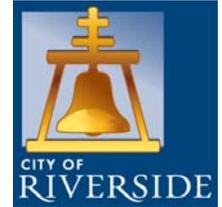


## DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



10920 Magnolia Avenue

Riverside, CA 92505

- Purchase Price: Subject to fair market value
- APN: 138-470-013
- Lot Size: Approximately 1 acre
- Site Improvements: None. Vacant land to be sold in an as-is condition.
- Cross Street(s): Park Sierra Drive and La Sierra Avenue
- Street Frontage: Yes
- Corner: No
- Utilities: Yes
- Zoning: Single-Family Residential (R-1-7000)
- General Plan: Mixed-Use Village
- Environmental: Buyer to conduct its own due diligence.
- Entitlements: Buyer to obtain entitlements for proposed development prior to close of escrow.

**For more information, please contact Nathan Freeman  
951-826-5649 or [NFreeman@RiversideCA.gov](mailto:NFreeman@RiversideCA.gov)**

*Note: The information contained herein was obtained from sources believed to be reliable, but we make no guarantees, warranties or representations as to the accuracy of the information.*

