±22.95 AC - For Sale | Residential Land

BLUE SKY ROAD - REO SALE / PRICE REDUCTION / LAST PARCEL AVAILABLE

Highlights

- Perfect for a manufactured / modular home
- Rural setting with views and access to major thoroughfares
- 30% price reduction

Cajalco Road

Juniper Road

Blue Sky Road

Perris, California

COLDWELL BANKER COMMERCIAL LAND TEAM

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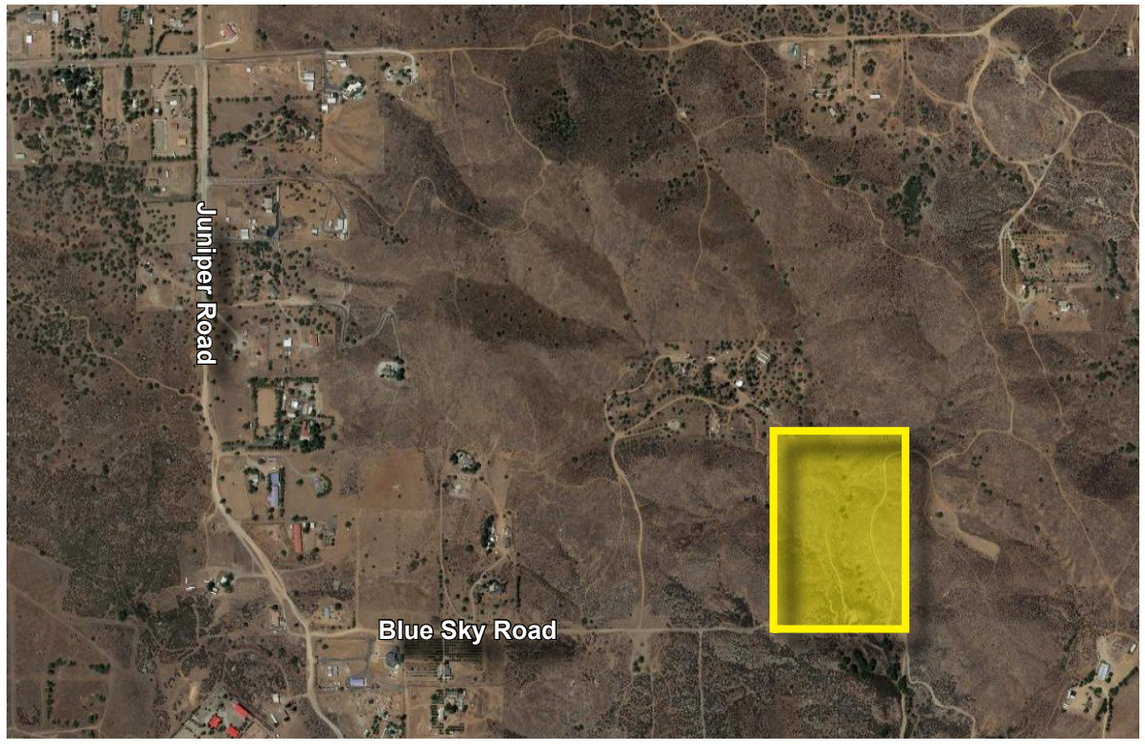
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Executive Summary

PROPERTY FACTS

- LOCATION: Perris - Riverside County, CA
- TOTAL SITE AREA: ±22.95 Acres
- APN: 321-210-054
- PURCHASE PRICE: ~~$275,000~~ ~~$225,000~~ $195,000
- PRICE PER AC: ~~$11,982~~ ~~$9,803~~ $8,496
- ZONING: R-A-2 1/2
- GENERAL PLAN: Rural Residential (RR)



PROPERTY OVERVIEW

The subject property consists of one parcel totaling approximately 22.95 acres of land within the Lake Matthews area of Riverside County. The parcel is fronting Blue Sky Rd and the area surrounding consists of mostly rural residential / large lot homes with limited agricultural. 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. Due to the MSHCP, the area designated for building / permanent structures is located on the southwestern portion of the property and is approximately 4-5 acres. Buyer to confirm. Please reach out to our team with any questions or interest in this opportunity.



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.

Aerial Map

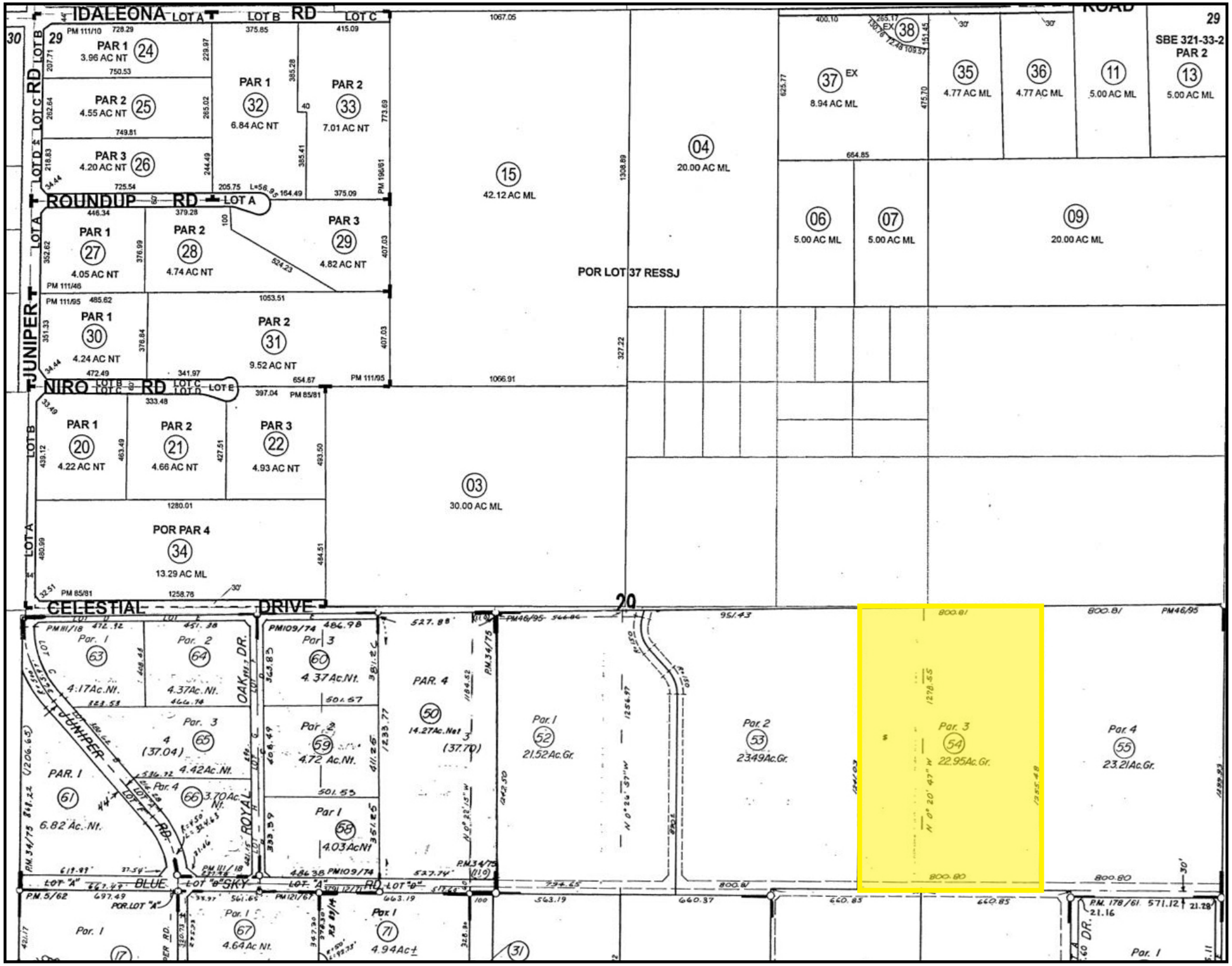

RIVERSIDE
MORENO VALLEY
BEAUMONT
CORONA
PERRIS
SAN JACINTO
HEMET
WINCHESTER
LAKE ELSINORE
CALIFORNIA 91
CALIFORNIA 60
INTERSTATE 215
INTERSTATE 10
CALIFORNIA 79
CALIFORNIA 74
INTERSTATE 15
CALIFORNIA 79
INTERSTATE 215

Aerial Map

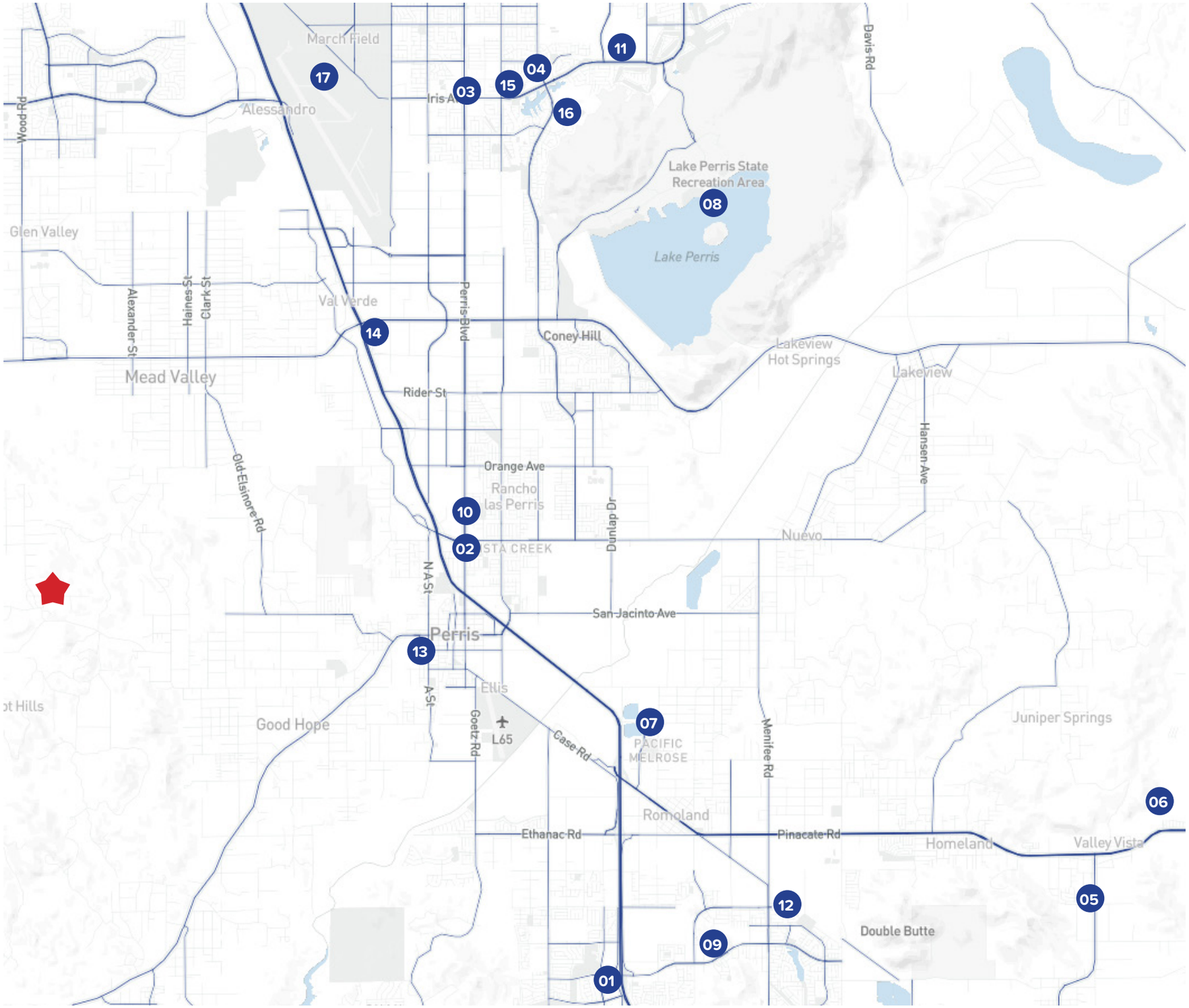

DOWNTOWN RIVERSIDE
33 Min.
91
215
60
MARCH AIR FORCE BASE
26 Min.
91
DOWNTOWN CORONA
28 Min.
15
LAKE MATHEWS
CAJALCO ROAD
LAKE MATHEWS DR
SANTA ROSA MINE RD
215

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

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