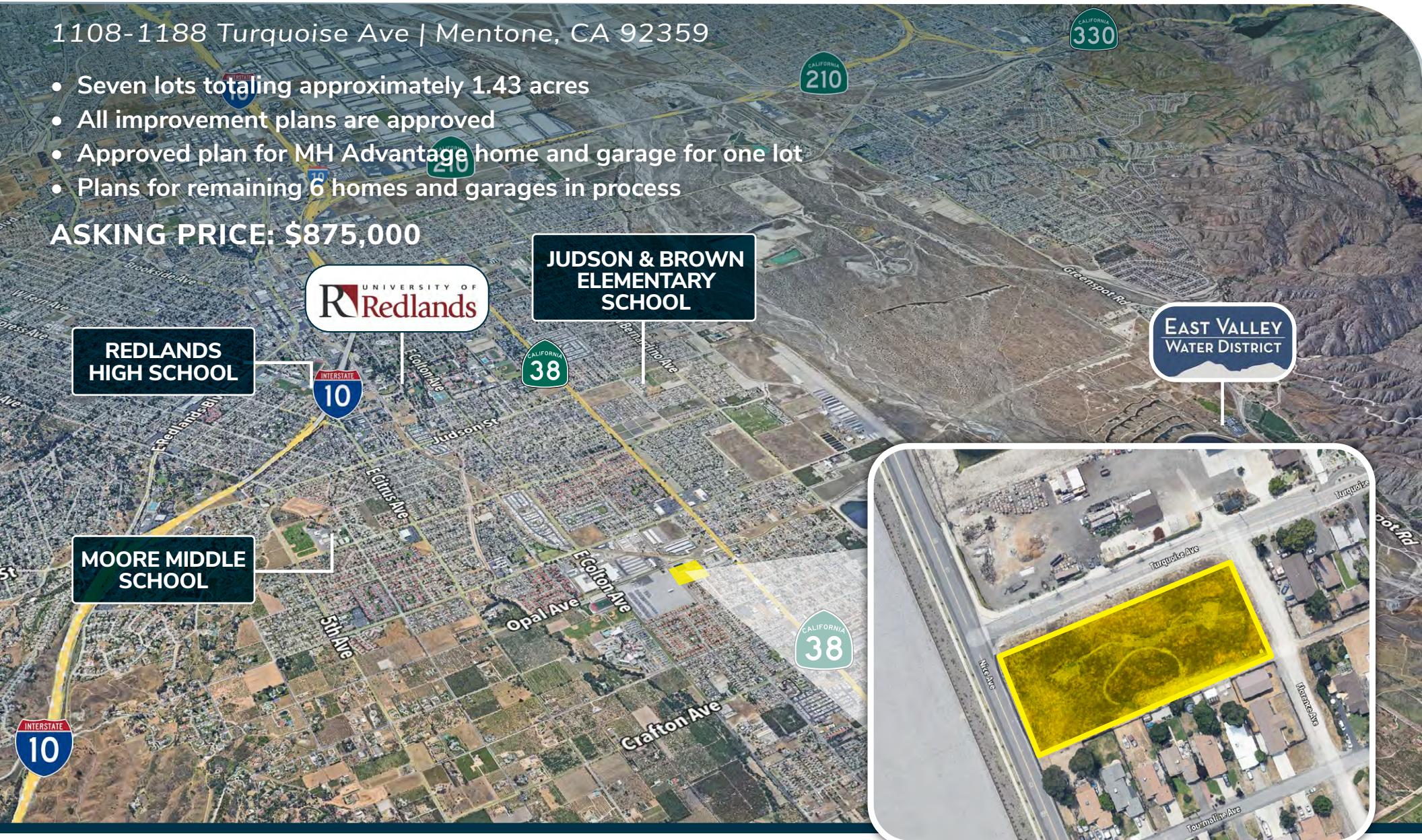


7 LOTS WITH APPROVED PLANS IN MENTONE

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: \$875,000



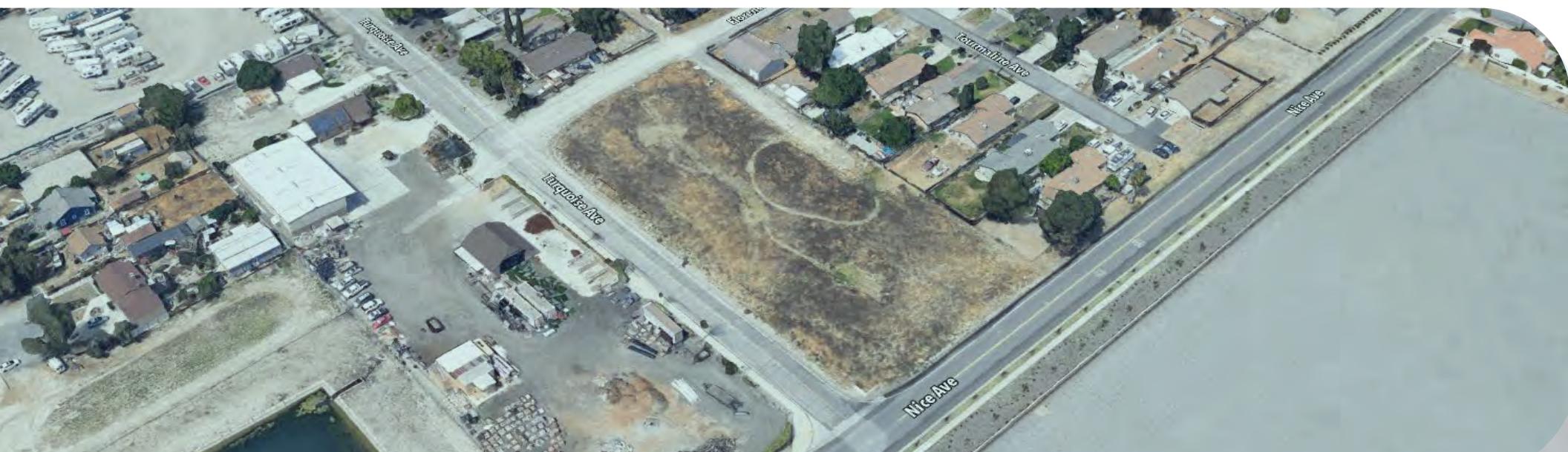
MATT WEAVER
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mweaver@lee-associates.com
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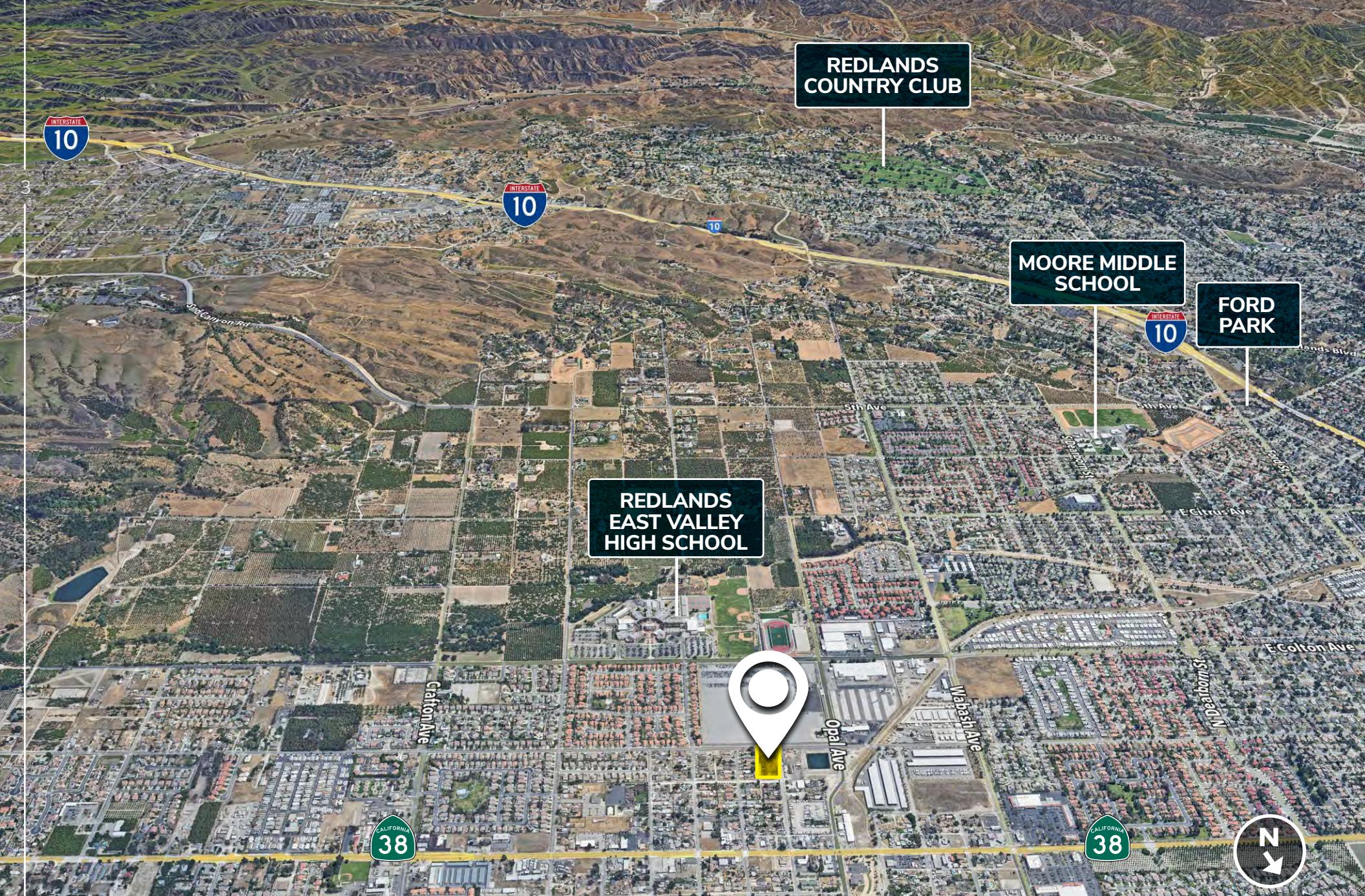
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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REDLANDS
COUNTRY CLUB

MOORE MIDDLE
SCHOOL

FORD
PARK

REDLANDS
EAST VALLEY
HIGH SCHOOL



CALIFORNIA
38

CALIFORNIA
38

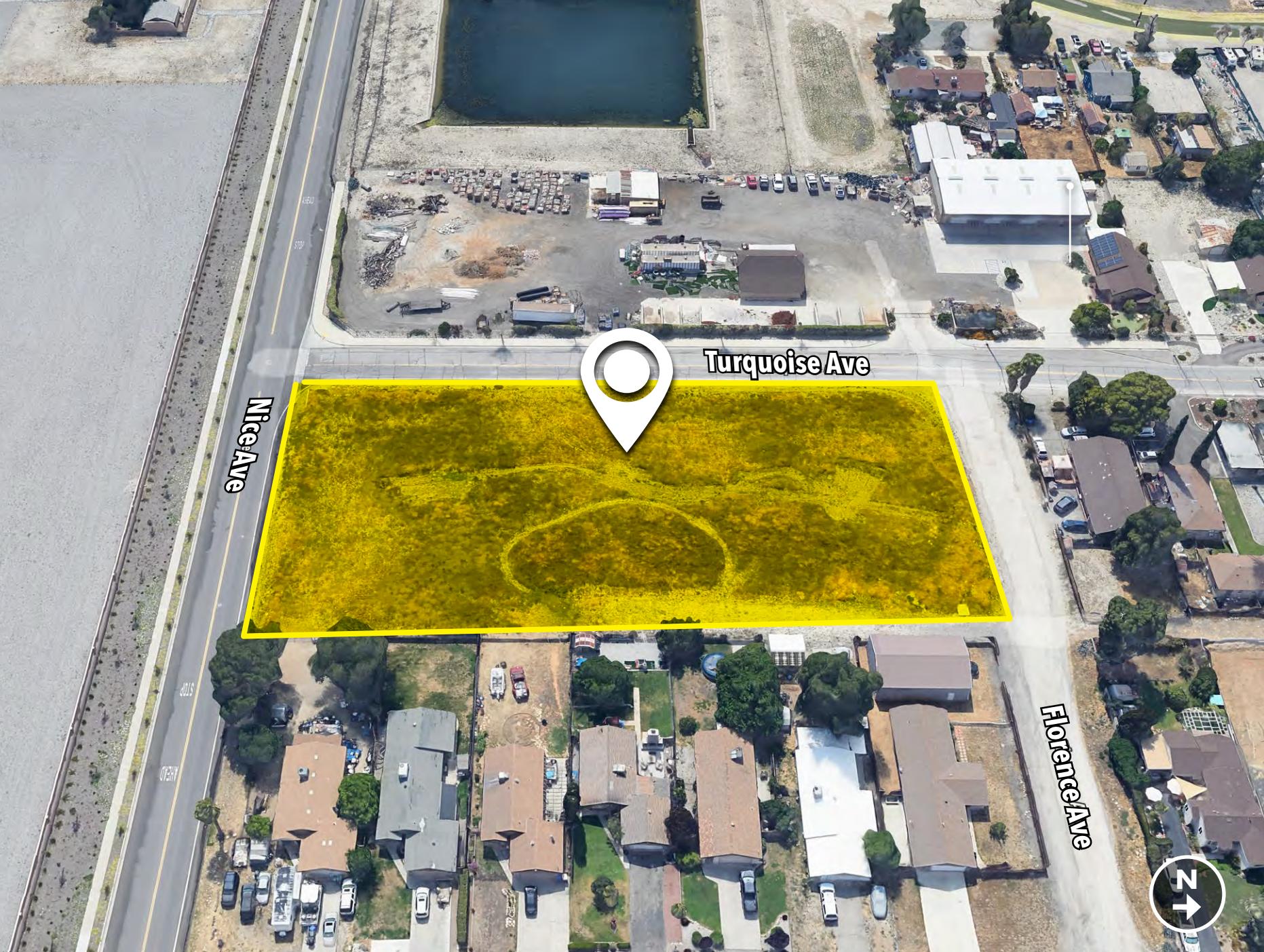


AERIAL

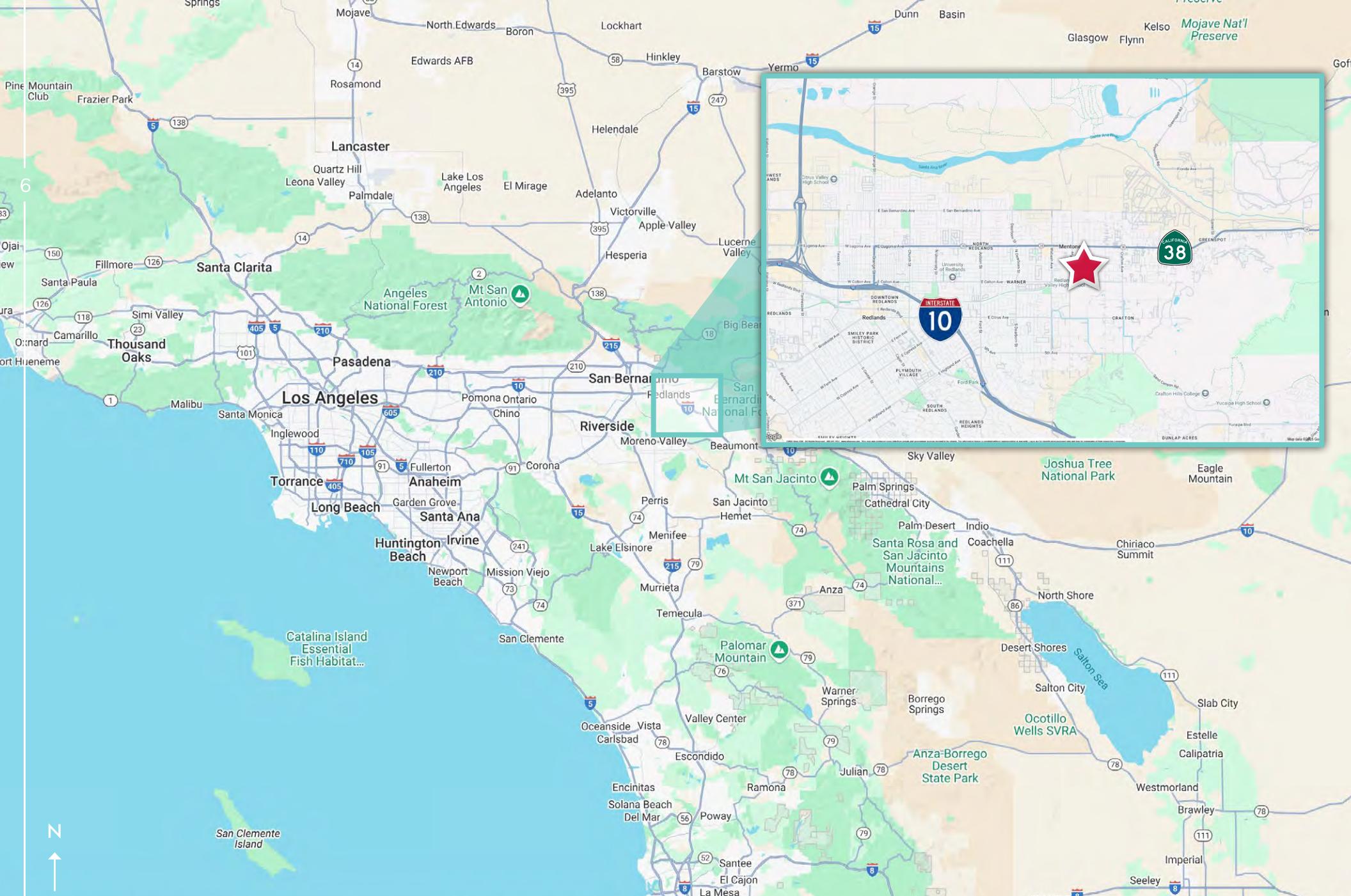


AERIAL

5



AERIAL



LOCATION MAP

PROPERTY OVERVIEW

7

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:

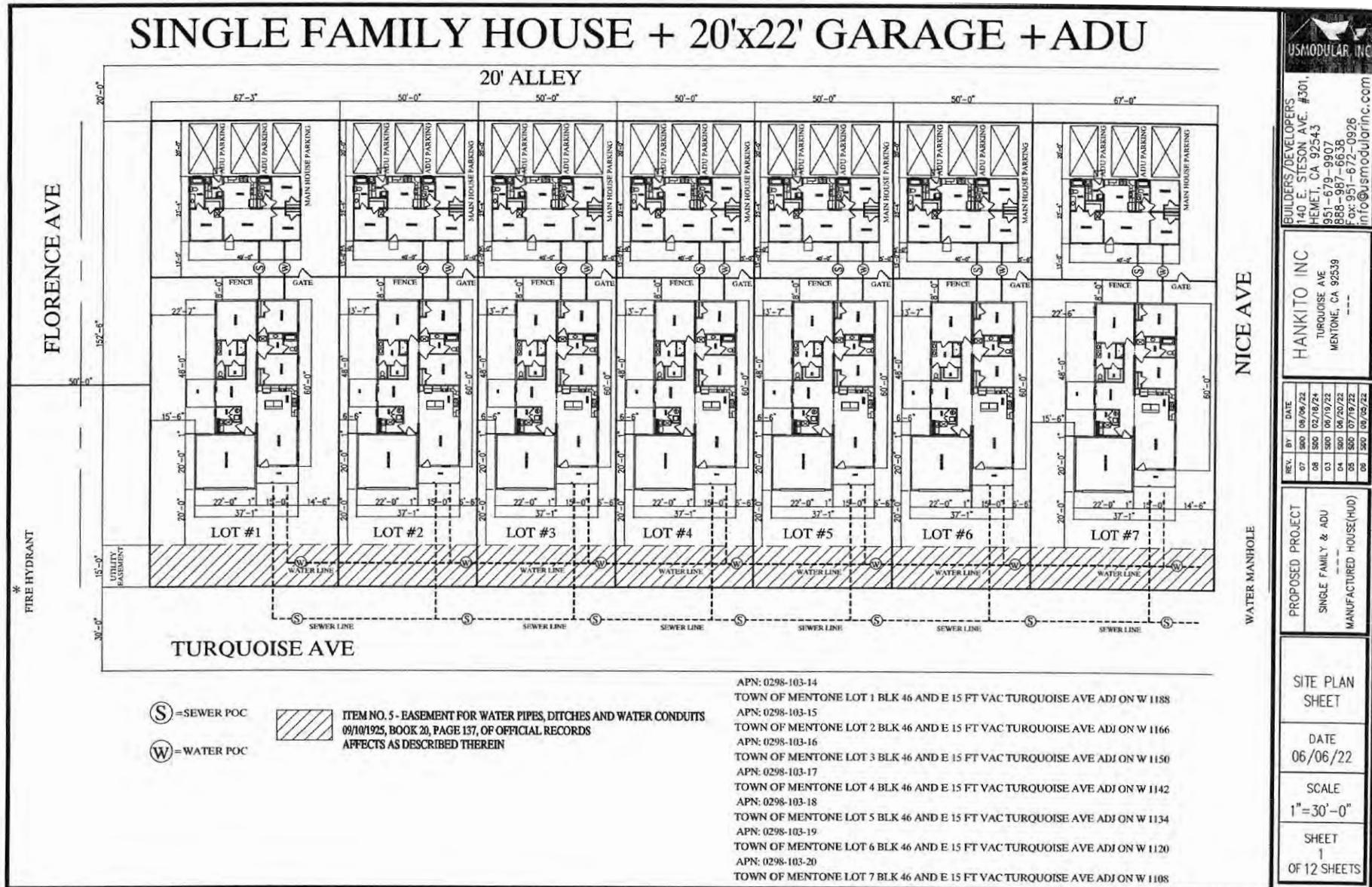
Redlands Unified School District

Services:

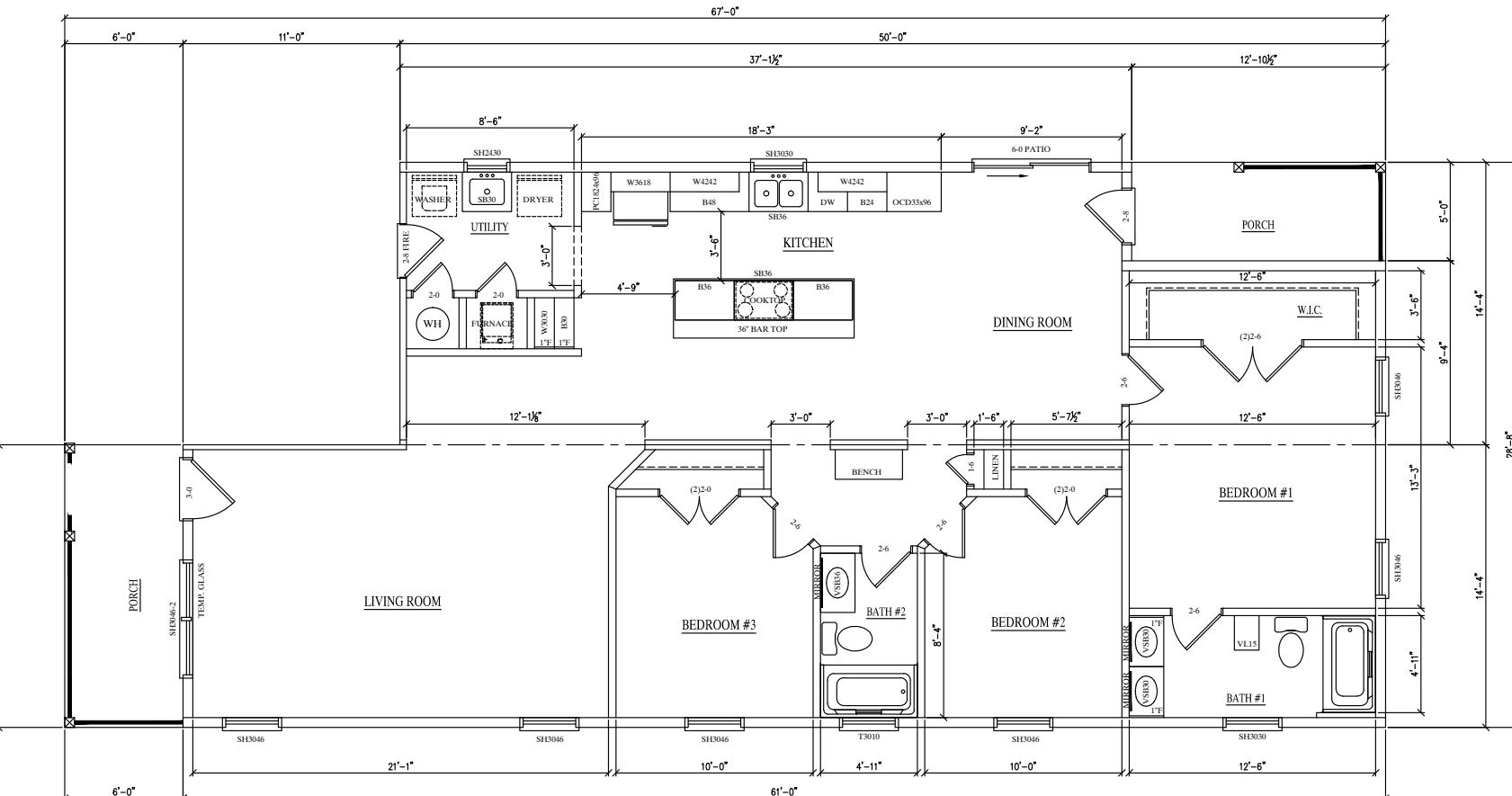
- **Water/Sewer:** City of Redlands
- **Gas/Electric:** Southern California Edison
- **Police:** San Bernardino County Sheriff's Department
- **Fire:** San Bernardino County Fire Protection District



SITE PLAN WITH ADU'S



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 48084
PHONE: 248-614-8200



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

MODIFICATIONS

PROJECT:

DRAWN BY: SDD
DATE: 09/25/24
SCALE: 1/4"

TITLE: FLOOR PLAN

SHEET: AE-101

FILENAME: --
DATE: --
SCALE: --

PROPRIETARY AND CONFIDENTIAL
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL
PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION
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MH ADVANTAGE HOME RENDERING



ESTIMATE PACKAGE



MH Advantage™
by Fannie Mae



Fannie Mae



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](#)



CMA Summary Report

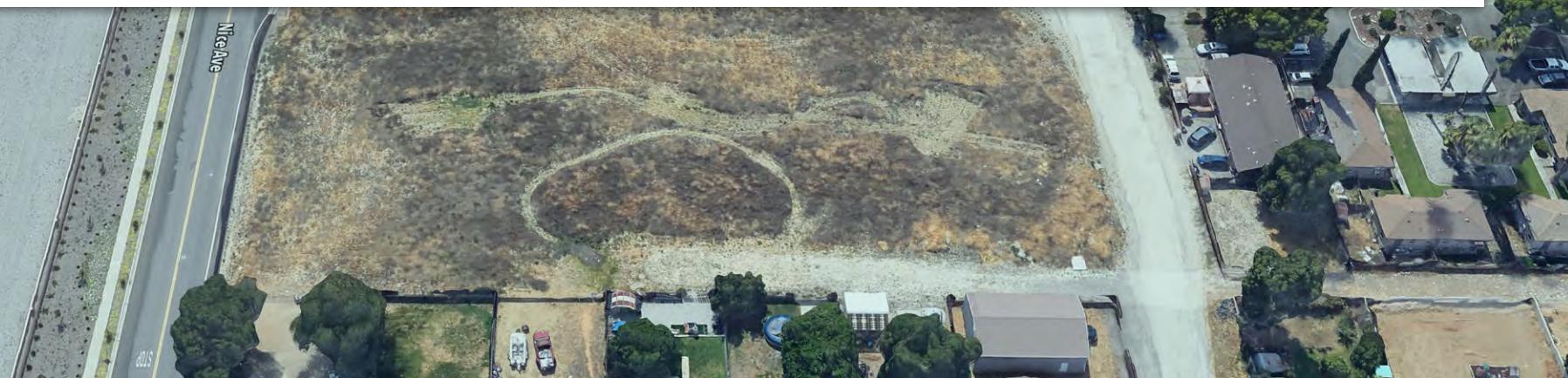
RESIDENTIAL Summary Statistics

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 #	Status	PropS	Address	MLSArea	Mjr	TotalBdr	TotalBath	CloseDat	LotSz	Sqft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	CV250281	S	SFR	1319 Malachite Avenue	284 - Mentone	3	1	1	3/28/2025	9,100.00	1366		17	\$449,900	\$329.36	\$432,900	\$316.91
2	CV250014	S	SFR	1323 Olivine Avenue	284 - Mentone	2	1	1	2/24/2025	8,850.00	770		13	\$420,000	\$545.45	\$420,000	\$545.45
3	IG250553	S	SFR	1369 Tourmaline Avenue	699 - Not Defined	2	2	2	4/25/2025	9,716.00	1318		9	\$510,000	\$386.95	\$488,000	\$370.26
4	IG250505	S	SFR	1380 Agate Avenue	284 - Mentone	3	2	2	4/29/2025	11,600.00	1743		31	\$459,000	\$263.34	\$473,000	\$271.37
5	CV250167	S	SFR	1375 Crafton Avenue	284 - Mentone	3	2	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

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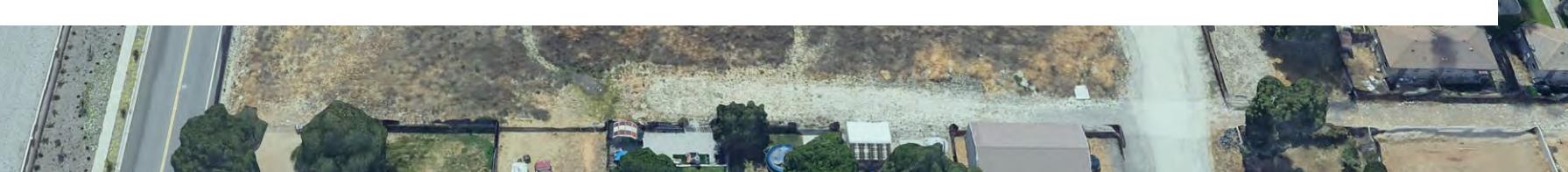
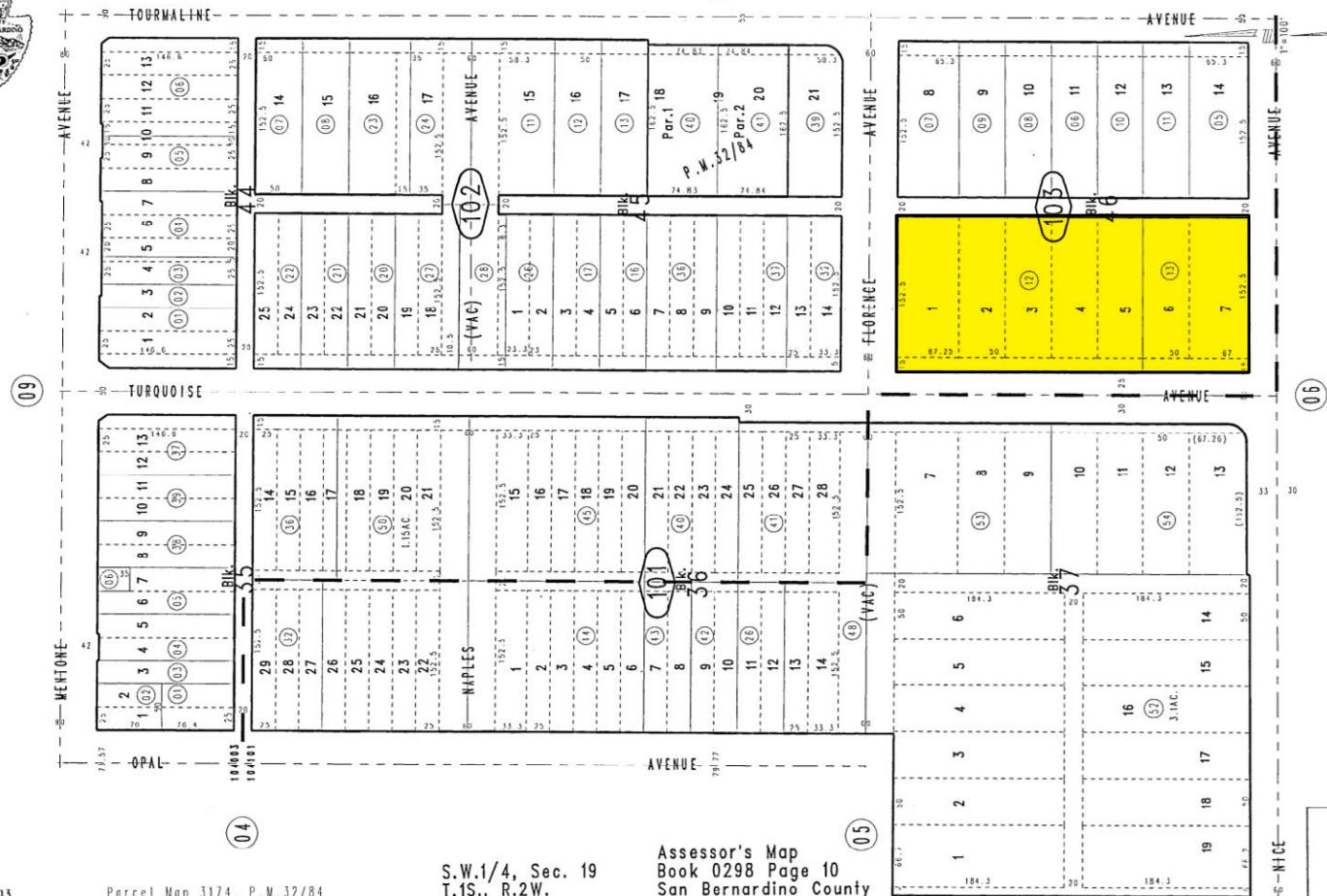
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Mentone Townsite
M.B.6/35

Redlands Unified
Tax Rate Area
104101,104003

0298-10



2024 DEMOGRAPHICS

1 mile



population

11,704



estimated households

4,058



average household income

\$130,079



median household income

\$90,917



total employees

1,613

3 miles



population

53,066



estimated households

17,949



average household income

\$138,875



median household income

\$106,178



total employees

11,675

5 miles



population

116,735



estimated households

40,477



average household income

\$147,793



median household income

\$112,875



total employees

33,877

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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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