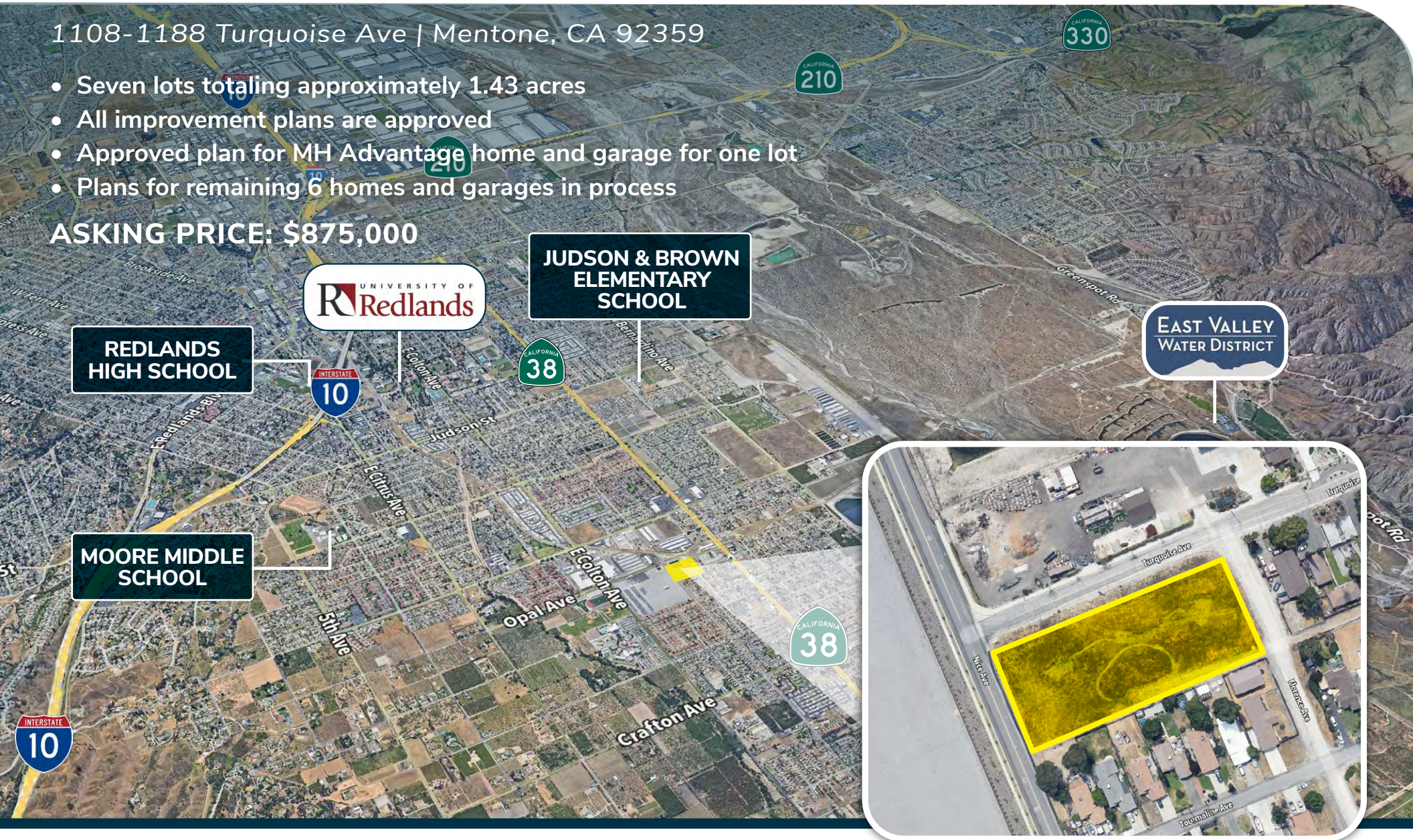


# 7 LOTS WITH APPROVED PLANS IN MENTONE

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

CalDRE Lic #01367183

**ALEX BENTLEY**

760.448.2492

abentley@lee-associates.com

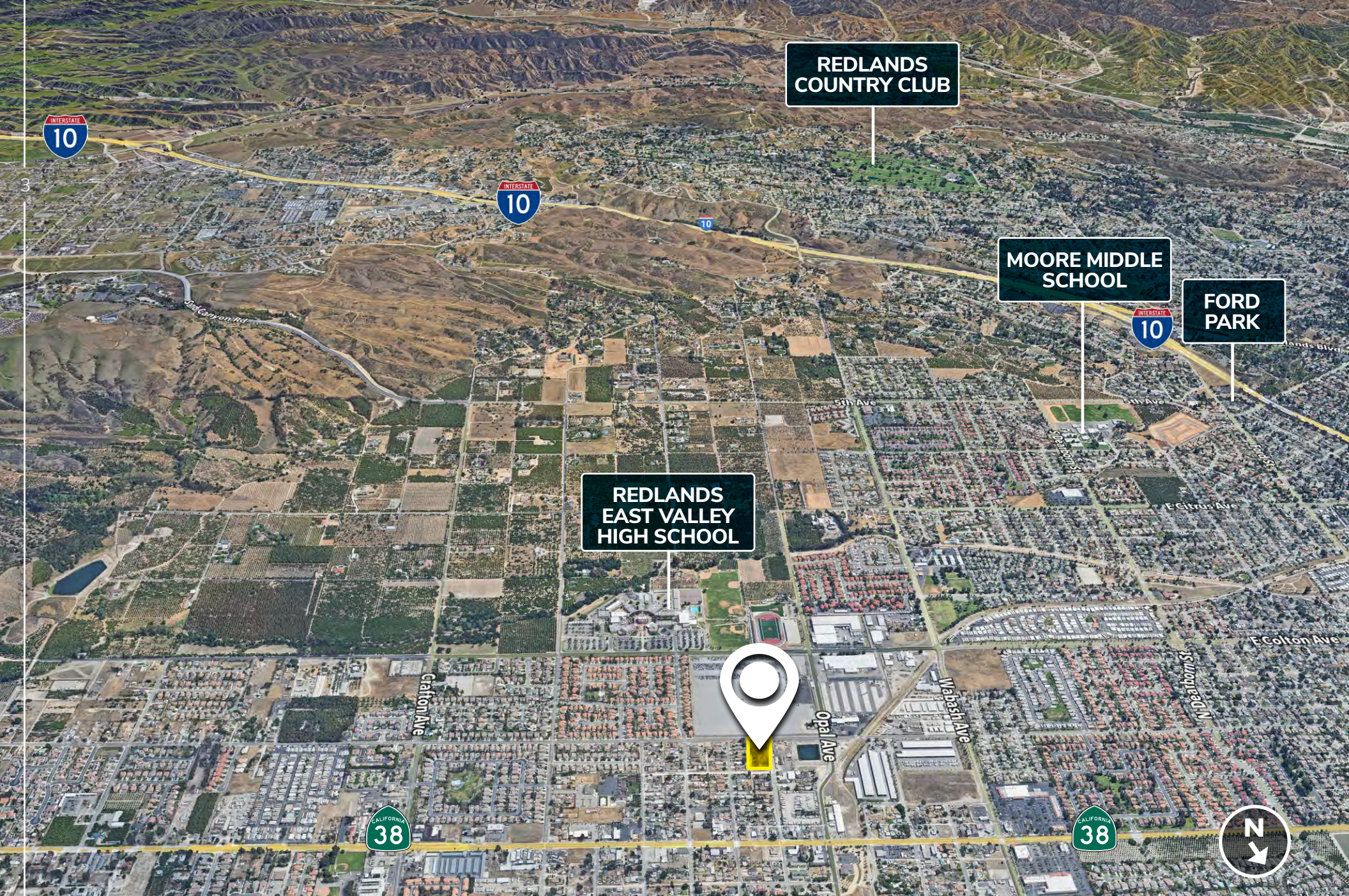
CalDRE Lic #02062959

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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| 8 | site plan with adu's   | 13 | demographics           |
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REDLANDS  
COUNTRY CLUB

MOORE MIDDLE  
SCHOOL

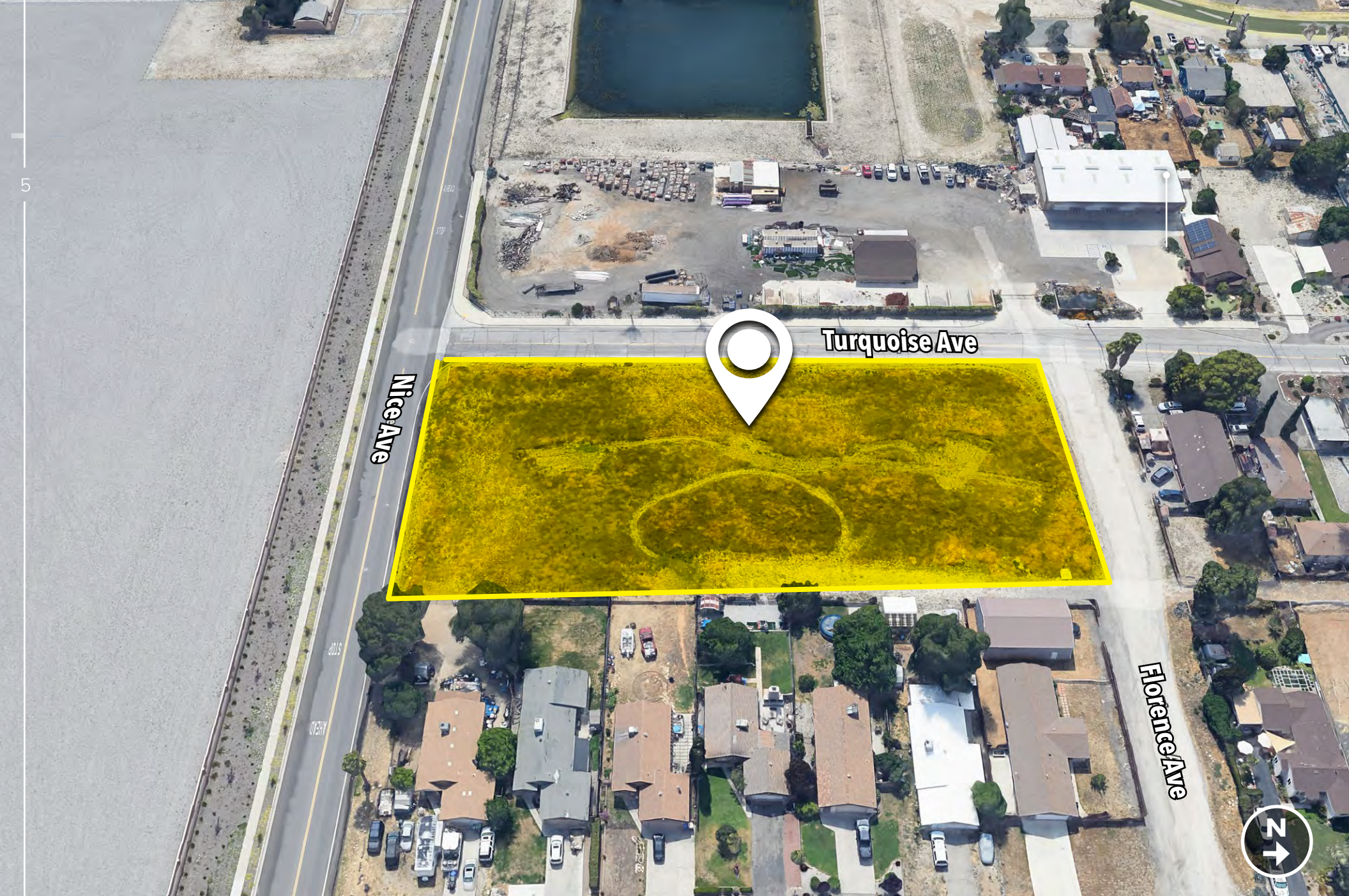
FORD  
PARK

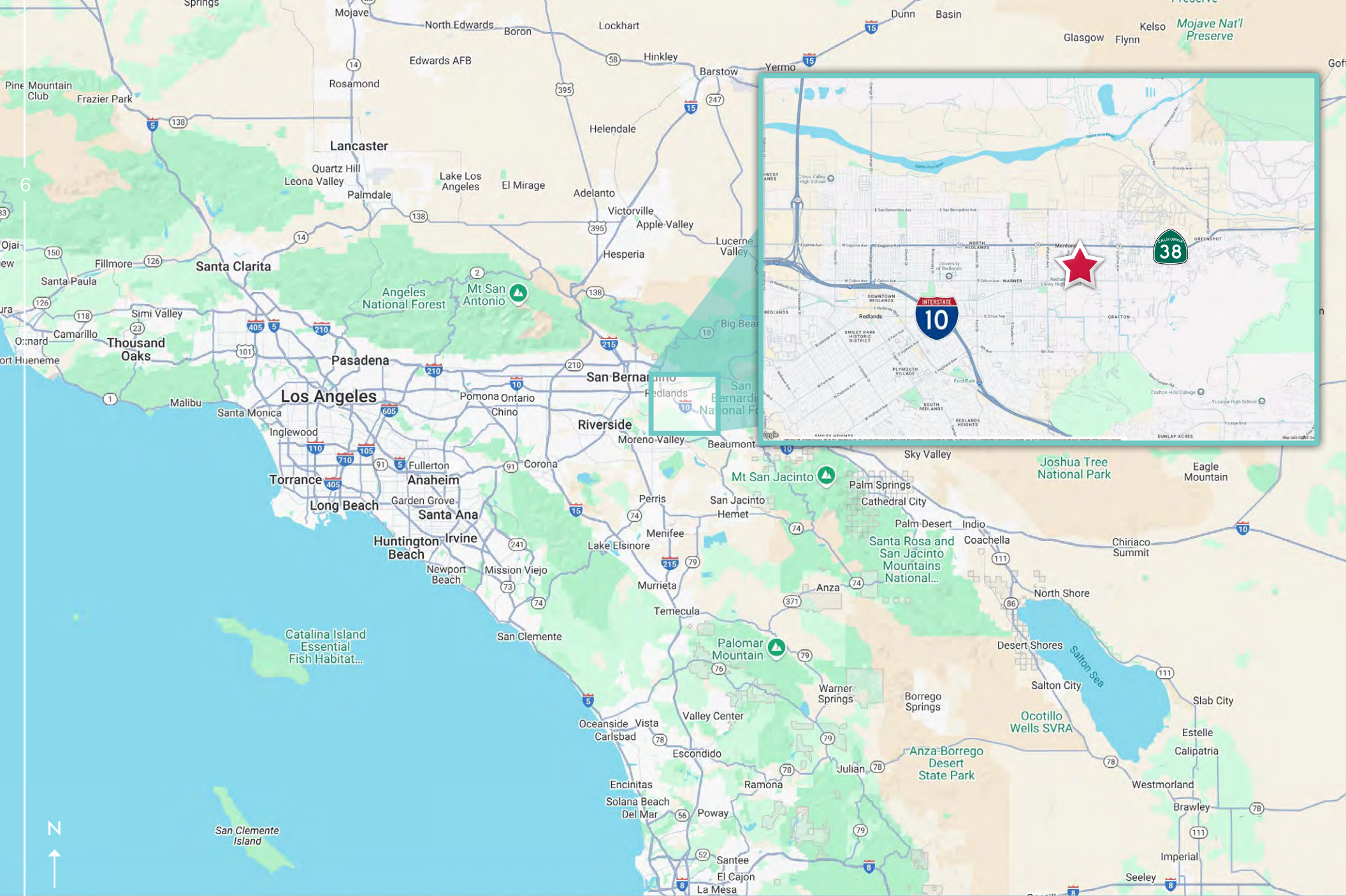
REDLANDS  
EAST VALLEY  
HIGH SCHOOL

AERIAL



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

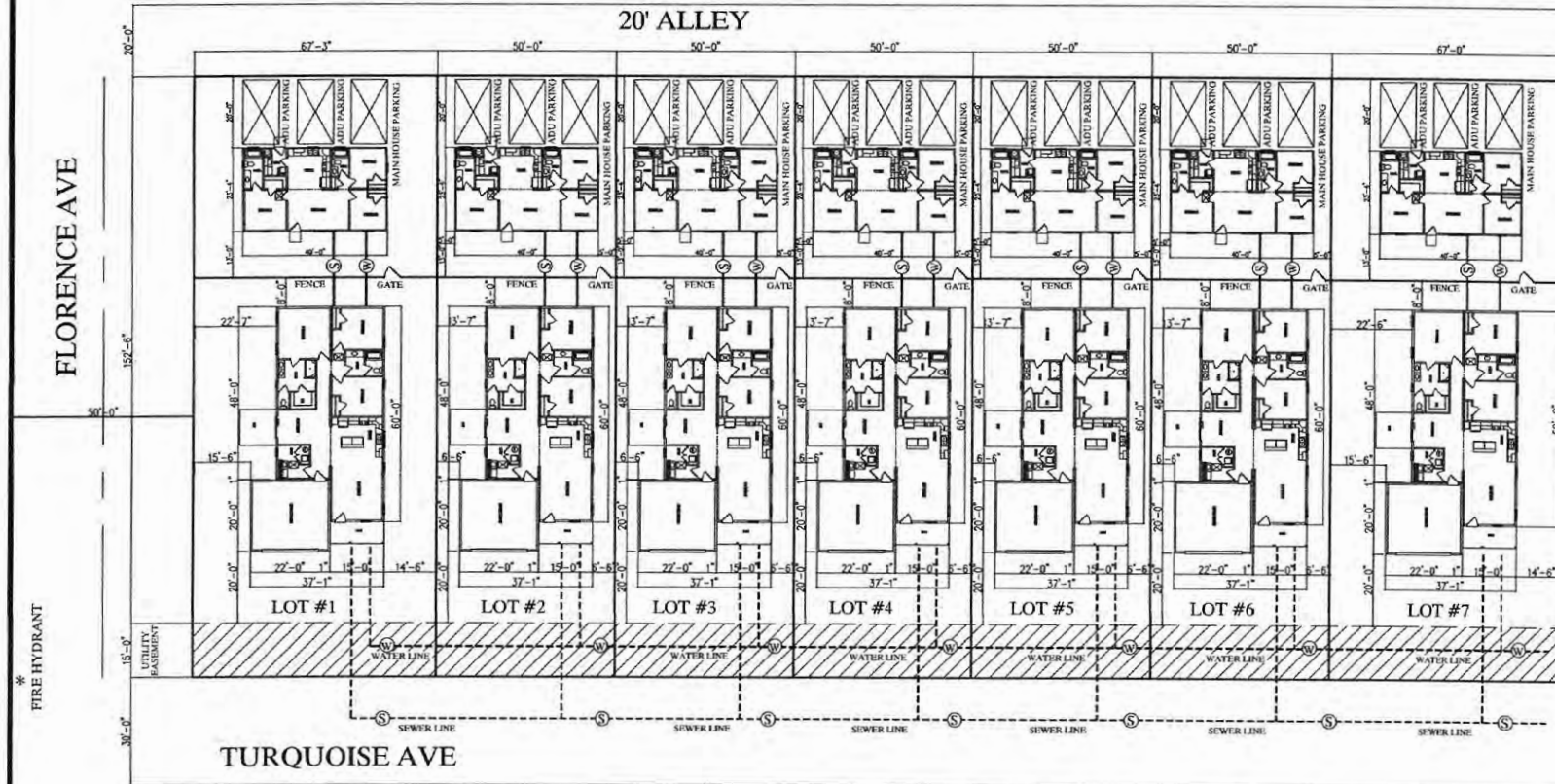
## Services:

- **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

## SINGLE FAMILY HOUSE + 20'x22' GARAGE + ADU



(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



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	5000	06/06/22
08	5000	02/16/24
03	5000	06/19/22
04	5000	06/20/22
05	5000	07/19/22
06	5000	06/05/22

PROPOSED PROJECT  
SINGLE FAMILY & ADU  
MANUFACTURED HOUSE (HUD)

SITE PLAN  
SHEET

DATE  
06/06/22

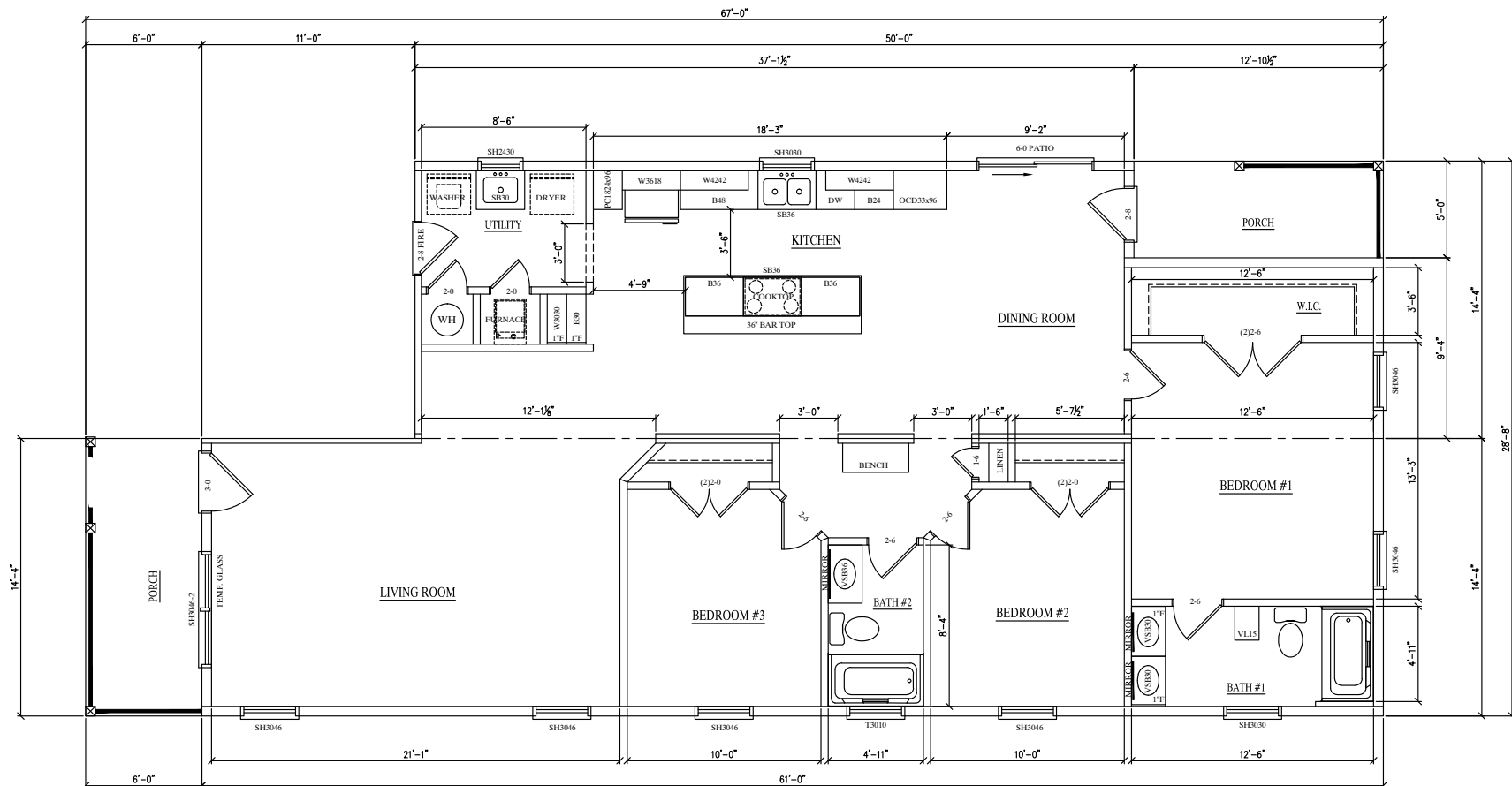
SCALE  
1"=30'-0"

SHEET  
1  
OF 12 SHEETS

# MH ADVANTAGE HOME PLAN



Click to View Full MH Advantage Home Plan



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

CHAMPION

HOME BUILDERS

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



MODIFICATIONS

PROJECT:

DRAWN Y: SDD

DATE:

SCALE:

TITLE:

FLOOR PLAN

FILENAME:

DATE:

SCALE:

SHEET:

AE-101

PROPRIETARY AND CONFIDENTIAL  
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL  
PROPERTY AND CONFIDENTIAL MATERIALS OF CHAMPION  
COPYRIGHT - 2013 BY CHAMPION

# MH ADVANTAGE HOME RENDERING

10



# ESTIMATE PACKAGE



Click to View Full  
Estimate Package

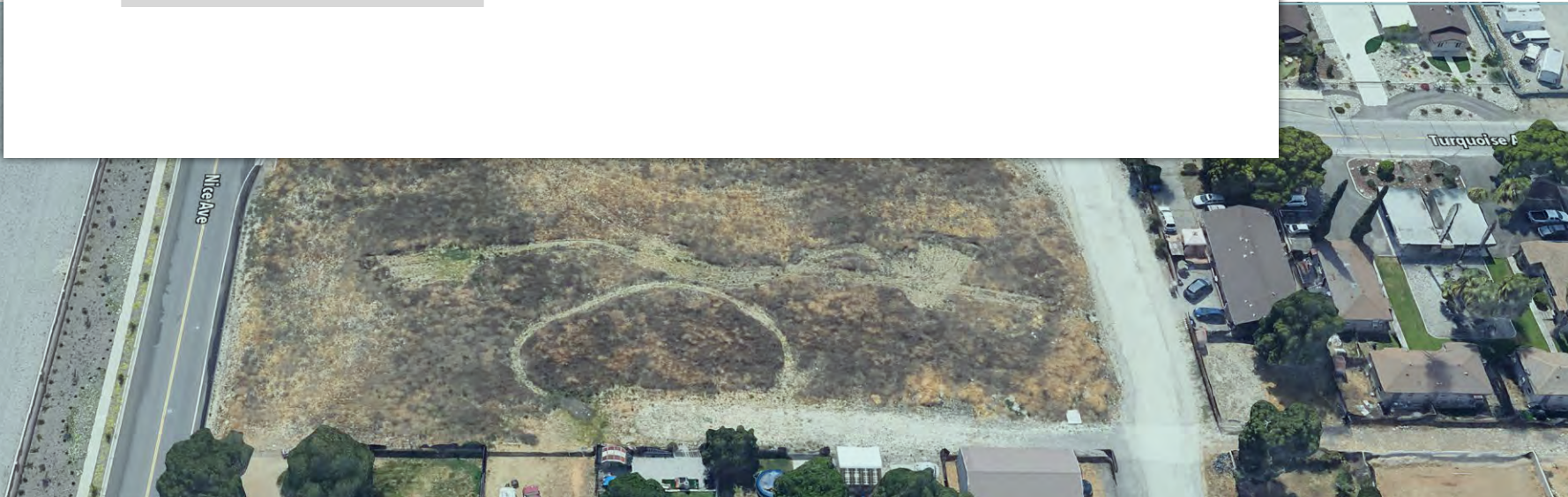
# LINKS TO DUE DILIGENCE

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

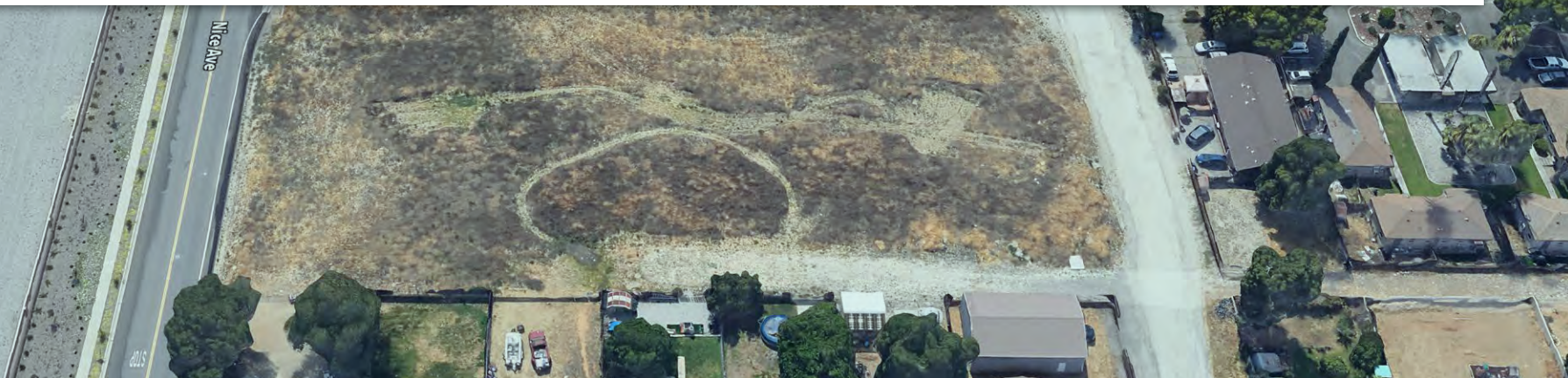
## RESIDENTIAL Summary Statistics

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 #	Statu s	Prop bT	Su Address	MLS Area	Mjr	Total Bdr ms	Total Bath s	Close Date	Lot S S ft	Sq Living Area	DOM	LP	LP/Living Area	SP	SP/Living Area
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	CV2500194	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

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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

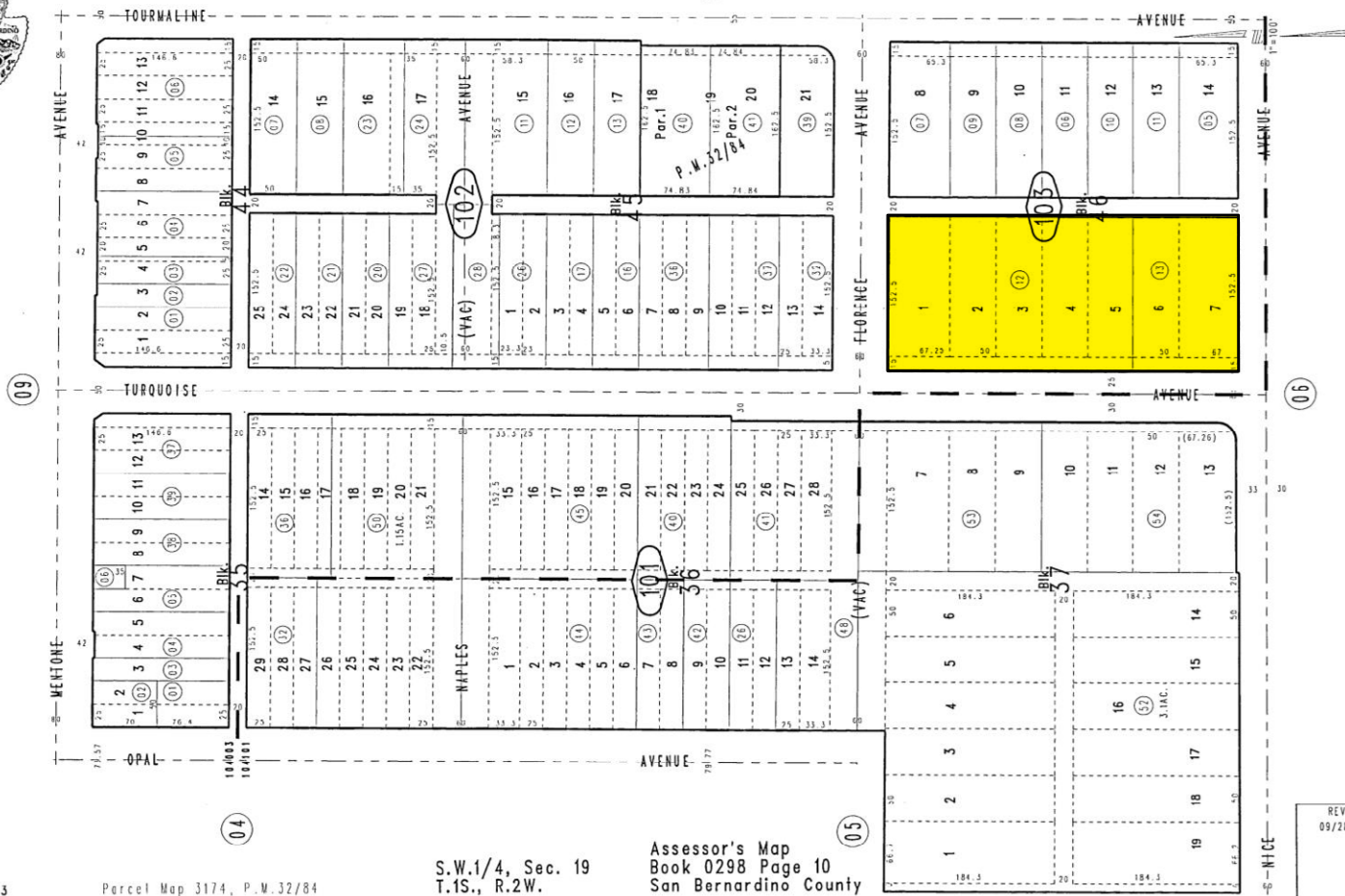
October 2003

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 GW



# 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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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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