

16887 N LAKE ST, MADERA

16887 N LAKE ST, MADERA, CA 93638



LOCATION DESCRIPTION

Calling all investor and home builders for 16887 N Lake Street, an incredible residential development opportunity in Madera, CA. This vacant parcel of land consists of 39.40 acres zoned for agriculture and offers excellent potential for development in the near future. Located on the growing side of town, this parcel of land sits right on the northeast corner of Ave 17 and Lake Street. The area is in the midst of development potential and presents a great opportunity for new home builders to start. The parcel of land is being sold for \$4,334,000, which equates to \$110,000 per acre. The property's location provides easy access to the surrounding areas, making it an attractive location for homeowners. According to stats from 2020, there are a total of 20,363 households within 5 miles of this area, and the total population within 10 miles is 106,888. Additionally, the average house value sold within 10 miles of this area is \$322,494. This piece of land is ideal for bright investors looking to take advantage of the new schools and housing developments around the area.

OFFERING SUMMARY

Sale Price:	\$4,334,000
Lot Size:	39.4 Acres
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,209	20,363	27,367
Total Population	8,944	77,127	106,888
Average HH Income	\$41,760	\$51,204	\$56,626



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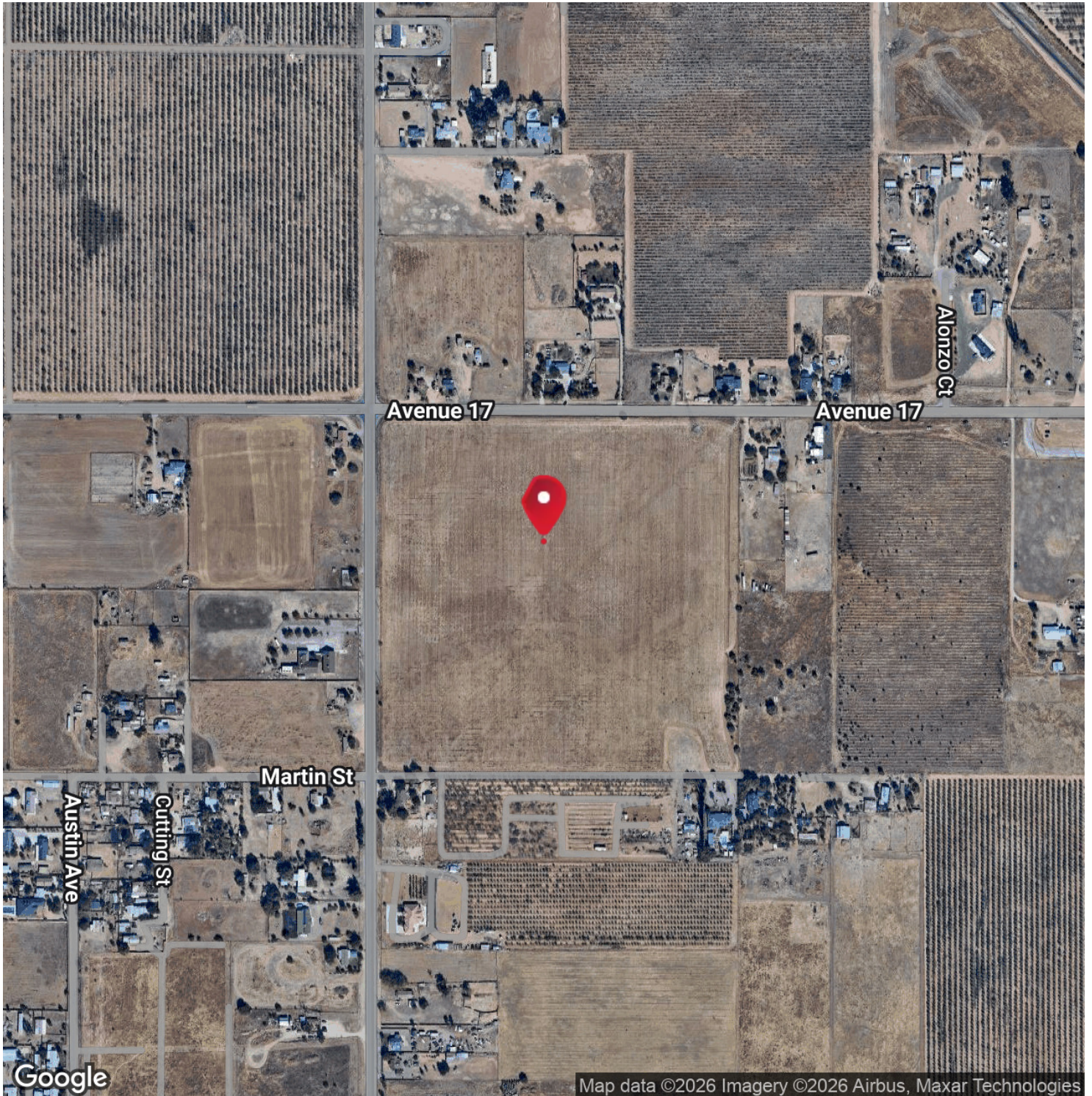
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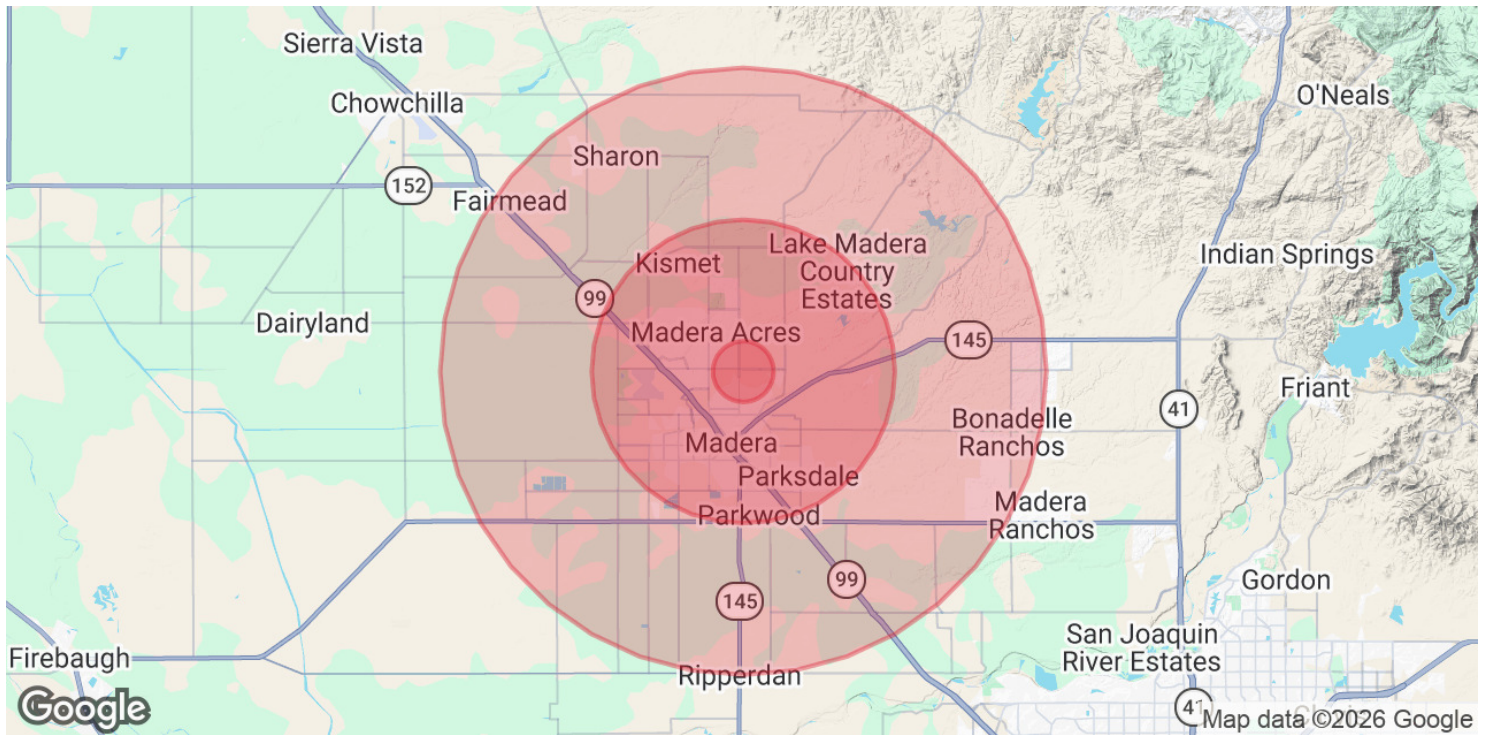
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,944	77,127	106,888
Average Age	23.3	27.5	29.2
Average Age (Male)	21.5	25.9	27.8
Average Age (Female)	24.4	29.0	30.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,209	20,363	27,367
# of Persons per HH	4.0	3.8	3.9
Average HH Income	\$41,760	\$51,204	\$56,626
Average House Value		\$315,730	\$322,494

2020 American Community Survey (ACS)



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