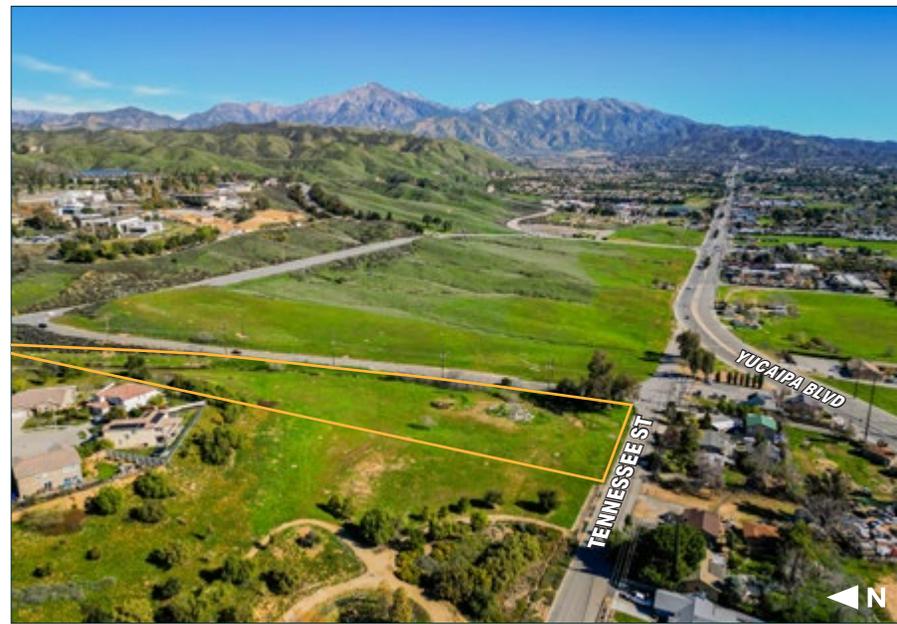
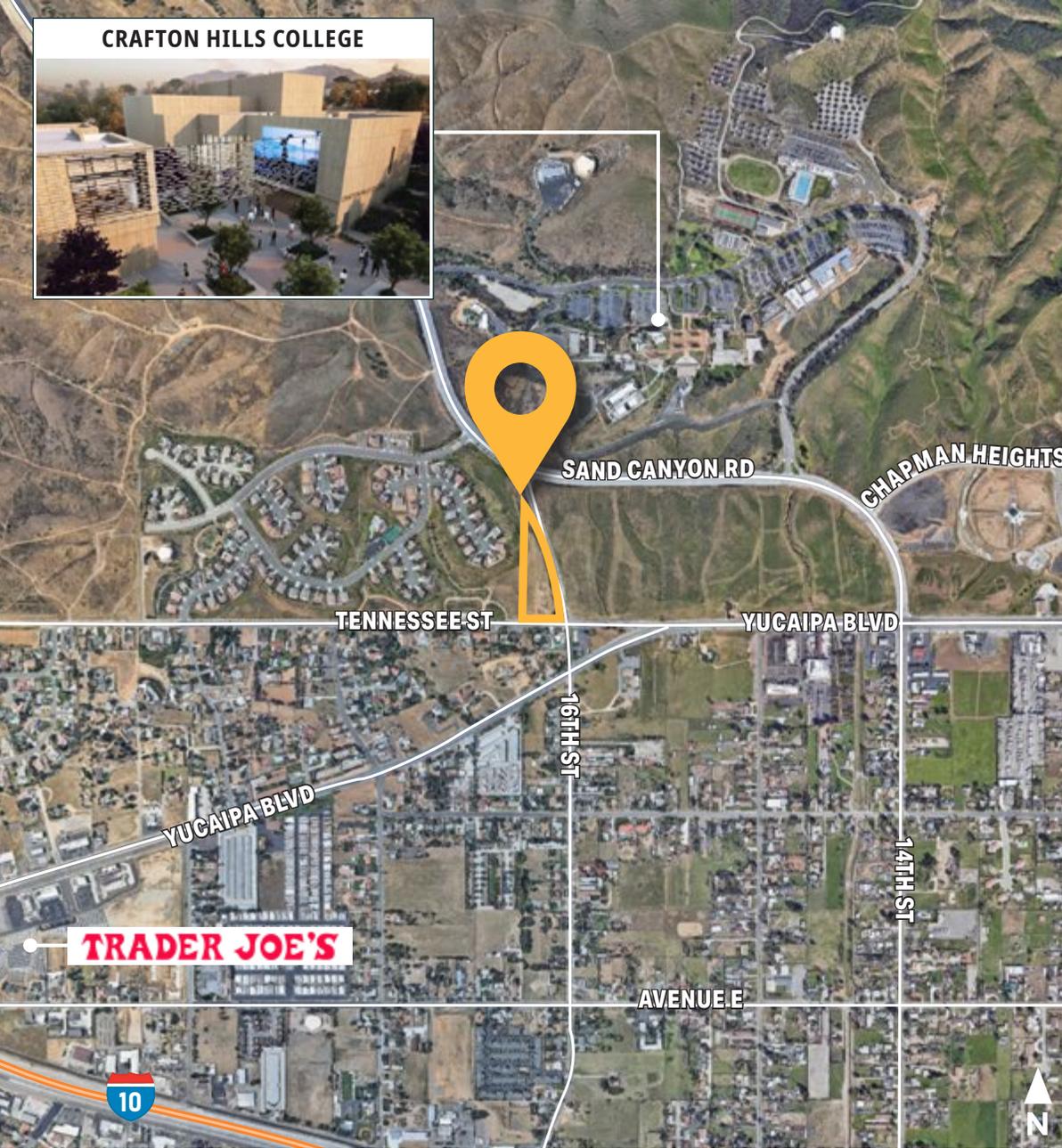


CRAFTON HILLS COLLEGE



POTENTIAL ESTATE LOT FOR CUSTOM HOME + ADU'S OR  
POTENTIAL TEN (10) LOT SUBDIVISION | ±2.7 ACRES

NWC 16th St & Tennessee Street, Yucaipa, CA 92399



18881 Von Karman Ave., Ste 150  
Irvine, CA 92612  
T 949.553.2020  
www.hoffmanland.com  
CA Lic #01473762



Exclusive  
Listing Agent

**BRYANT BRISLIN**  
Cell: (714) 814-5624

Vice President

bbrisl@hoffmanland.com

CA DRE #01877964

[www.hoffmanland.com](http://www.hoffmanland.com)

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In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

#### POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.

# PROPERTY OVERVIEW

LOCATION	NWC Of 16th St & Tennessee St
NEIGHBOR'S ADDRESS FOR GPS PURPOSES	32117 Tennessee Street
JURISDICTION	City Of Yucaipa
ZIP CODE	92399
APN	0299-321-70-0000
ACRES	±2.7 Ac
LAND SF	±11,440
ZONING	RS - Single Residential
OVERLAY	<a href="#">College View Overlay</a>
GENERAL PLAN	RS-20M
POTENTIAL USES	<ul style="list-style-type: none"> <li>» Estate Home/Mansion With ADU(s)</li> <li>» Potential 10 Lot Subdivision</li> <li>» Row, field, tree, and nursery crop cultivation with bldg of 1k sf (max)</li> <li>» Small Residential Care Facility</li> </ul>

**ASKING PRICE: \$495,000**



±2.7 Acres | Yucaipa CA

One of the last large parcels in the area that has not already sold in recent years, this ±2.7 acre site has a variety of potential uses associated with it. Build your dream home, **high end estate with ADU's and large yard space**. Or the zoning allows potentially **up to ten (10) lots**; buyer to investigate viability with the city. Or do an **agricultural use and build a structure** associated with that (max 1k sf). **Residential care facilities** are also potentially allowed.

Best of both worlds, as this site has a **rural feel**, yet is **very close to the new Trader Joe's**, Panera, Chipotle, etc along Yucaipa Boulevard and has easy, quick access to the 10 freeway.

**Sewer:** Yucaipa Valley Water District | Ph: (909) 797-6381 | As-Built Map Available

**Water:** Western Heights Water Company | Ph: (909) 790-1901

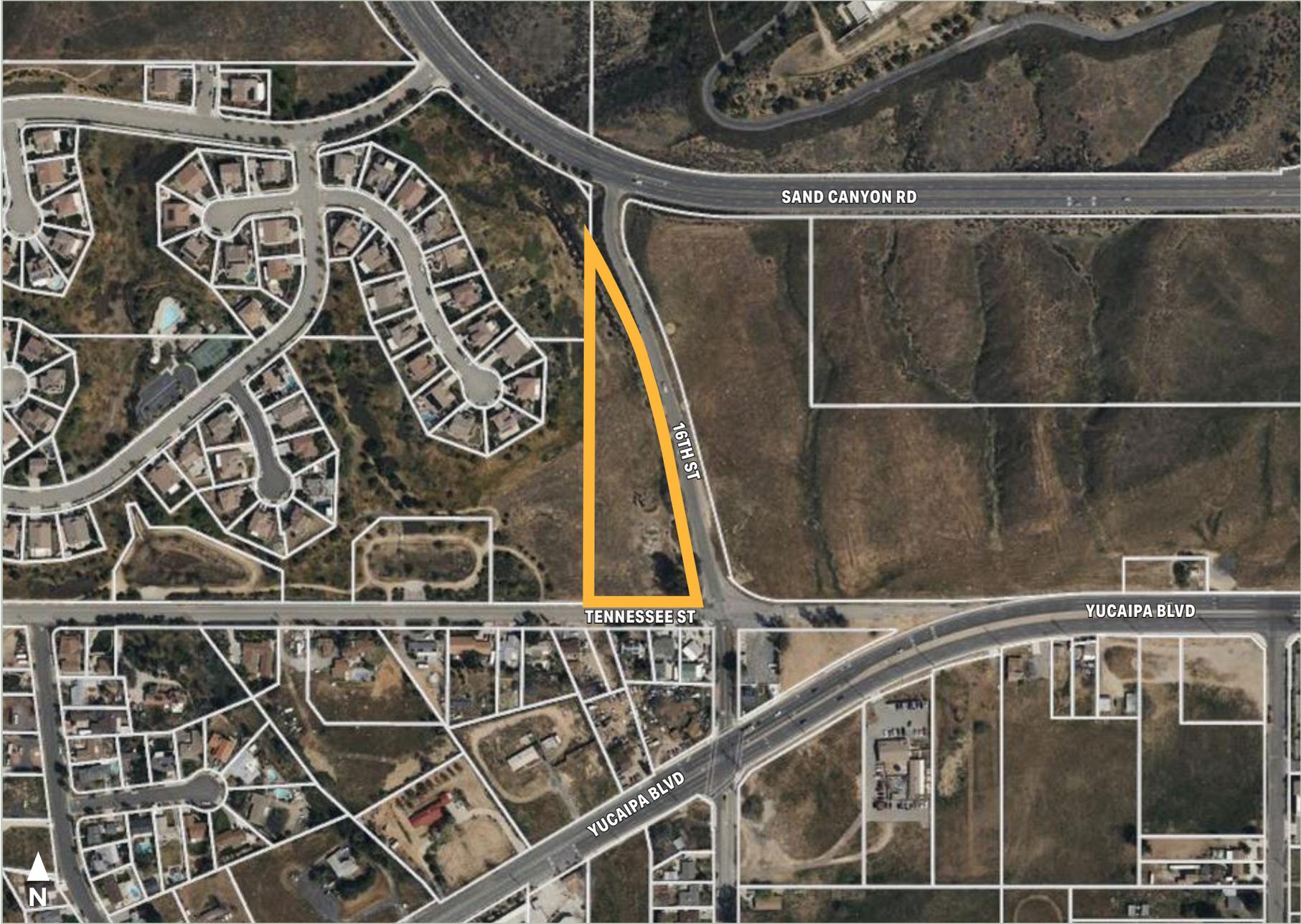
Water Line In Street – Map Available On Website

<https://westernheightswater.org/>

**Electricity:** Southern California Edison  
Engineering/Planning Project Guidance  
Ph: (800) 655-4555



Close-Up Aerial



# Assessor's Parcel Map

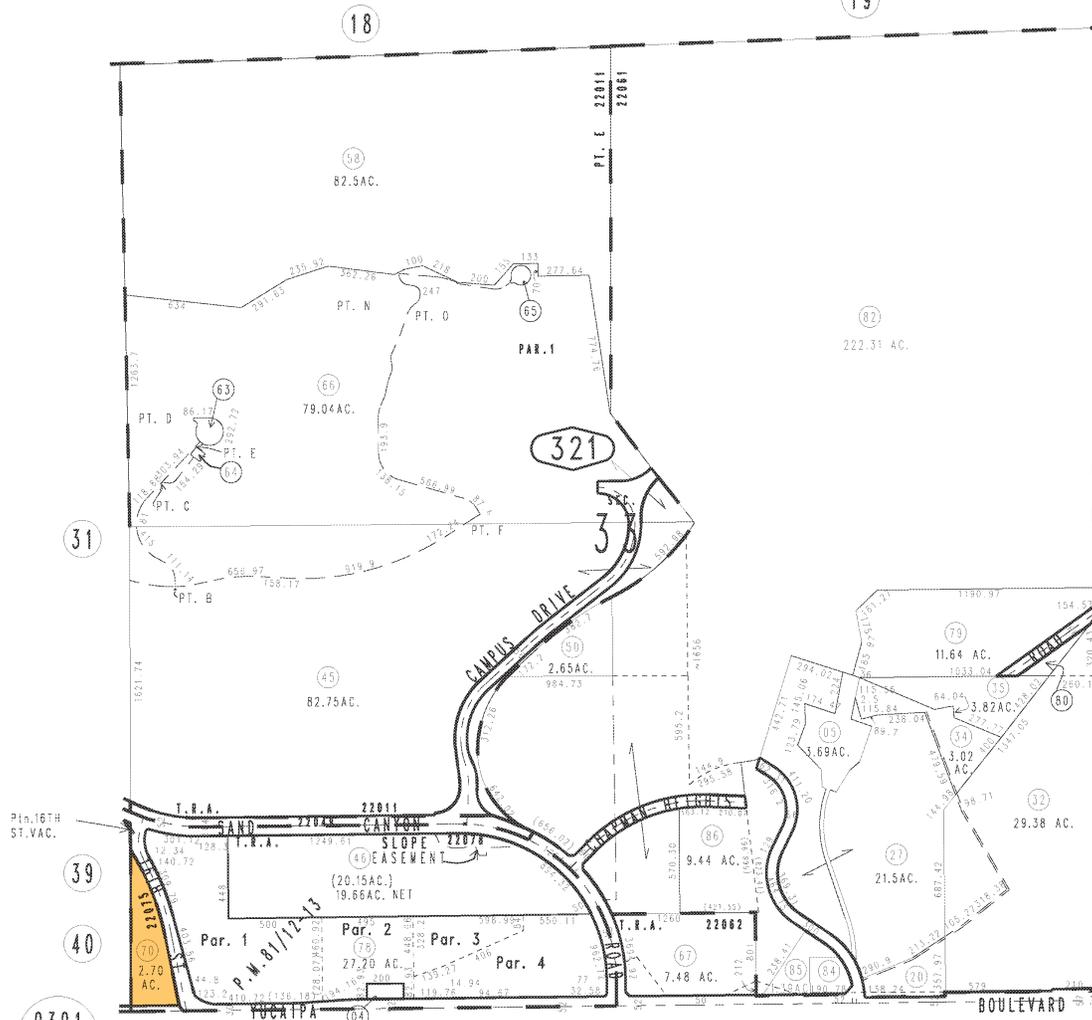
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



Sec.33, T.1S.,R.2W., S.B.B.&M.

City of Yucaipa  
Tax Rate Area  
22011 22049 22061  
22062 22075 22078

0299-32



0303  
06

0303  
07

0301  
01

0301  
03

0301  
04

0301  
05

October 2003

Parcel Map No.7961, P.M.81/12-13

Assessor's Map  
Book 0299 Page 32  
San Bernardino County

REVISED  
05/12/25 KC

# Property Photos



# Property Photos



# Vicinity Map (Macro)



# Area Recreation | Amenities

**YUCAIPA REGIONAL PARK**

**YUCAIPA VALLEY WINE COUNTRY**

**OAK GLEN**

**YUCAIPA PERFORMING ARTS CENTER**

**YUCAIPA**

**CALIMESA**

**CARTER ST**

**OAK GLEN RD**

**YUCAIPA BLVD**

**WILDWOOD CANYON RD**

**BRYANT ST**

**10**

**N**

Retail Aerial



# Area Designated Schools

Source: GreatSchools.org | \*School boundaries subject to change.

## Dunlap Elementary School (K-5)

32870 Avenue E, Yucaipa, CA 92399

Tel (909) 797-5171

Yucaipa-Calimesa Joint Unified School District

Great Schools Score: **3/10**

## Park View Middle School (6-8)

34875 Tahoe Drive, Yucaipa, CA 92399

Tel (909) 790-3285

Yucaipa-Calimesa Joint Unified School District

Great Schools Score: **6/10**

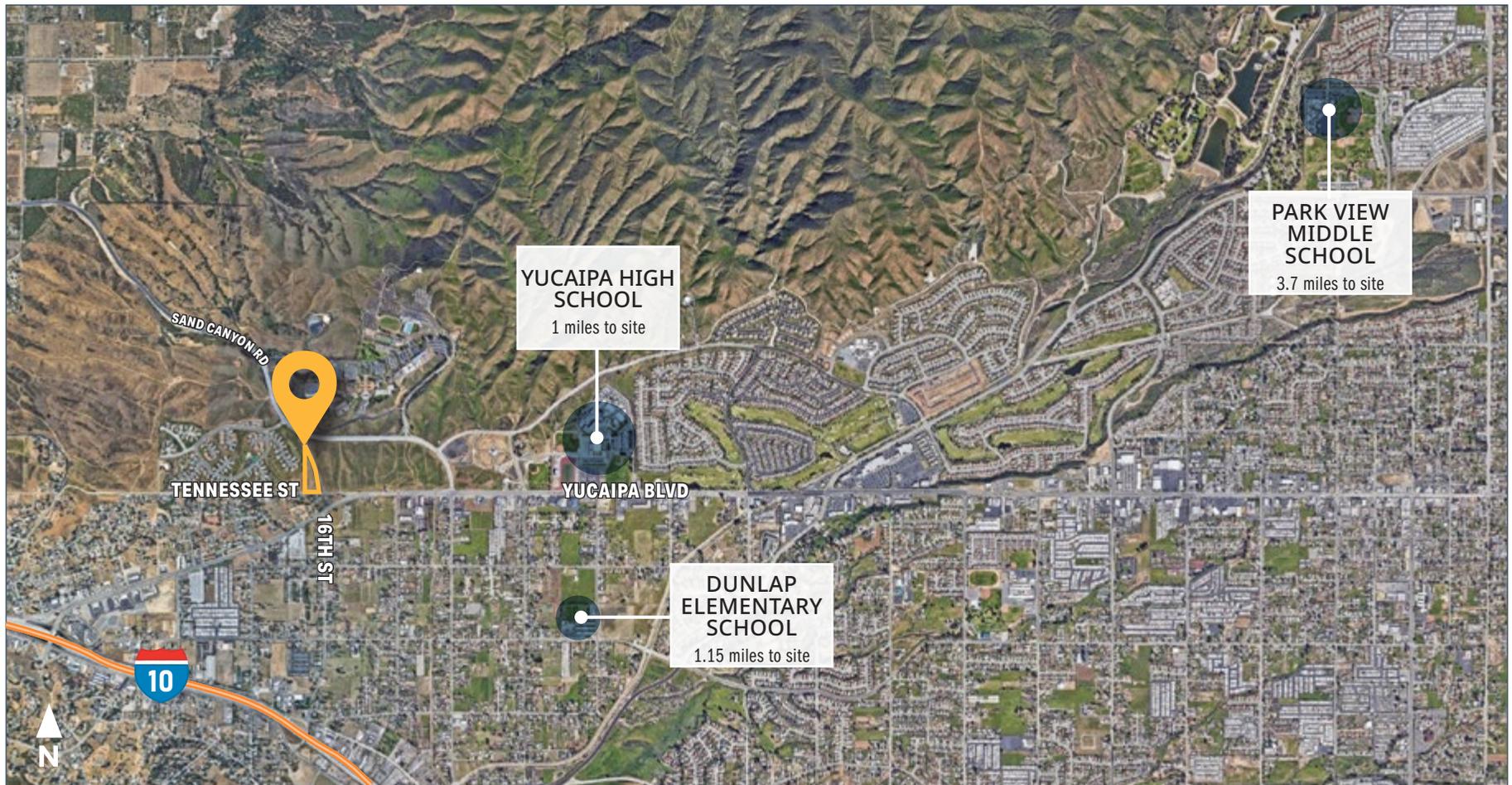
## Yucaipa High School (9-12)

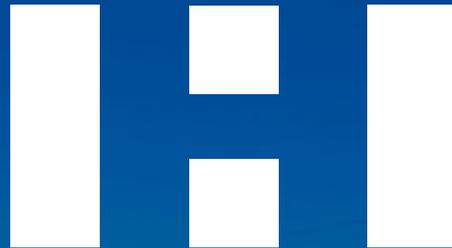
33000 Yucaipa Blvd, Yucaipa, CA 92399

Tel (909) 797-0106

Yucaipa-Calimesa Joint Unified School District

Great Schools Score: **8/10**





# HOFFMAN COMPANY

**THE HOFFMAN COMPANY**  
**Southern California Office**  
18881 Von Karman Ave, Suite 150  
Irvine, California 92612  
T (949) 553-2020

**Northern California Office**  
3447 Mt Diablo Boulevard  
Lafayette, California 94549  
T (925) 310-4857

**Coachella Valley Office**  
777 E Tahquitz Way, Suite 200  
Palm Springs, California 92262  
T (760)969-7357

**Nevada Office**  
410 S Rampart #390  
Las Vegas, Nevada 89145  
T (702) 726-692

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CA DRE Lic #01473762 | NV Lic #B.1000466

[www.hoffmanland.com](http://www.hoffmanland.com)

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