

# Whispering Winds

City of Hemet, State of California



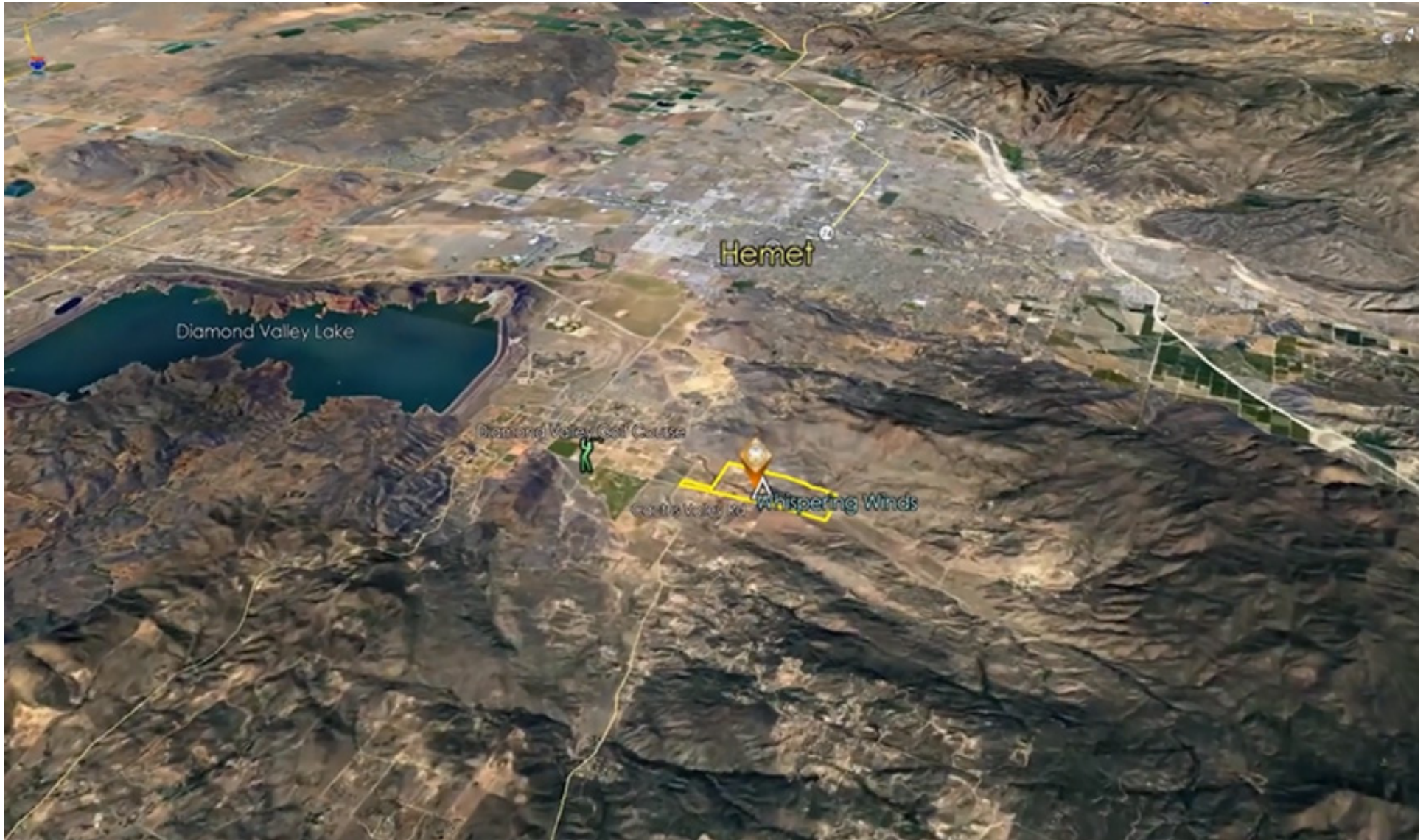
ALMAR Group Inc. has been retained by ownership to market this 644-acre development in the City of Hemet, California. The property is conveniently located on Rancho Cactus Valley Road, providing easy access to the I-215 freeway.

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# Whispering Winds

City of Hemet, California

## Aerial



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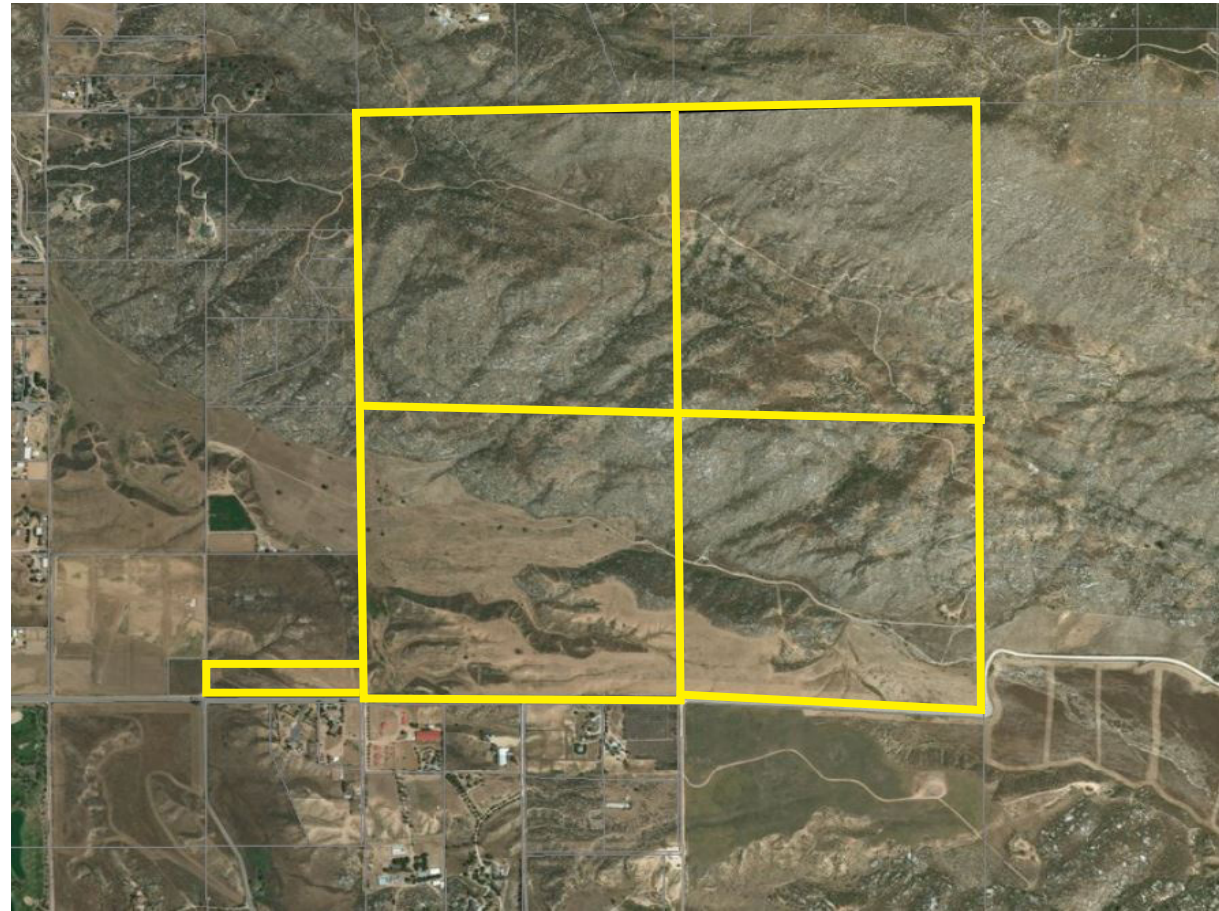
## Aerial



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property description	
Project Location	Hemet, California
Size	644 Acre
Assessor's Parcel No.'s	469-110-009 (±162.22 ac) 469-110-010 (±155.09 ac) 469-110-012 (±168.29 ac) 469-110-018 (±149.40 ac) 469-110-020 (±9.10 ac)
Property Type	A-2-10 and W-2-10 <a href="http://www.riversideca.gov/municode/pdf/19/article-5/19-100.pdf">http://www.riversideca.gov/municode/pdf/19/article-5/19-100.pdf</a>
Price	Not Disclosed



## Highlights

### Opportunity

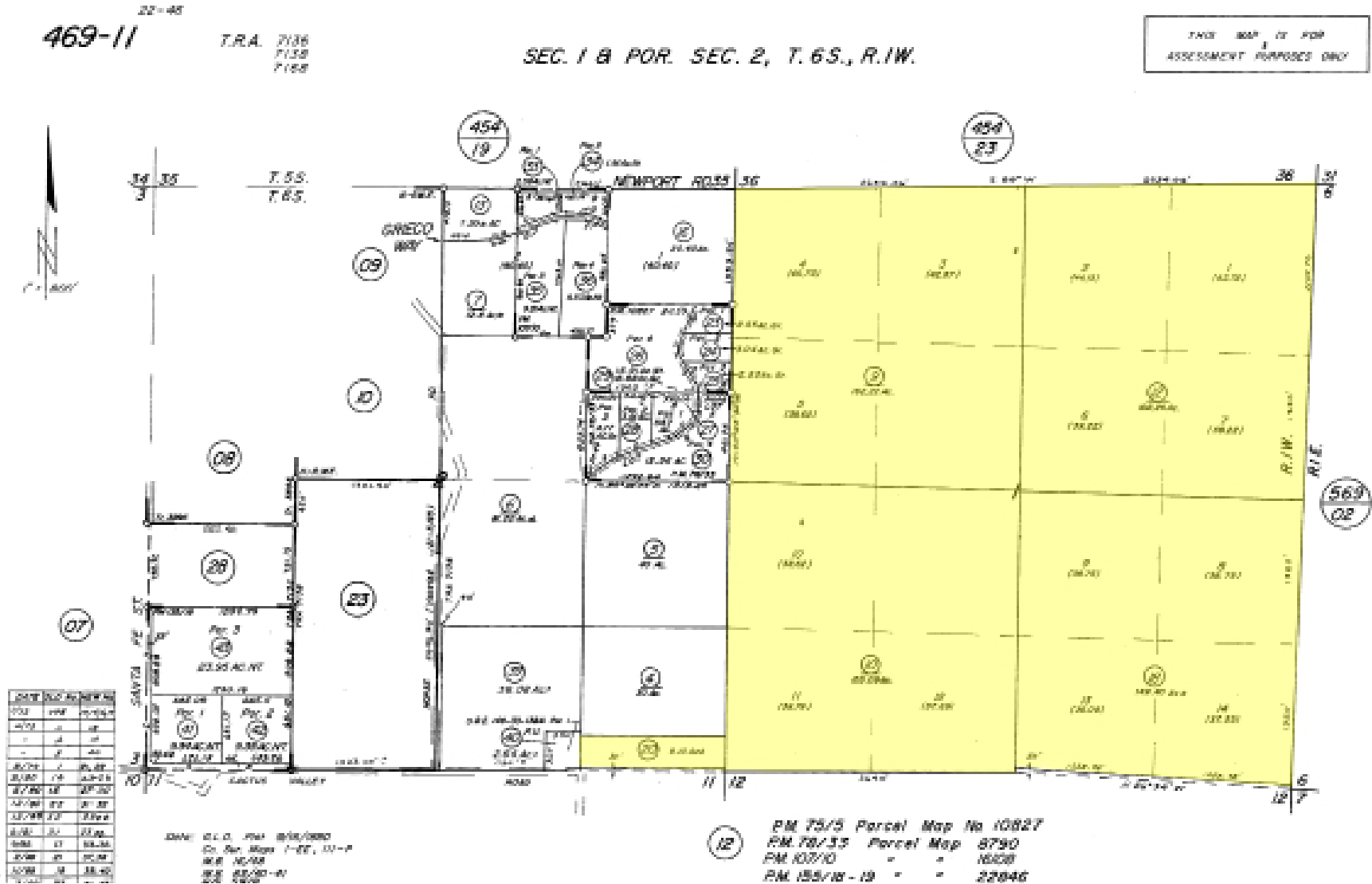
Whispering Winds consists of 644 Net acres in the City of Hemet. The property is conveniently located on Cactus Valley Road with easy access to Highway 215.



# Whispering Winds

City of Hemet, California

## Parcel Map



## Conceptuals



## Conceptuals



# Whispering Winds

City of Hemet, California

## Conceptuals





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## Conceptuals



# Whispering Winds

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## Hemet Information

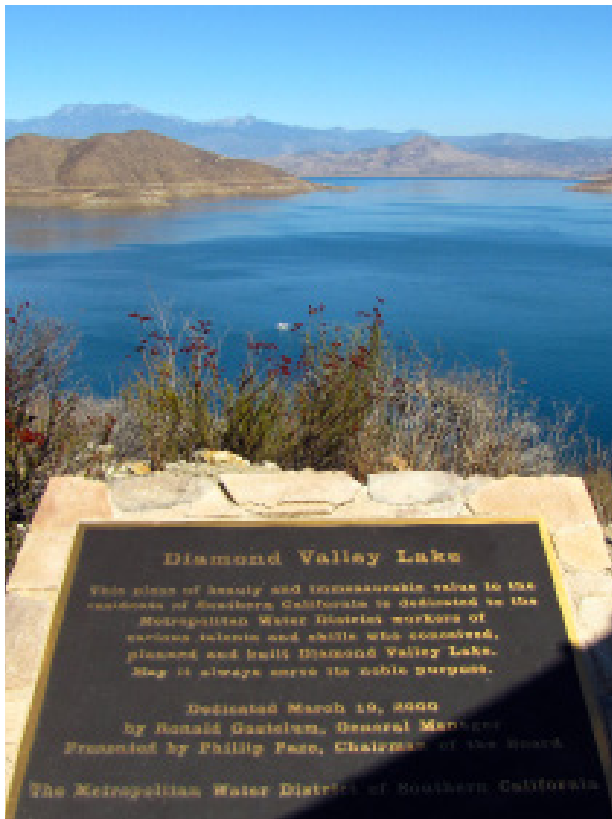
- Hemet is a city in the San Jacinto Valley in Riverside County, California, United States.
- It covers a total area of 27.847 square miles , about half of the valley, which it shares with the neighboring city of San Jacinto.
- The population was 78,657 at the 2010 census.
- The founding of Hemet predates the formation of Riverside County. The formation of Lake Hemet helped the city grow and prosper, and stimulated agriculture in the area.
- The city is known for being the home of The Ramona Pageant, California's official outdoor play. Started in 1923, the play is one of the longest running outdoor plays in the United States.
- Hemet has been named a Tree City USA for 20 years by the Arbor Day

Foundation for its dedication to the local forest.

- The city is home to the Hemet Valley Medical Center, a 320-bed general hospital
- Hemet is also noted for the 46th Agricultural District Farmer's Fair of Riverside County, which had its beginning in 1936 as the Hemet Turkey Show.
- Hemet is also known for The Ryan School of Aeronautics, which has trained about 6,000 fliers for the Army Air Force between 1940 and 1944.
- Hemet Ryan Airport exists today at the site of the original Ryan Flight School.

## Demographics

- According to the California Economic Development Department, in 2005 the economy of Hemet was based on four main industries: retail trade, health and educational services, and government.
- These industries provide 4,734, 4,441, and 3,946 jobs respectively.
- The amount of wage and salary positions in Hemet is 22,769, with a further 1,479 people were self-employed, adding up to a total of 24,248 jobs in the city.



# Whispering Winds

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