

**FOR SALE**

# 2.63 ACRES VACANT LAND

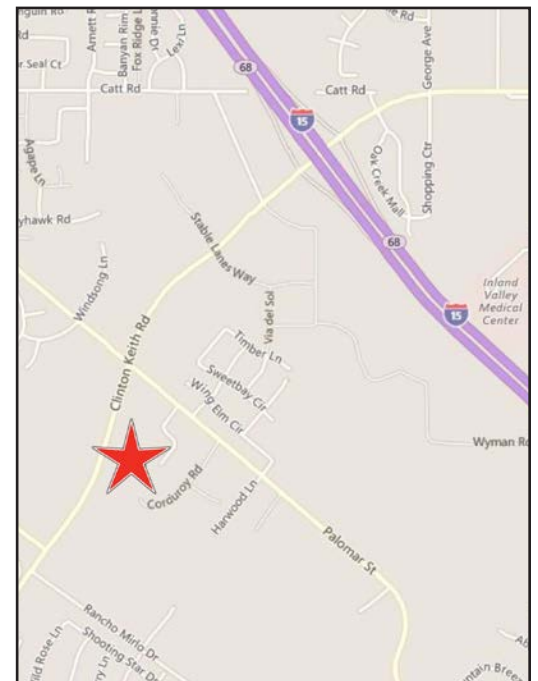
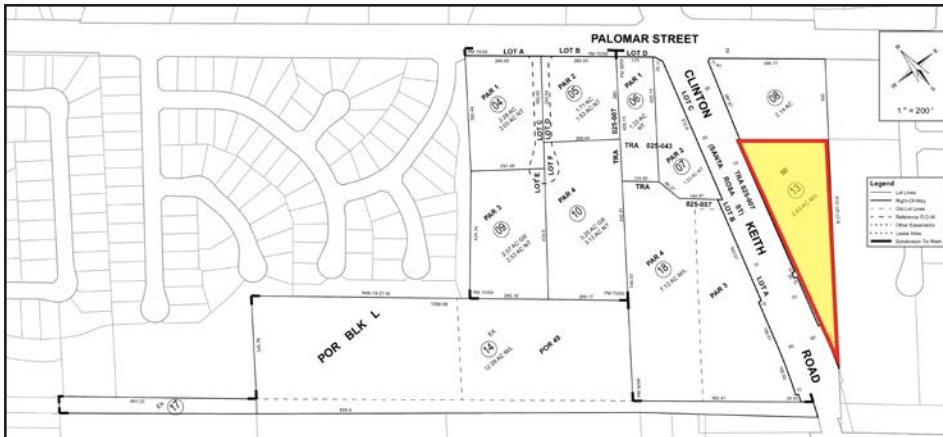
**32580 CLINTON KEITH ROAD, WILDOMAR**



- Asking Sales Price - \$1,300,000
- Approximately 2.63± Acres

**Features:**

- Close proximity to I-15 Freeway
- Future Commercial Retail Zoning per City of Wildomar General Plan
- Currently Zoned RR
- APN 380-140-013
- Excellent Clinton Keith Road frontage



**Demographics**

Source: CoStar 2019	1 mile	3 mile	5 mile
2019 Population (Estimated)	7,358	65,285	128,100
2024 Population (Projected)	7,842	70,071	136,566
Daytime Employee Population	2,532	10,751	27,013
Average Household Income	\$115,928	\$96,726	\$94,933

**Traffic Counts**

Source: City of Wildomar 2018	ADT
Clinton Keith Road West of Palomar Street (Estimated)	18,151

**EXCLUSIVELY LISTED BY:**

*The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.*

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