

ONLY ONE PAD LEFT!

Perris Water District

Approximately 101.8
Acres - Industrial

±2,500 Proposed Multi-Family/Single Units

FEATURES

- Central location in the midst of two growing trade areas
- Excellent access and visibility off the I-215 freeway/soon-to-be direct access to Hwy-74
- Traffic counts over 73,926 CPD along the I-215 freeway
- Major residential construction area with approximately 2,500 multi-family/single units proposed
- Metrolink Station, Perris Water District, and Langston Motorsports located within one mile radius
- Close to new Big League Dreams Sports Park, which draws ±200,000 people annually
- Average household income of over \$61,407
- Estimated population of over 36,000





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