

Clean Infill Development Site – Phase I Available – Seller Ready To Sell

19,280 SF OF INFILL LOT

13650 3RD STREET, CHINO, CA 91710

FOR SALE



— 13650 3rd Street —

Property Highlights

- Rare 19,280 SF residential infill lot.
- Clean Phase I Environmental Report.
- Government appraisal available.
- SB9 lot split potential.
- ADU development upside.
- Seller motivated for quick close.
- Ideal for land banking or builder investment.
- Priced to move, Property sold "AS-IS" with Low development risk to buyer.
- Condition: Buyer must verify all specific uses and lot splits



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Property Summary

APN:	1020-631-14
Price:	\$750,000
Available SF:	19,280
Price Per Acre:	\$1,694,502.07
Price Per SF:	\$38.90
Cross Streets:	Schaefer Ave
Frontage:	80
Lot Depth:	240
Lot Size:	0.44 Acres
Type:	Land
Zoning:	RD4.5
Land Status:	Raw Land/No Plans
Land Zoning:	Residential Development, 4.5 units/acre

Property Overview

Clean Infill Development Site – Appraisal & Phase I Available – Seller Ready To Sell!

This 19,280 SF flat, vacant lot is zoned RD4.5. It offers a versatile opportunity for land banking or residential development, potentially including a single-family home with an ADU and Junior ADU. Buyer must independently verify all uses and lot-split potential. Sold "AS-IS"

Planning & Zoning Point of Contact:

For technical inquiries regarding land use, development standards, or zoning verification, please contact the City Planning Division:

Chris Cortez, Assistant Planner: City of Chino Development Services Department | Email: ccortez@cityofchino.org
Address: 13220 Central Avenue, Chino, CA 91710

Location Overview

Located at 13650 3rd Street, this 19,280 SF level lot sits in an established Chino residential area. It offers proximity to schools and regional amenities with easy access to Schaefer Avenue. This prime infill location is ideal for land banking or custom residential development.



Residential Development Opportunity

CAREBF Inc., Brokered by eXp Commercial Realty, is pleased to present a rare 19,280 square foot residential infill land opportunity located in an established neighborhood of Chino, California. This property represents an attractive opportunity for investors, builders, and land bankers seeking a low-risk residential development site with completed due diligence and strong future housing upside.

The site benefits from a completed Phase I Environmental Site Assessment identifying no recognized environmental conditions (RECs), providing confidence for investors seeking clean, financeable land.

Additionally, a recent appraisal provides support for value, while the seller is motivated and prioritizing a quick close over a lengthy entitlement process, creating a compelling opportunity for investors seeking favorable pricing.

The property is ideally suited for residential development, SB9 lot split potential, or long-term land banking as California housing policies continue encouraging increased density.

This is an excellent opportunity to acquire clean infill land with reduced due diligence risk and strong long-term development potential.

Development Potential:

Based on current zoning, the site appears suitable for residential development with potential for multiple homes (buyer to verify with City of Chino).

California housing legislation such as SB9 may provide additional future density opportunities through lot splits or duplex development strategies.

The property presents a strong opportunity for:

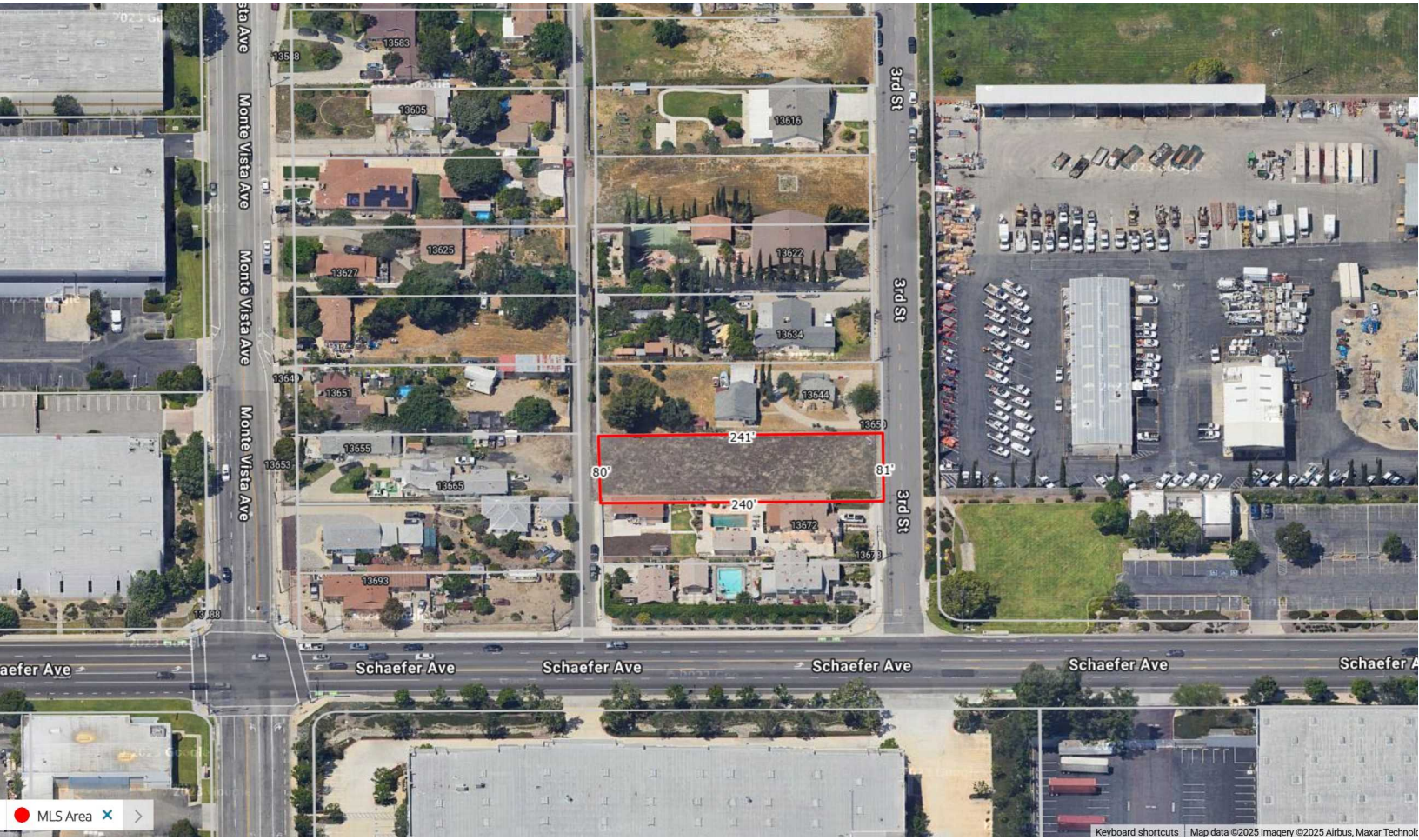
- Spec home builders
- Small residential developers
- SB9 developers
- ADU developers
- Long-term land investors

Available documentation includes:

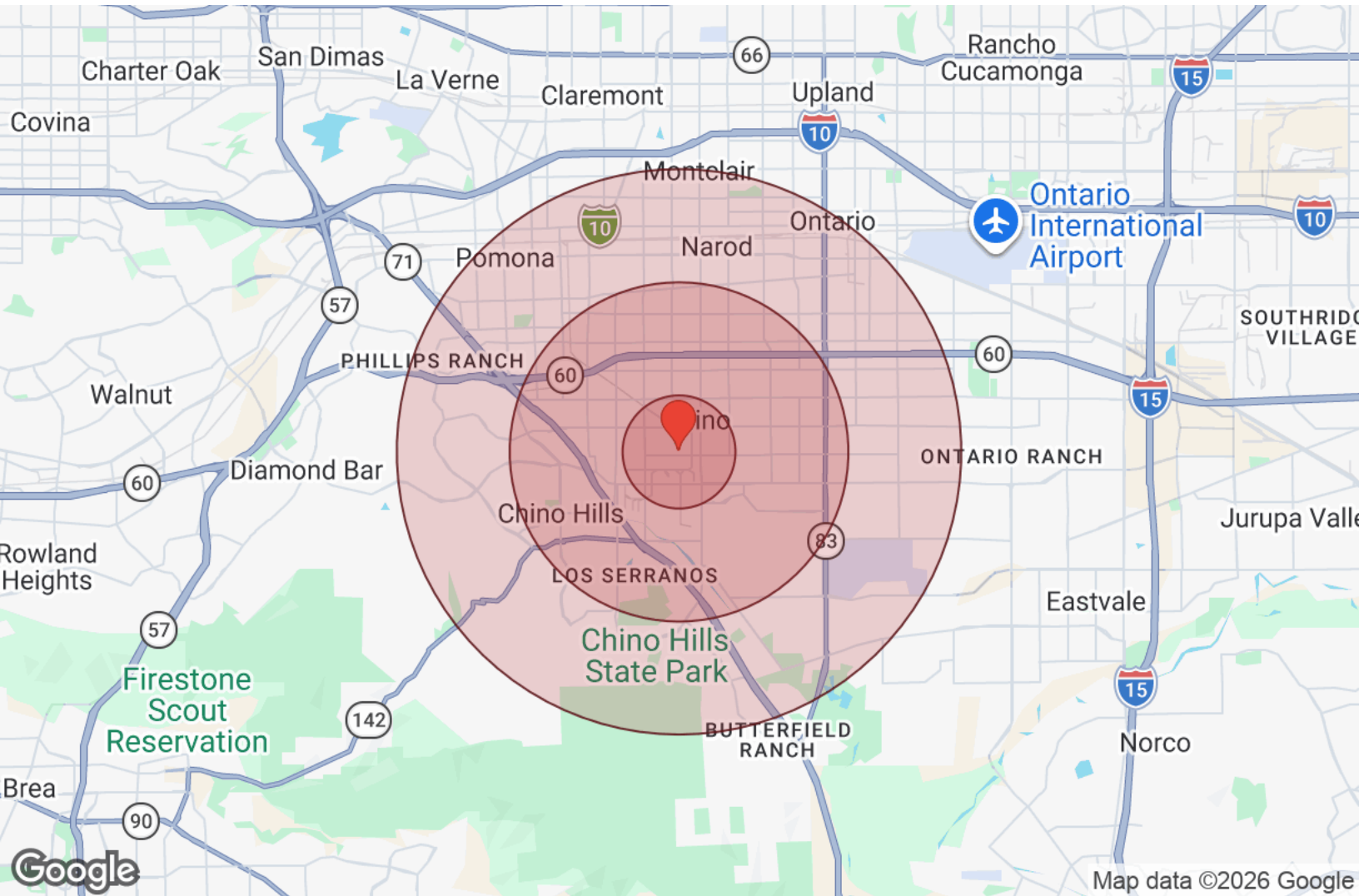
- Phase I Environmental Site Assessment
- Property appraisal report
- Zoning information

Property Photos

3RD Street Infill Residential Development Opportunity
13650 3rd Street, Chino, CA 91710



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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,190	57,893	163,607
Female	5,329	58,291	163,005
Total Population	10,519	116,185	326,613

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,644	22,586	51,409
Black	507	5,960	17,670
Am In/AK Nat	17	221	588
Hawaiian	11	128	392
Hispanic	7,025	62,496	191,167
Asian	1,142	22,424	59,215
Multiracial	157	2,103	5,324
Other	18	279	849

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,274	38,143	103,020
Occupied	3,052	35,544	95,989
Owner Occupied	1,484	22,486	56,365
Renter Occupied	1,568	13,058	39,624
Vacant	221	2,599	7,031

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,928	21,226	61,533
Ages 15 - 24	1,675	15,700	46,851
Ages 25 - 54	4,507	49,201	140,591
Ages 55 - 64	1,143	13,929	37,735
Ages 65+	1,266	16,129	39,903

Income	1 Mile	3 Miles	5 Miles
Median	\$85,990	\$107,519	\$98,277
Under \$15k	159	1,494	5,811
\$15k - \$25k	176	1,119	3,727
\$25k - \$35k	84	1,303	4,682
\$35k - \$50k	283	2,674	7,715
\$50k - \$75k	636	4,990	14,141
\$75k - \$100k	429	4,882	12,799
\$100k - \$150k	653	7,696	19,379
\$150k - \$200k	339	5,634	13,802
Over \$200k	295	5,751	13,931



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