

2523 Jefferson St, Riverside (2026)

We're looking to either lease (preferred) or sell the property.

I have raw, improved land in the historical orange groves / Riverside Arlington heights.

- ~10 acre flat land corner lot, private street, perfectly square
- In the final stage of lot split, can become 2 five-acre lots (city requires a sidewalk installation ~100k that we did not do yet)
- We made over \$250k USD of capital improvements to the lot since acquiring it in March 2021

Improvements

Detailed spreadsheet:

https://docs.google.com/spreadsheets/d/1fS8_THrJl3TDQGlrc60cvEOx1nu-K0JijYjGTSN4k04/edit?gid=0#gid=0

- Lot split: status is final stage/ needs
- Added electrical
 - 30' pole, 200 amp meter panel, 100 amp pump circuit
- Added gage canal (with 6 5000g tanks and large pump)
 - WA8 (greenbelt contract) /WA12 water rates
 - done by Lynchwells
- Added fencing
- Add ons
 - Land survey with markers, etc.
 - Full environmental reports
 - Additional full environmental report for lot split
 - 2 Shipping containers, one suitable for air-condition office use
 - Comes with architecture drawings for a luxury estate or farm/staycation type dwelling and landscape.
 - Landscape architecture design
 - 4000sqft house design
- Added trees with complete drip irrigation system
 - Avocado: 500+ / 2-4 years old
 - Jujube / Date trees: 500+ jujube trees
 - Dragonfruit: 200
 - Misc fruit: 50+ exotic fruit trees / ~20 varieties, e.g. cherimoya, cherry, mulberry, sapote, jackfruit, etc.
 - California palms: 20 / aged and majestic bordering property