



Hungry Valley

State Vehicular Recreation

Interstate 5 Freeway 78,858 CPD

1.05 Acres

2.19 Acres

Gorman Elementary School

Ralphs Ranch Rd

Gorman School Rd

2.19 Acres
Build Your Dream Business Here

Gorman School Rd

Build your dream business, Many Possibilities Shopping Center, Fast Food, Hotel-Motel or any Business you desire

Close to HUNGRY VALLEY: Hungry Valley is the 3rd largest State Vehicular Recreation Area offers 19,000 acres and more than 130 miles of scenic trails for motorcycles, All-Terran Vehicles (ATV), dune buggies and 4x4 recreation. **Across from Gorman Elementary School**

2 Properties 3.24 acres, Selling Price \$3,750,000 Call now 951-269-3000



2 Parcels - Many Possibilities - 3.24 acres

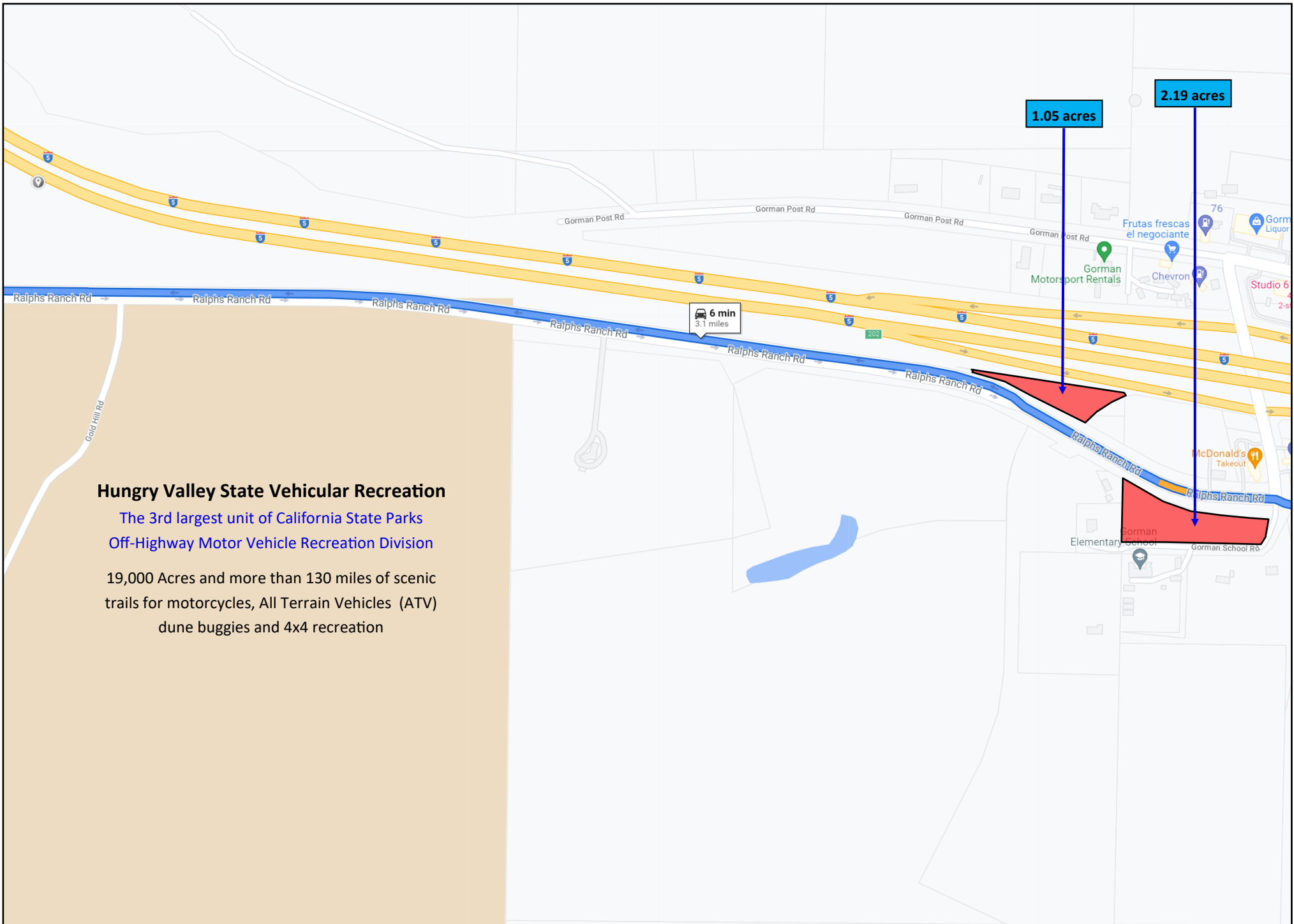
PROPERTY DESCRIPTION AND HIGHLIGHTS

- 2 parcels approximately 2.19 acres and 1.05 acres, combined around 3.24 acres
- Ideal location for Fast Food, Strip Center, Hotel-Motel or any business you desire
- Near Hungry Valley State Vehicular Recreation Area. Hungry Valley is the 3rd largest unit of California State Park which offers 19,000 acres and more than 130 miles of scenic trails for motorcycles, All-Terran Vehicles (ATV), dune buggies and 4x4 recreation. All levels of OHV operator skills will be challenged by wide variety of terrain and trails at Hungry Valley
- One parcel located at corner of Gorman School Rd and Ralphs Ranch Rd, across from Gorman Elementary School. Second parcel on Ralphs Ranch Rd









Hungry Valley State Vehicular Recreation

The 3rd largest unit of California State Parks
Off-Highway Motor Vehicle Recreation Division

19,000 Acres and more than 130 miles of scenic trails for motorcycles, All Terrain Vehicles (ATV) dune buggies and 4x4 recreation

Address: 16 and 19, Peace Valley Rd, Gorman CA

The outlined area's are approximate, lot size. Buyer to verify exact, boundary lines, measurements and lot size before entering into purchase agreement



BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

**AWARD
WINNING
AGENT**



www.BashirTariq.com

180 N Riverview Dr, Ste 320
Anaheim Hills, CA 92808
Office: (714) 584-2788

CalDRE #01851484



**Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing Car
Washes into the Highest and Best Operating Car
Washes in the Car Wash industry*

BUY - SELL or LEASE

CALL NOW FOR PROFESSIONAL REPRESENTATION

Business and Commercial Real Estate

- Car Washes ● Gas Stations, ● Truck Stop ● Dealership Lots
- Retail Shopping Centers ● Automotive Service Centers ● Warehouses
- Fast Food ● Restaurants ● Liquor Stores ● Convenience Markets
- Commercial Properties ● Business Opportunities ● Commercial Leases

I Can Help You Sell Any Business That You Own or Help You Purchase

the Dream Business You Been Waiting For

CALL NOW 951-269-3000



**Top 8th Place
In California**



Member of ICA



Member of
WCA



Member of
NAR