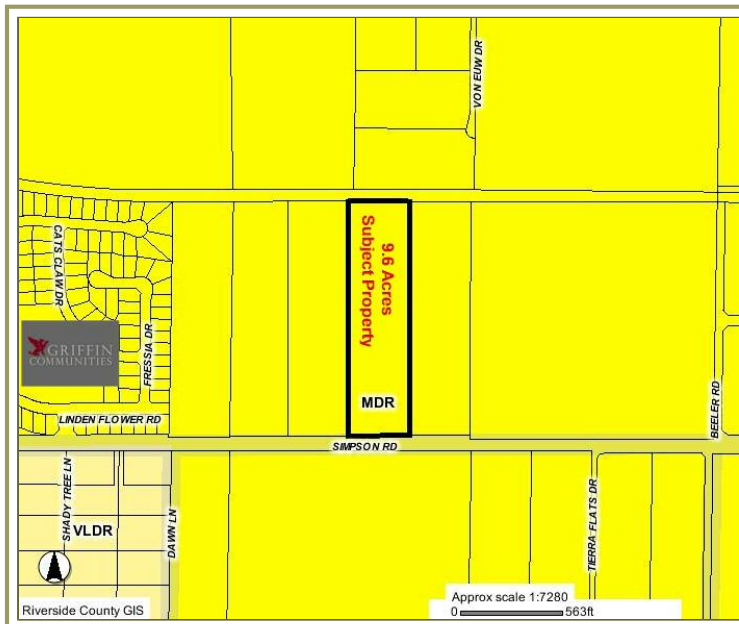




Welcome to  
31690 Simpson Rd.



[www.inlandempireincomeproperties.com](http://www.inlandempireincomeproperties.com)

#K07146582 **\$1,800,000** (APN 462-020-022)

**Size:** 418,176 sq. ft.

**Lot Size:** 9.6 acres

**Style:** Lot / Land



**David Pronenko**

**Other:** [www.inlandempireincomeproperties.com](http://www.inlandempireincomeproperties.com)

**Cell:** 949 422-2319

**Fax:** 951 609-2594

**Email:** [dpcrc@ca.rr.com](mailto:dpcrc@ca.rr.com)

**Website:** [davidpronenko.point2agent.com](http://davidpronenko.point2agent.com)

**Winner-Baird**

**Your Income Property Specialists**

Information is deemed to be correct but not guaranteed.

**Winner-Baird**

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**Address:** 31690 Simpson Rd. **Type:** Residential **Style:** Lot / Land **Size:** 418,176 sq. ft. **Lot Type:** Rectangular **Lot Size:** 9.6 acres **MLS:** K07146582

**Description****Property Description:**

9.6 Acres (R-1) land in the direct "Path of Progress". Subject property is surrounded by significant developer / builder ownership and is just adjacent to Domenegoni Parkway and Highway 79.

Unfortunately, well passed buyers release of due diligence and funds, buyer walked away from escrow. Fortunately for the next buyer, much of the County work, approvals and fees have been paid with the County of Riverside approving conversion to Residential (R-1) from Agricultural Preserve. See attached Full RCIP Report for more details.

Developers in the immediate area include: Shea Homes, Barratt American, Del Webb, Pulte, Lennar, DR Horton, and Richmond American and Griffin to name a few. The Griffin Communities Whispering Creek and Stoneybrook developments are within 3 adjoining parcels (see main map) of the subject property.

**Location Description:**

East of the 215 Freeway and West of Highway 79, the subject property is located between Hemet and Winchester just outside of Menifee.

**Zoning Description:**

Formerly Ag Preserve (A-1-10), now County approved R-1 Family Dwelling. Flat Topo.

TaxID/APN: 462-020-022

**Winner-Baird**  
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RCIP Land Use Map



MapQuest Map



IEIP Link Logo