

7 LOTS WITH APPROVED PLANS IN MENTONE

1108-1188 Turquoise Ave | Mentone, CA 92359

- Seven lots totaling approximately 1.43 acres
- All improvement plans are approved
- Approved plan for MH Advantage home and garage for one lot
- Plans for remaining 6 homes and garages in process

ASKING PRICE: \$695,000



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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**REDLANDS
COUNTRY CLUB**

**MOORE MIDDLE
SCHOOL**

**FORD
PARK**

**REDLANDS
EAST VALLEY
HIGH SCHOOL**

CALIFORNIA
38



AERIAL



REDLANDS COUNTRY CLUB

FORD PARK

Orange Street Plaza

Packing House District

REDLANDS HIGH SCHOOL

MOORE MIDDLE SCHOOL

FRANKLIN ELEMENTARY SCHOOL

REDLANDS EAST VALLEY HIGH SCHOOL

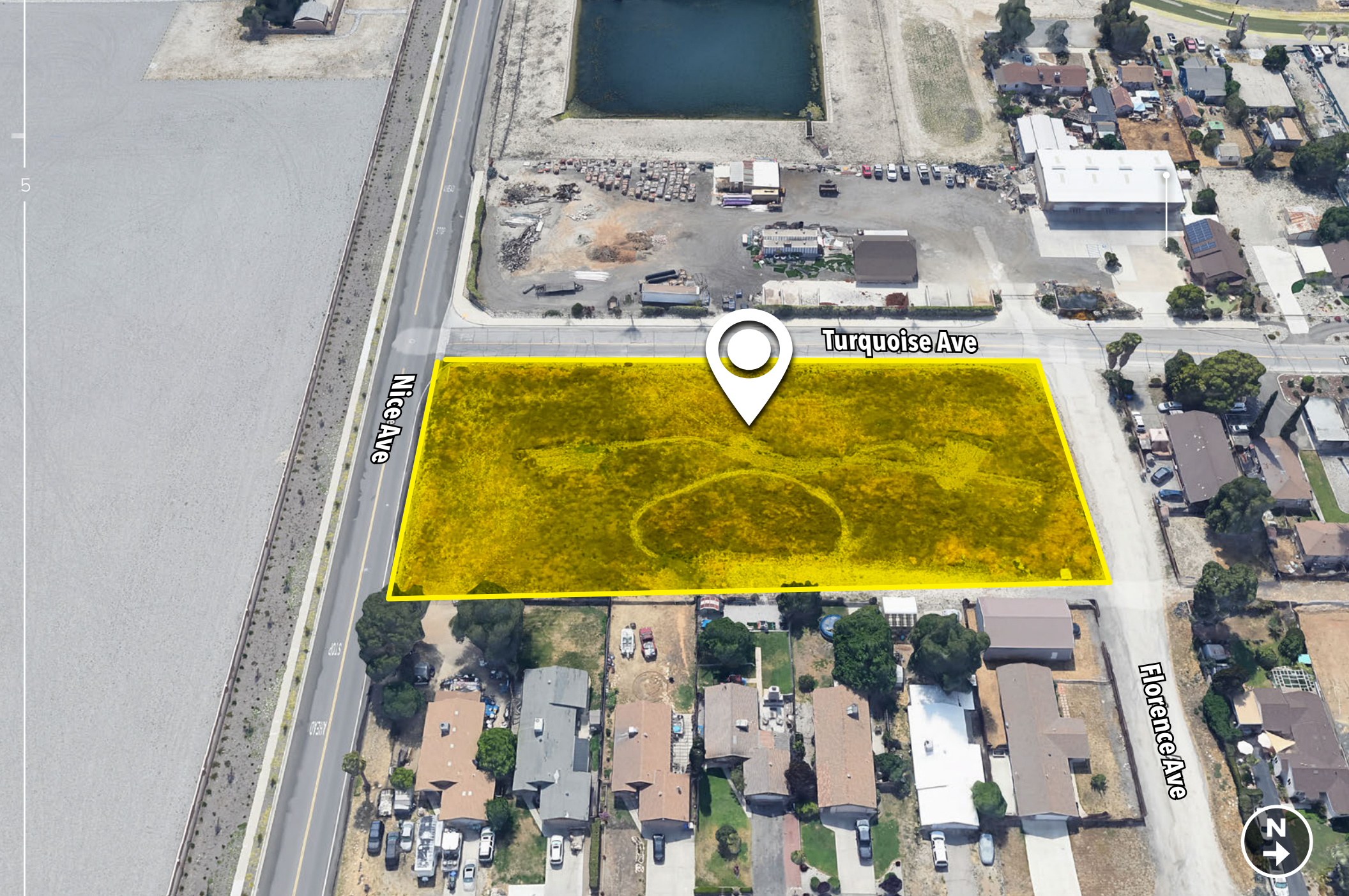
CALIFORNIA 38

CLEMINTINE MIDDLE SCHOOL

Redlands Village



AERIAL



5

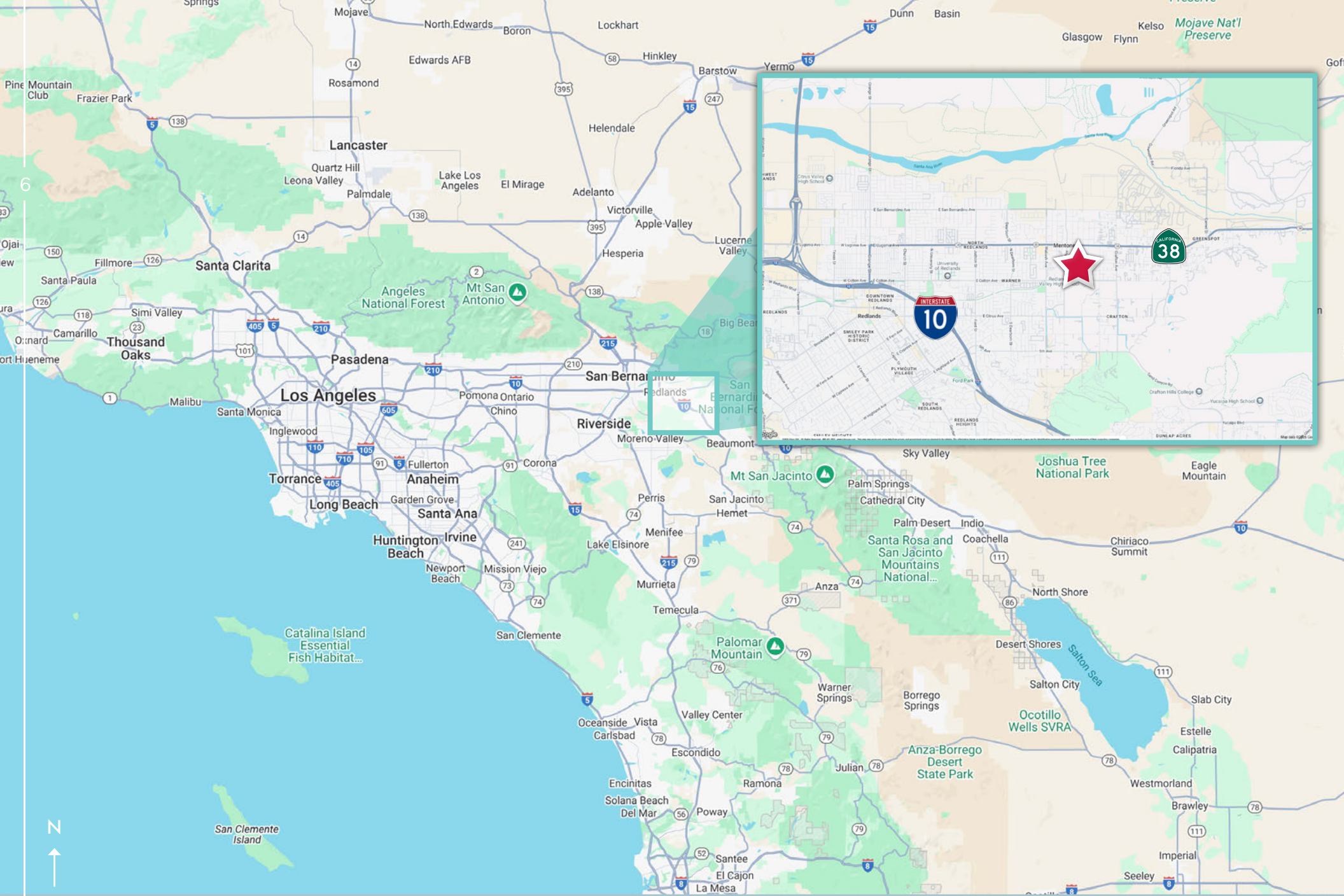
Nice Ave

Turquoise Ave

Florence Ave



AERIAL



LOCATION MAP

PROPERTY OVERVIEW

Location:

The subject property is located at 1108-1188 Turquoise Ave in Mentone, California. It is approximately 3 miles east of I-10 and just south of Highway 38.

Property Profile:

The subject property consists of 7 vacant lots totaling approximately 1.43 acres. Seller has received approvals for the Street, Water, Sewer, and Electric Improvements. There is also an approved plan for an MH Advantage home with a two-car garage on one of the lots. Plans for the remaining six homes and garages are in process. Seller also has a site plan showing ADU's on each lot.

Jurisdiction:

San Bernardino County

APN's & Acreage:

0298-103-14		0.25 Acres
0298-103-15		0.19 Acres
0298-103-16		0.19 Acres
0298-103-17		0.19 Acres
0298-103-18		0.19 Acres
0298-103-19		0.19 Acres
0298-103-20		0.23 Acres
TOTAL		1.43 Acres

Zoning:

Single Family Residential (RS)

General Plan:

Low Density Residential (LDR 2-5 du/acre)

School District:

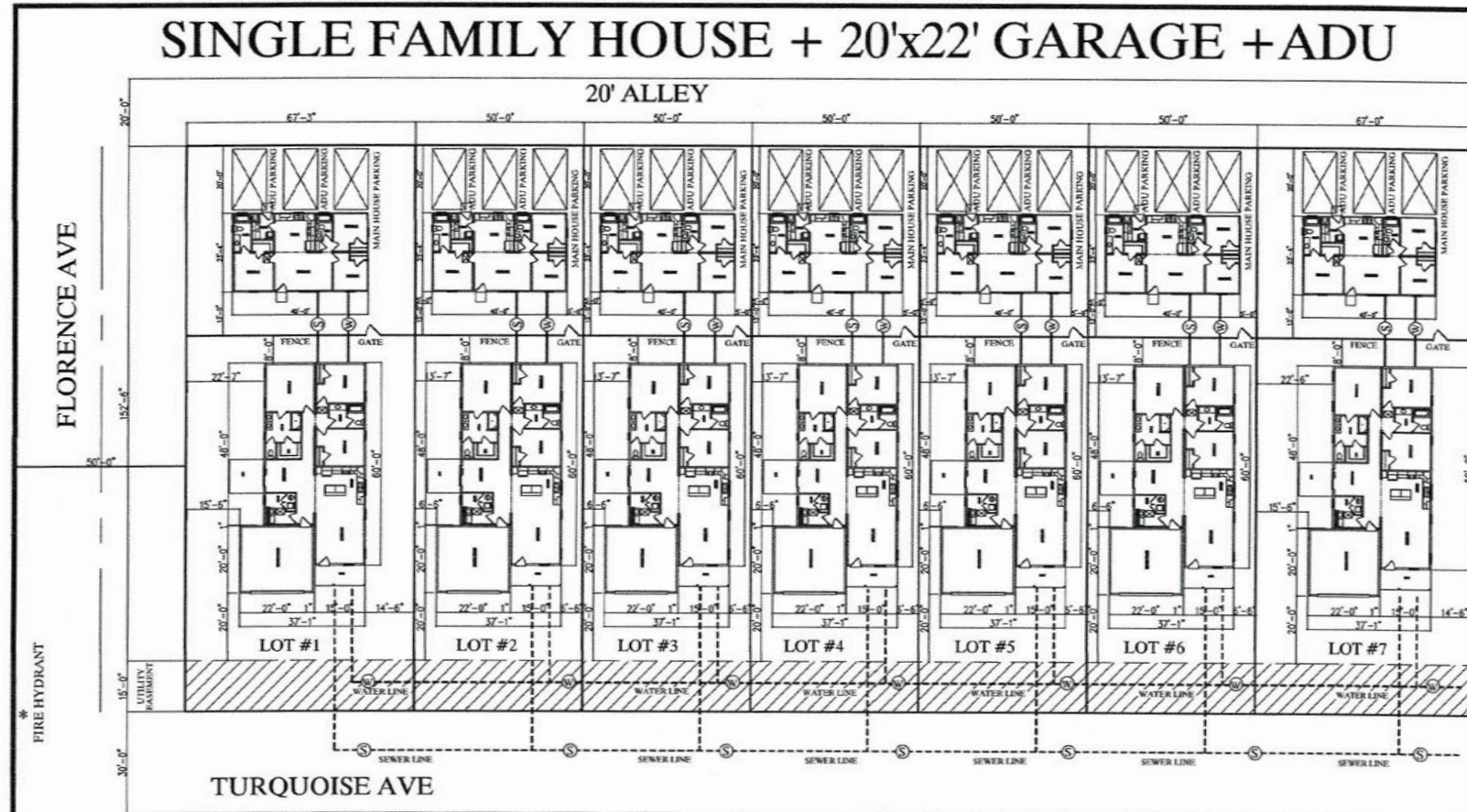
Redlands Unified School District

Services:


- **Water/Sewer:** City of Redlands
- **Gas/Electric:** Southern California Edison
- **Police:** San Bernardino County Sheriff's Department
- **Fire:** San Bernardino County Fire Protection District



SITE PLAN WITH ADU'S



(S) = SEWER POC
(W) = WATER POC

 ITEM NO. 5 - EASEMENT FOR WATER PIPES, DITCHES AND WATER CONDUITS
09/10/1925, BOOK 20, PAGE 137, OF OFFICIAL RECORDS
AFFECTS AS DESCRIBED THEREIN

APN: 0298-103-14
TOWN OF MENTONE LOT 1 BLK 46 AND E 15 FT VAC TURQUOISE AVE ADJ ON W 1188
APN: 0298-103-15
TOWN OF MENTONE LOT 2 BLK 46 AND E 15 FT VAC TURQUOISE AVE ADJ ON W 1166
APN: 0298-103-16
TOWN OF MENTONE LOT 3 BLK 46 AND E 15 FT VAC TURQUOISE AVE ADJ ON W 1150
APN: 0298-103-17
TOWN OF MENTONE LOT 4 BLK 46 AND E 15 FT VAC TURQUOISE AVE ADJ ON W 1142
APN: 0298-103-18
TOWN OF MENTONE LOT 5 BLK 46 AND E 15 FT VAC TURQUOISE AVE ADJ ON W 1134
APN: 0298-103-19
TOWN OF MENTONE LOT 6 BLK 46 AND E 15 FT VAC TURQUOISE AVE ADJ ON W 1120
APN: 0298-103-20
TOWN OF MENTONE LOT 7 BLK 46 AND E 15 FT VAC TURQUOISE AVE ADJ ON W 1108

USMODULAR, INC.
BUILDERS/DEVELOPERS
140 E. STESON AVE. #301,
HEMET, CA 92543
951-679-9907
888-987-6638
Fax: 951-672-0926
info@usmodularinc.com

HANKITO INC
TURQUOISE AVE
MENTONE, CA 92539

REV.	BY	DATE
07	5800	06/06/22
08	5800	02/16/24
03	5800	06/19/22
04	5800	06/30/22
05	5800	07/19/22
08	5800	06/06/22

PROPOSED PROJECT
SINGLE FAMILY & ADU
MANUFACTURED HOUSE(HUD)

SITE PLAN SHEET

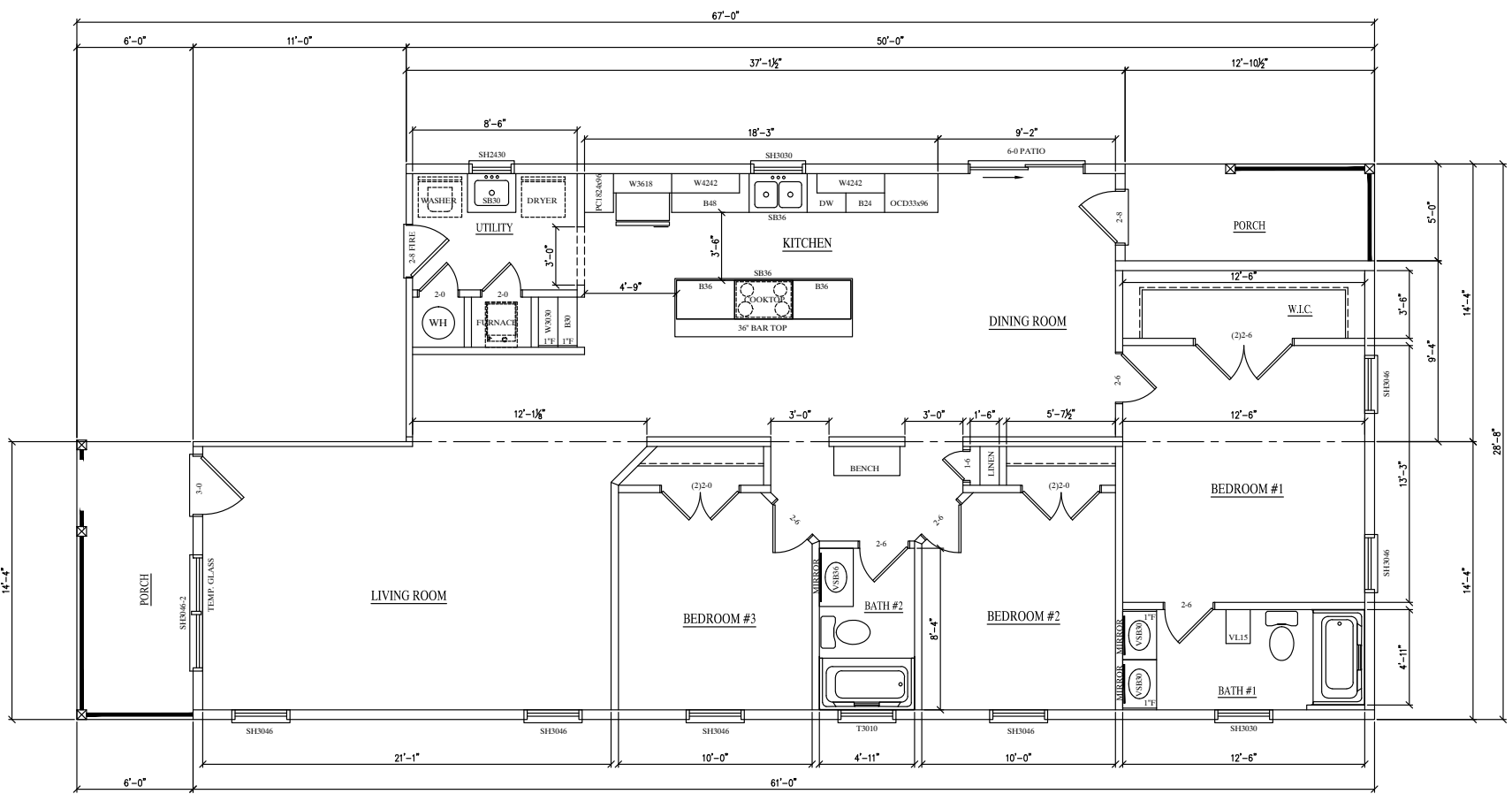
DATE
06/06/22

SCALE
1" = 30'-0"

SHEET
1
OF 12 SHEETS



MH ADVANTAGE HOME PLAN



LIVABLE: 1,527 SQ. FT.
 PORCH: 150 SQ. FT.

CHAMPION
 HOME BUILDERS
 755 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
 PHONE: 248-614-8200

PFS #23
 Conforms to HUD MHCSS
 09/25/24
 Limited Approval 180 Days

MODIFICATIONS

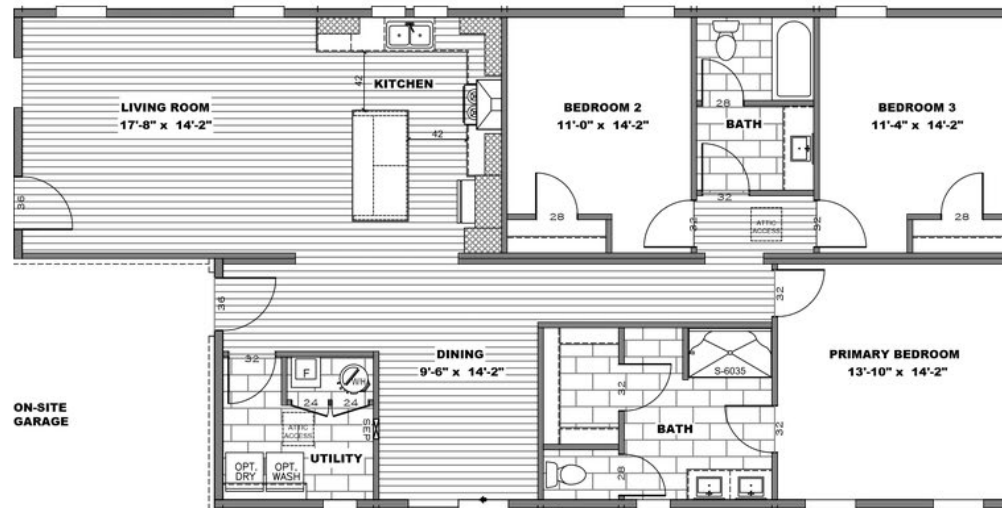
PROJECT:	-
DRAWN BY:	SDD
DATE:	
SCALE:	

TITLE:	FLOOR PLAN
FILENAME:	-
DATE:	
SCALE:	

SHEET:	AE-101
<small>PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION COPYRIGHT - 2024 BY CHAMPION</small>	



MH ADVANTAGE HOME RENDERING



ESTIMATE PACKAGE

11



 Click to View Full Estimate Package



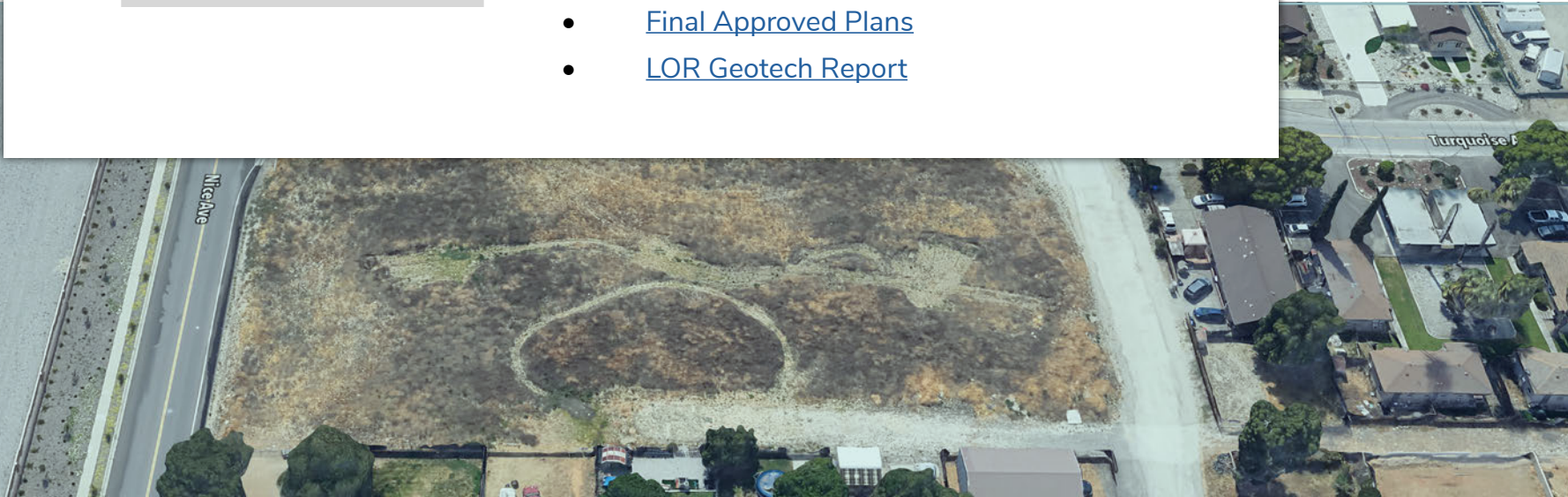
LINKS TO DUE DILIGENCE

12

CLICK LINKS BELOW TO DOWNLOAD DUE DILIGENCE DOCUMENTS



- [Electric Plans](#)
- [Final Code Compliant Plans](#)
- [MH Advantage Home Plans](#)
- [MH Advantage Overview](#)
- [Service Connection](#)
- [Sewer Improvement Plan](#)
- [Sewer and Water Improvement Estimates](#)
- [Site Plan with ADUs](#)
- [Street Improvement Plans](#)
- [Water Improvement Plan](#)
- [Final Approved Plans](#)
- [LOR Geotech Report](#)



CMA Summary Report

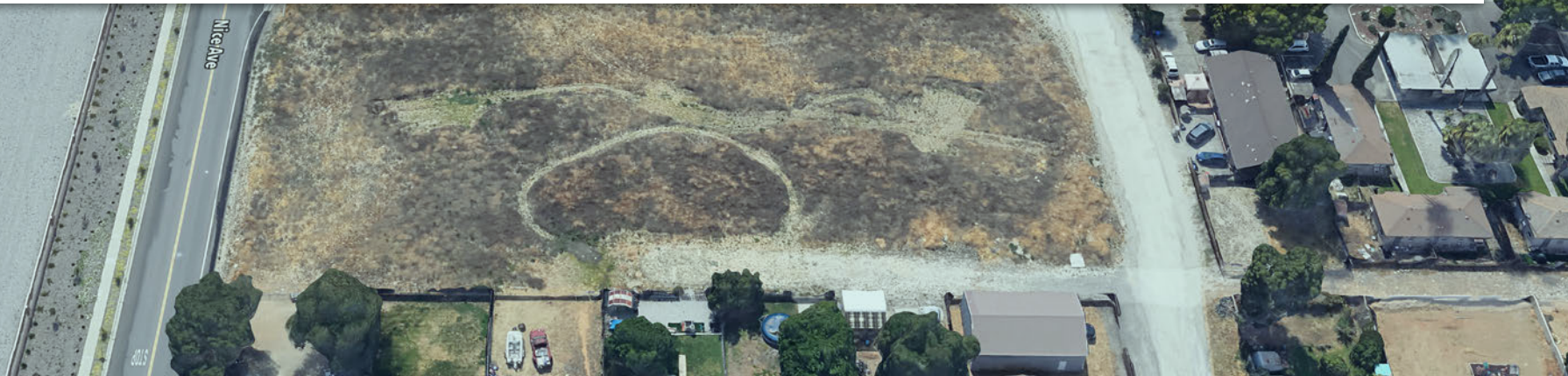
RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$510,000	\$420,000	\$455,780	\$449,900
SP:\$488,000	\$420,000	\$449,780	\$435,000

RESIDENTIAL - Sold

Number of Properties: 5

Num	MLS #	Statu s	Prop bT	Su Address	MLS AreaMjr	TotalBdr ms	TotalBath s	CloseDat e	LotSz ft	Sq LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	CV250281	S	SFR	1319 Malachite Avenue	284 - Mentone	3	1	3/28/2025	9,100.00	1366	17	\$449,900	\$329.36	\$432,900	\$316.91
2	CV25001494	S	SFR	1323 Olivine Avenue	284 - Mentone	2	1	2/24/2025	8,850.00	770	13	\$420,000	\$545.45	\$420,000	\$545.45
3	IG25055387	S	SFR	1369 Tourmaline Avenue	699 - Not Defined	2	2	4/25/2025	9,716.00	1318	9	\$510,000	\$386.95	\$488,000	\$370.26
4	IG25050507	S	SFR	1380 Agate Avenue	284 - Mentone	3	2	4/29/2025	11,600.00	1743	31	\$459,000	\$263.34	\$473,000	\$271.37
5	CV25016766	S	SFR	1375 Crafton Avenue	284 - Mentone	3	2	3/28/2025	8,970.00	1387	22	\$440,000	\$317.23	\$435,000	\$313.63
Avg						2	1		9647.20	1316	18	\$455,780	\$368.47	\$449,780	\$363.52
Min						2	1		8850.00	770	9	\$420,000	\$263.34	\$420,000	\$271.37
Max						3	2		11600.00	1743	31	\$510,000	\$545.45	\$488,000	\$545.45
Med						3	2		9100.00	1366	17	\$449,900	\$329.36	\$435,000	\$316.91



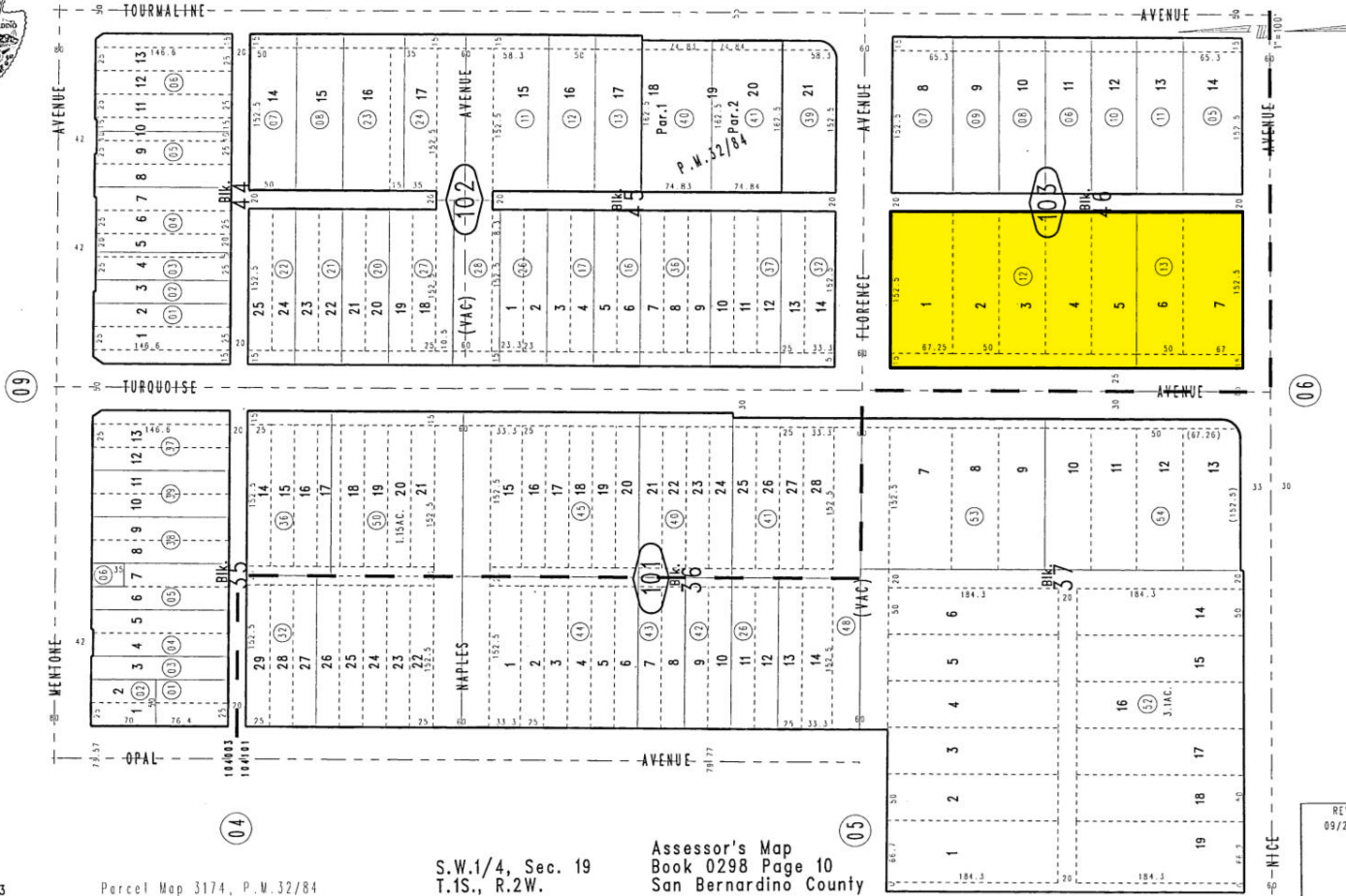
TAX MAP

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Mentone Townsite
M.B.6/35

Redlands Unified
Tax Rate Area
104101,104003

0298-10



October 2003

Parcel Map 3174, P.W. 32/84

S.W.1/4, Sec. 19
T. 1S., R. 2W.

Assessor's Map
Book 0298 Page 10
San Bernardino County

REVISED
09/28/16 CW



2025 DEMOGRAPHICS

1 mile



population
11,682



estimated households
4,056



average household income
\$132,609



median household income
\$94,515



total employees
1,693

3 miles



population
52,860



estimated households
17,949



average household income
\$143,475



median household income
\$110,592



total employees
15,171

5 miles



population
117,056



estimated households
40,691



average household income
\$151,256



median household income
\$118,495



total employees
37,608

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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