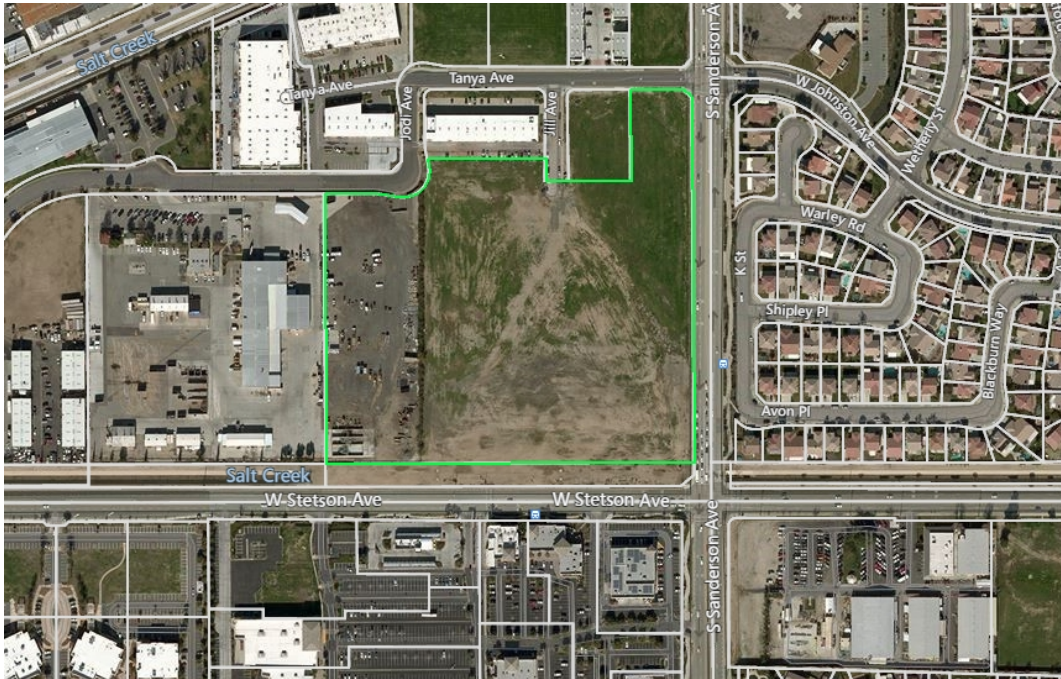




CITY OF HEMET  
EXCESS LAND SALE



**17.83± Acres in the City of Hemet**

- Process:** The City of Hemet will comply with California Government Code Sections 54220-54232 during this sale. A 60-day public agency notification period has been initiated for City and County agencies within the jurisdiction of the parcels and if no interest is expressed, the City of Hemet can offer the surplus properties to the open market. These conditions were met, and the City of Hemet hereby solicits requests for offers.
- Location:** The Property is located at corner of W. Stetson Ave. and S. Sanderson Ave., Hemet CA.
- Site Visit:** May 5, 2022, at 10:00 am
- Assessor's Data:** 456-050-044
- Information :** <http://www.hemet.ca.gov/> or <https://www.loopnet.com/>
- Contact:** Please contact Darcy Mendoza at 951-321-4748 or [dmendoza@epicland.com](mailto:dmendoza@epicland.com) for more information regarding this sale. The complete Request for Offer Package will be provided upon request.

**Data Sheet**  
**456-050-044**

The information contained in these sources is deemed reliable, but accuracy and completeness are not guaranteed. This material is provided merely as a courtesy to the prospective bidders. All prospective bidders are encouraged to make visual inspections prior to the auction. The property is sold in an "AS IS" condition.

<b>Size:</b>	17.83± Acres
<b>Shape:</b>	Irregular
<b>Zoning:</b>	The Property is located within the C-2 "Community Commercial" zone, a Retail zone as designated by the City of Hemet.
<b>Topography:</b>	The overall area is generally level: At or above street grade.
<b>Accessibility:</b>	Vehicular access is provided on S. Sanderson Avenue, W. Stetson, and Tanya Avenue, but there are no driveway cut-outs into the property. There are no public concrete sidewalks along S. Sanderson at the subject property. There is a gravel path on Sanderson Avenue. On W. Stetson and Tanya Avenue there is no provided pedestrian access. There is a small amount of public concrete sidewalk and handicap access ramp at the signalized corner of Sanderson Avenue and Stetson Avenue along with marked crosswalks for pedestrians.
<b>Utilities:</b>	All available to the Property.
<b>Tenancy:</b>	The Property is Vacant Lot.
<b>Encroachments:</b>	There are no encroachments on the Property.
<b>Taxes:</b>	The Property is not assessed for taxes while vested to the City of Hemet. It will, however, be assessed after transfer into private ownership.
<b>Encumbrances:</b>	Subject to special assessments if any, restrictions, reservations, and easements of record.  The sale of this Property is subject to all matters of public record and any easement, claim of easements or reservations not of record.

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