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FOR SALE | LAND

RE/MAX GOLD

501 North E St, Suite H
Madera, CA 93638

16887 N LAKE ST, MADERA

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PRESENTED BY:

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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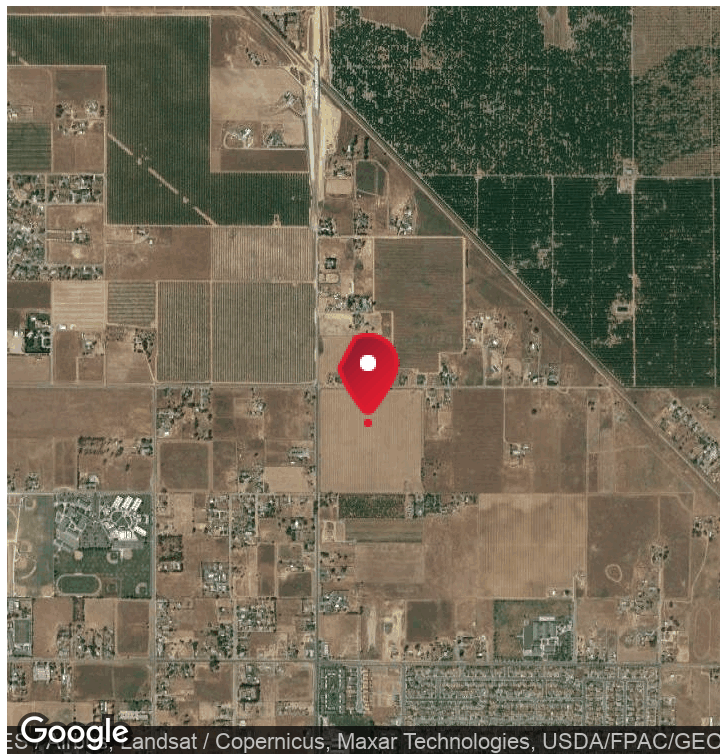
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,334,000
Lot Size:	39.4 Acres
Price / Acre:	\$110,000

PROPERTY OVERVIEW

Unlock the potential of a 39.40-acre piece of land situated amidst a burgeoning hub of development in a rapidly growing town. This investment opportunity offers the chance to create a thriving residential community in a highly sought-after area, where demand for housing is skyrocketing due to its attractive environment and a slew of new development attractions.

Location Advantage:

Strategic Location: This land is strategically positioned in the heart of an area that is experiencing a surge in popularity due to its attractive surroundings and proximity to key amenities. **Access to Infrastructure:** Investors will benefit from easy access to essential infrastructure such as schools, healthcare facilities, soon to be developed in the surrounding area. **High Demand:** The demand for housing in this area is on the rise, driven by an influx of professionals and families who are drawn to the quality of life and the promising future of this location.

Limited Supply:

Supply of residential properties in the vicinity is limited, ensuring that new developments are well-received and have a higher potential for faster sales.

Investment Potential:

Residential Community Development: This 39.40-acre land parcel provides an opportunity to create a thoughtfully planned residential community, offering various housing options to cater to a range of buyer preferences.

Profitable Returns: With the increasing demand for housing and the limited availability of comparable properties in the area, investors can expect substantial returns on their investment.

Fast Sales: The attractiveness of the location, coupled with the shortage of

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PROPERTY DESCRIPTION



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Residential Community Development: This 39.40-acre land parcel provides an opportunity to create a thoughtfully planned residential community, offering various housing options to cater to a range of buyer preferences.

Profitable Returns: With the increasing demand for housing and the limited availability of comparable properties in the area, investors can expect substantial returns on their investment.

Fast Sales: The attractiveness of the location, coupled with the shortage of housing options, ensures that homes developed on this land have the potential to sell quickly, maximizing profits.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Location Advantage:** This land enjoys a strategic position at the heart of an area witnessing a surge in popularity, owing to its alluring environment and proximity to essential amenities.
- **Investment Potential:** Given the surging demand for housing and the scarcity of comparable properties in the area, investors can anticipate substantial returns on their investment.
- **Futureproofing:** Proactively plan for future growth by ensuring that the development can adapt to evolving market trends and changing buyer preferences.

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//ADDITIONAL PHOTOS



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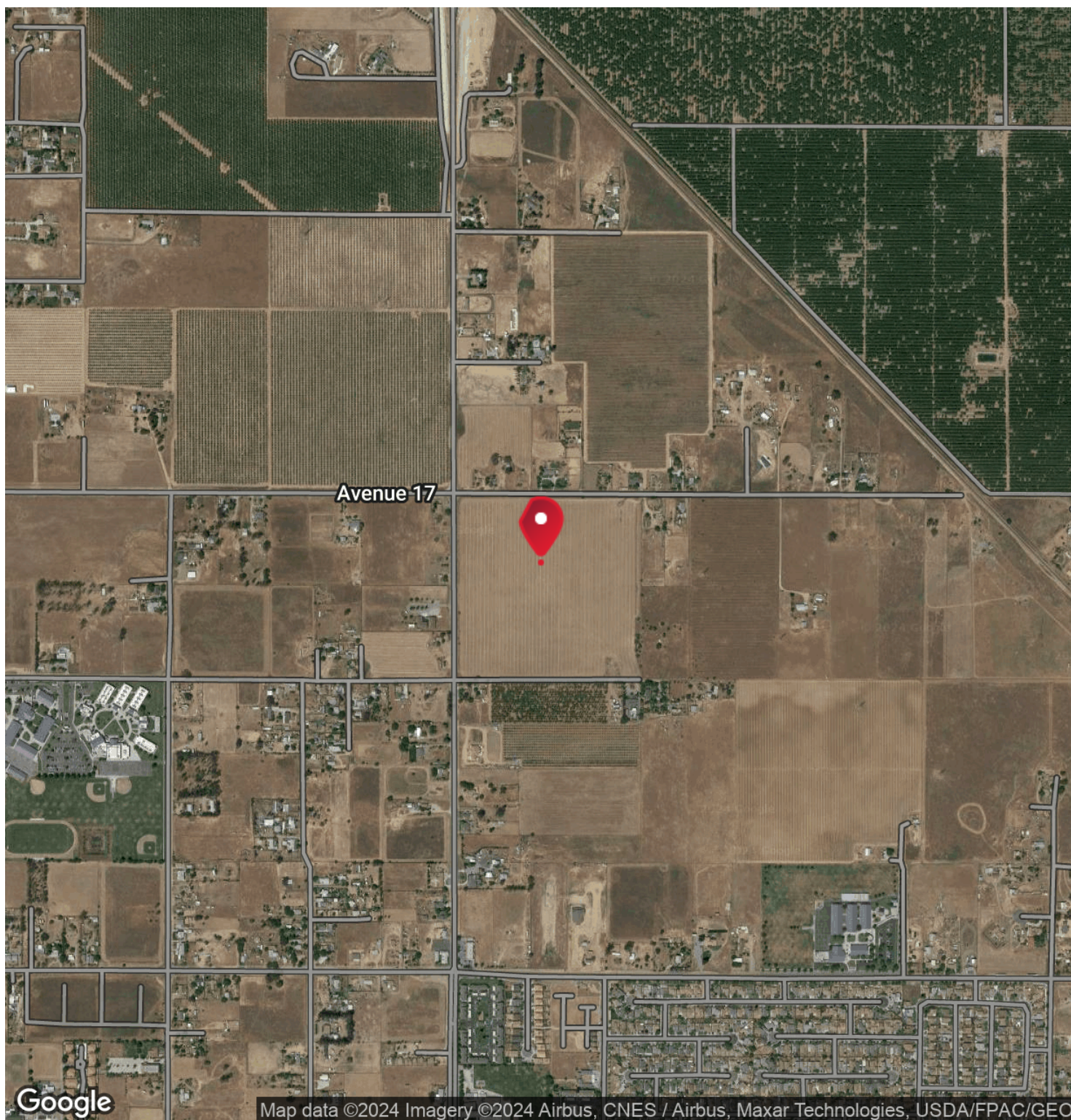
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LOCATION INFORMATION

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AERIAL MAP

AERIAL MAP



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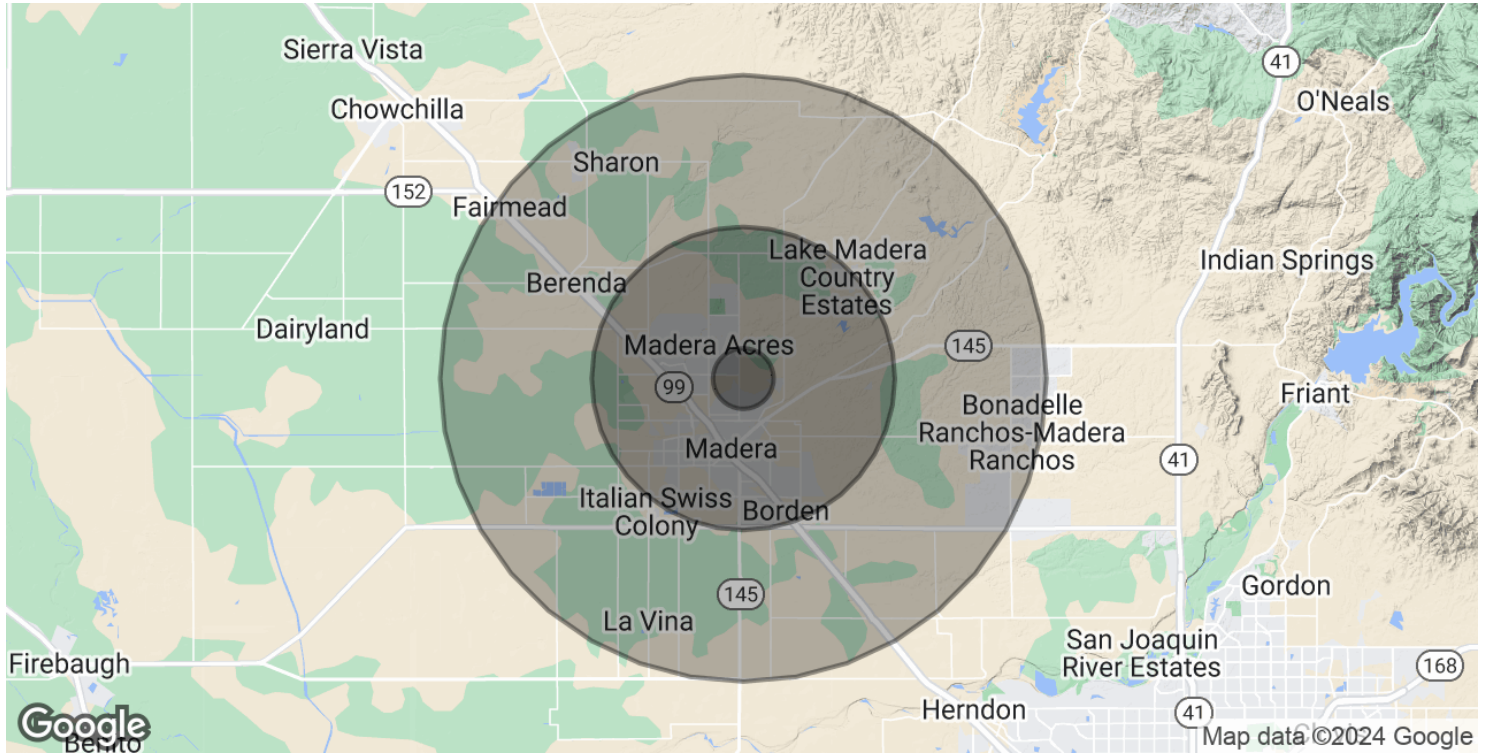
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



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

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

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**KIRK ATAMIAN****Commercial Specialist**

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CalDRE #02127378

PROFESSIONAL BACKGROUND

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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