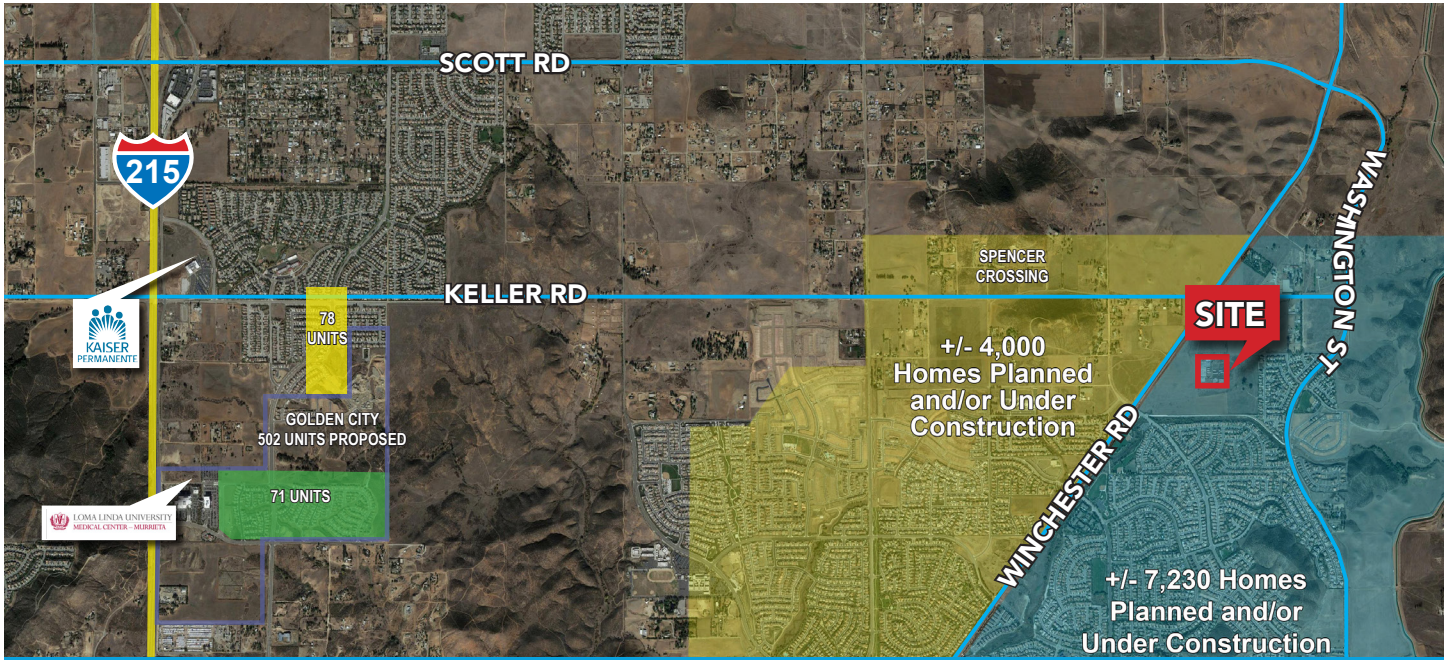


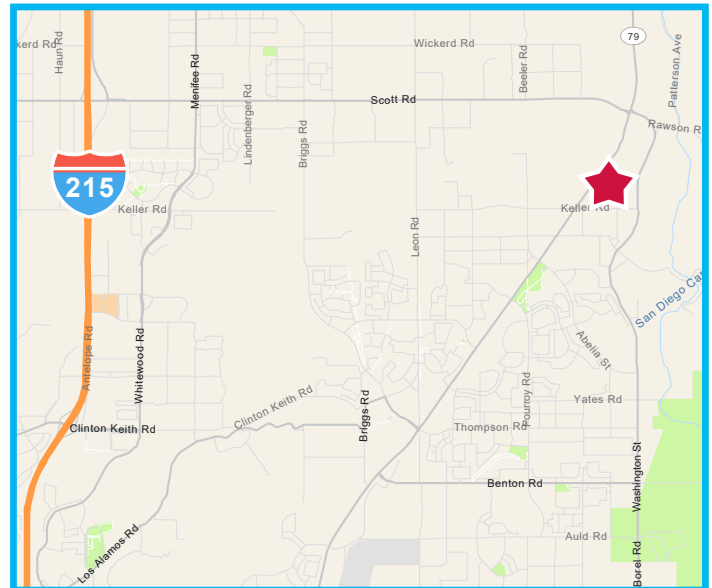
# ±9.41 ACRES FOR SALE

32333 KOON STREET | WINCHESTER, CA



## PROPERTY FEATURES:

- ±9.41 Acres
- Strong Visibility & Accessibility off Winchester Road & Highway 79 North
- Value in the Land and Ability to Development
- Center of Tract Home development area of Winchester, CA
- Adjacent SFR - Projects: Eagle Crest, a Lennar Development and in Planning Approved Condo Map Project
- Directly in the Path of Growth and Housing Expansion
- Highest use is 2-5 Single Family Dwellings per acre within the Winchester Specific Plan 286, Substantial Conformance No. 5
- Current use mobile home with greenhouses used for Agricultural
- APN: 476-010-024



**SALE PRICE:**  
**\$5,000,000**

Sheri Shoemaker  
951.445.4510  
sshoeemaker@leetemecula.com  
DRE #00846946

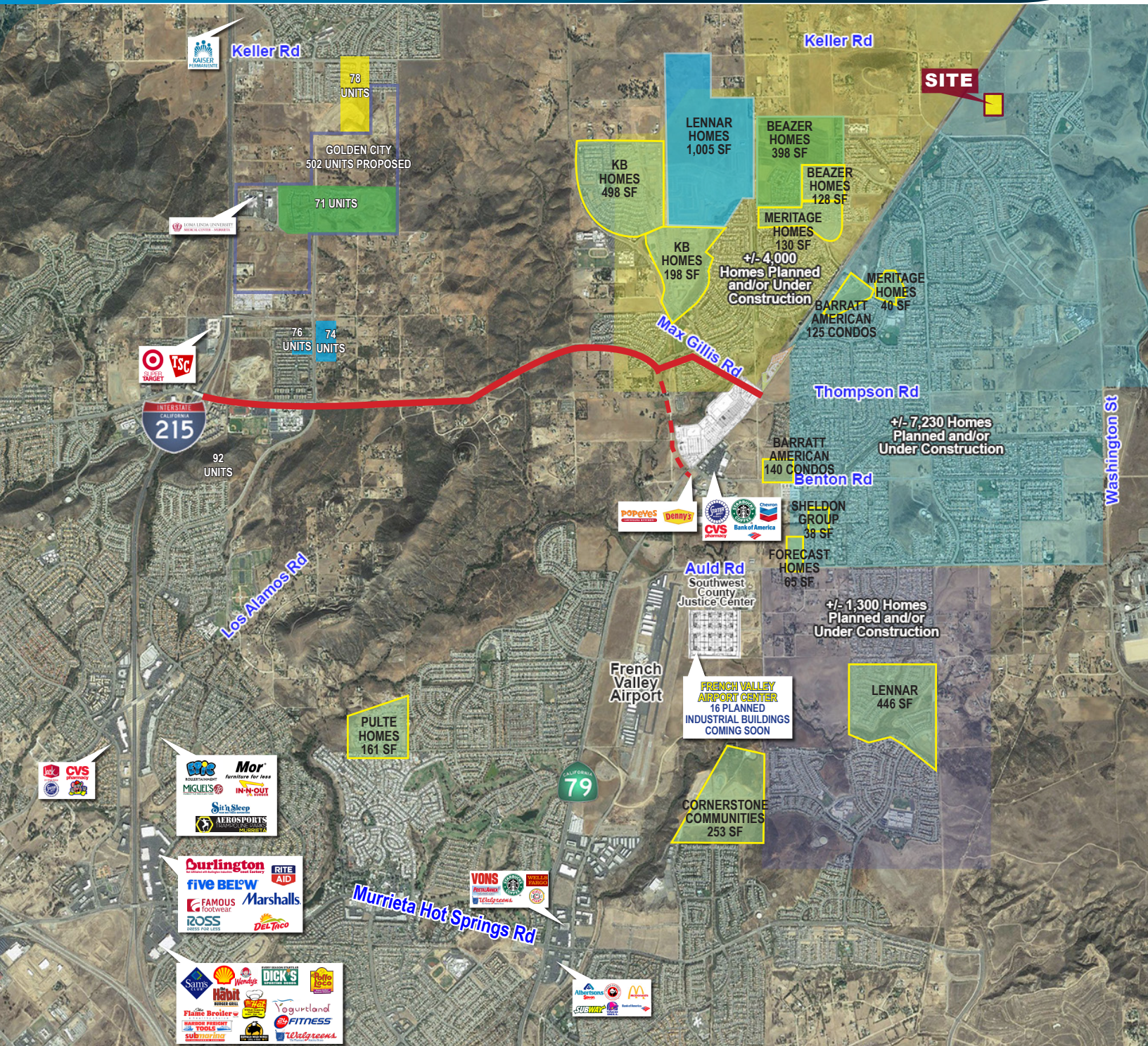
Mike Hanna  
951.445.4510  
mhanna@leetemecula.com  
DRE #01456055

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055



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