are included



Hi, **Mark Kojac** here! I want to introduce you to an incredible development opportunity in Hemet, CA — 4.2 acres of prime commercial land, perfectly suited for multi-family housing or assisted living.

Surrounded by Quality Developments

- **Echo Hills Public Golf Course** – A scenic, open-space neighbor
- **222-Unit Quail Ridge Apartments** – Established multi-family community
- **5-Star Buena Vista Assisted Living**

Ideal for Development

- Multi-Family Housing <
- Assisted Living/Memory Care Facility <
- Townhomes, Condominiums, or a Mobile Home Community <



MARK KOJAC

BROKER ASSOCIATE | Lic# 00823998

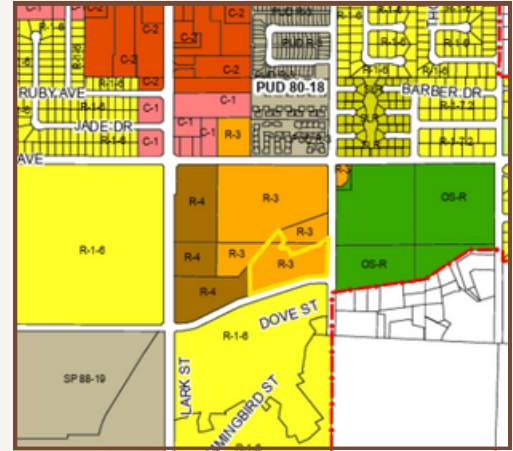
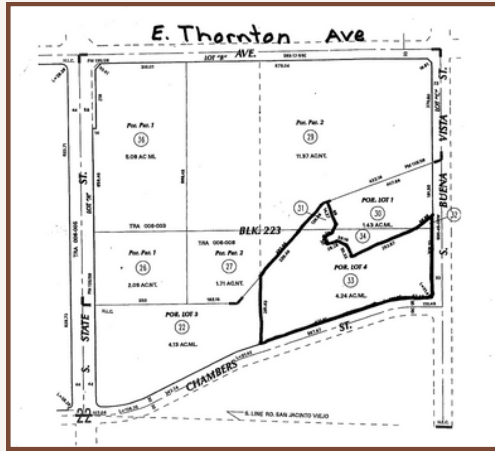
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SCAN HERE FOR A TOUR!



Prime Real Estate Development Opportunity

➤ Strong Demand for Housing

- Growing population and need for affordable housing.
- Increasing demand for multifamily and senior living communities.

➤ Affordable Land Compared to Coastal Areas

- Lower cost per acre compared to Orange County and San Diego.
- Higher ROI potential due to lower land acquisition costs.

➤ Senior Living & Retirement Market

- Hemet has a large retiree population, ideal for assisted living and memory care facilities.

➤ Infrastructure & Growth Potential

- Expanding commercial and retail developments.
- Planned improvements in roads, utilities, and public services.

➤ Proximity to Key Markets

- Easy access to Temecula, and Orange County.

➤ Developer Incentives & City Support

- Potential fee reductions and expedited permit processing.
- City interest in economic development and job creation.



Interested? Let's talk. Call me today!

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Team**
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