

OFFERING MEMORANDUM

COMMERCIAL PROPERTY

16887 N LAKE ST
MADERA, CA 93638

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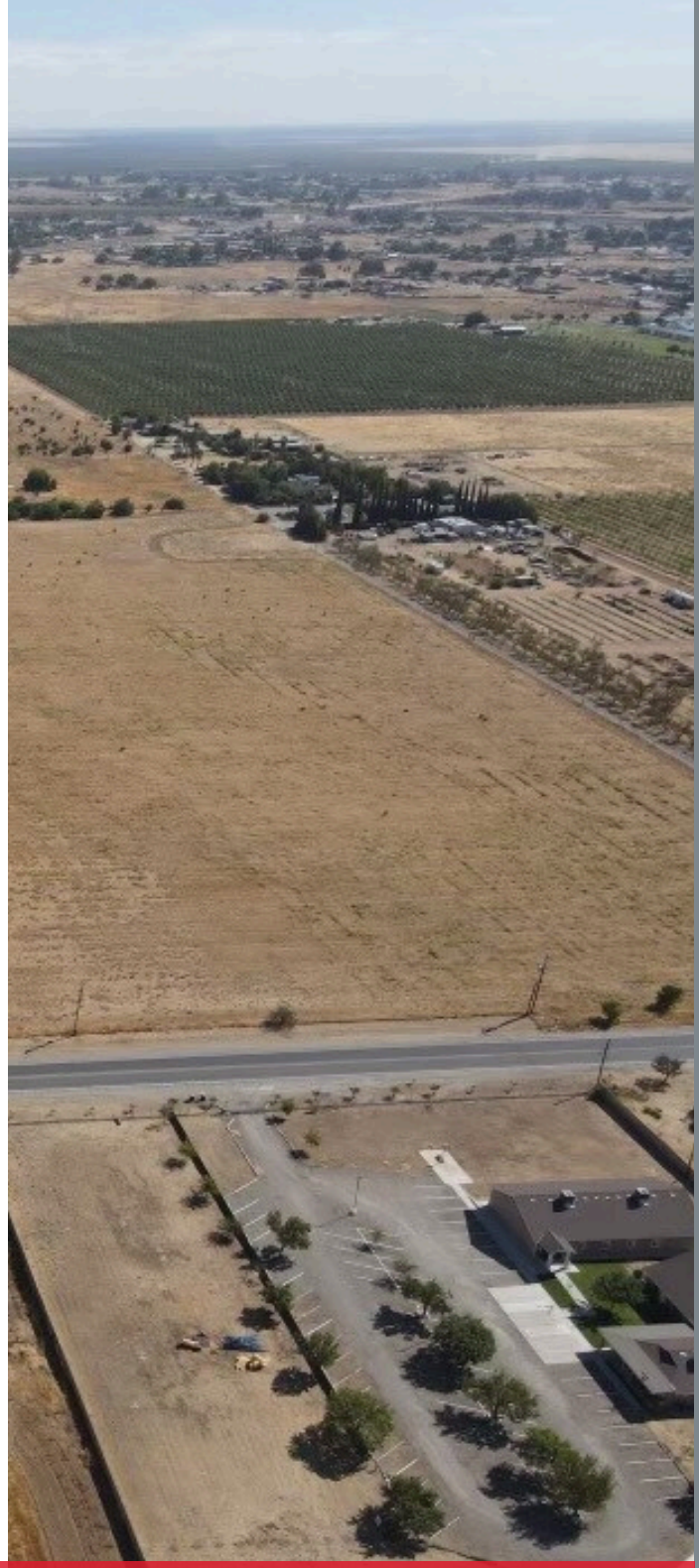



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INVESTMENT OVERVIEW

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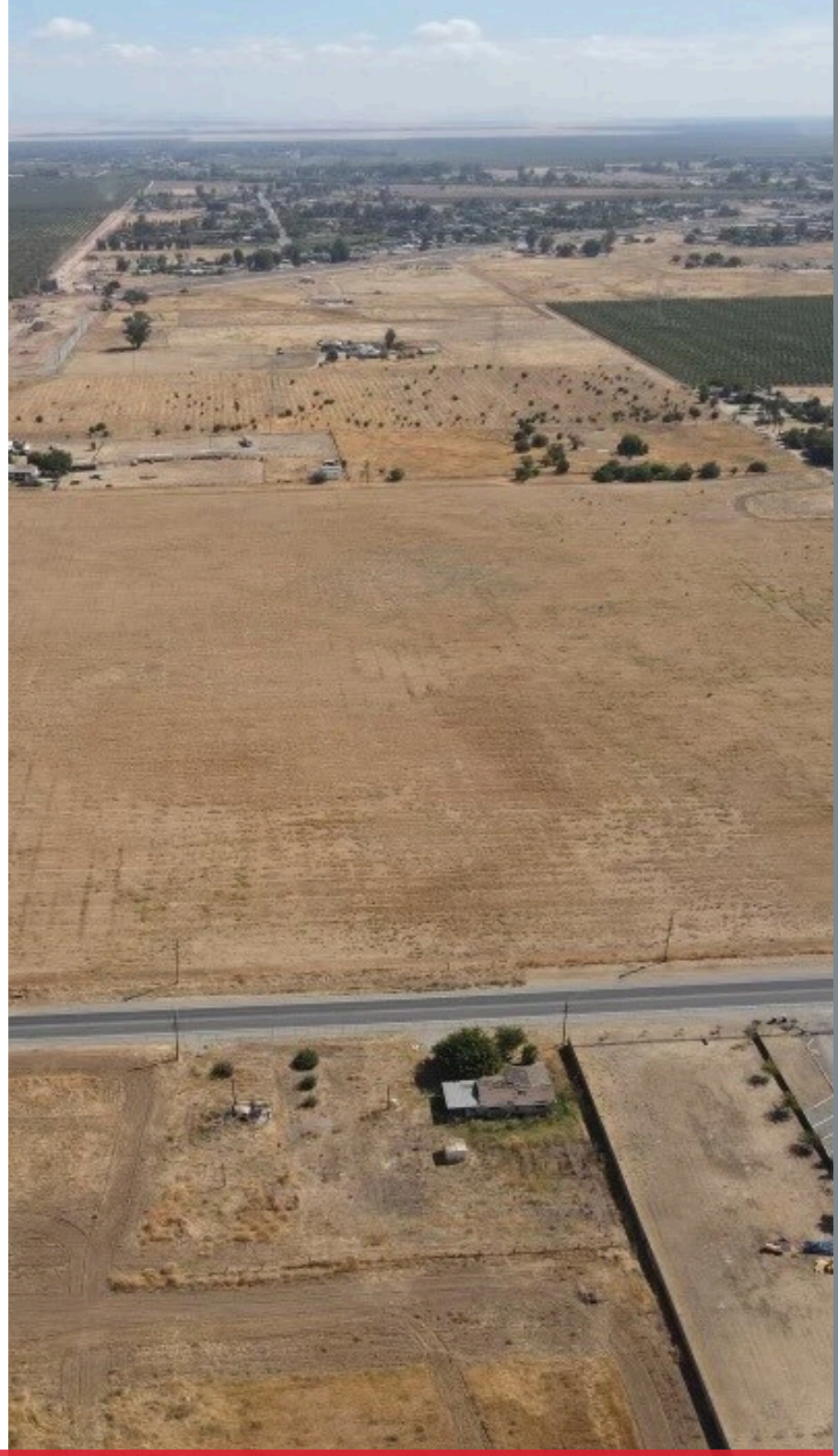
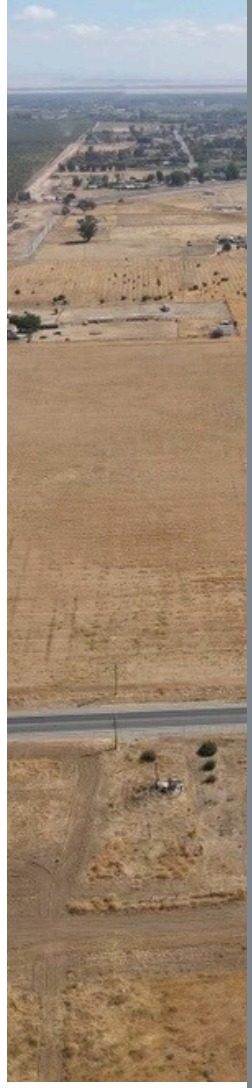


THE OFFERING

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.

PROPERTY ADDRESS	16887 N Lake St
LOT SIZE	39.4 AC
PARCEL NUMBER	037-020-001-000
ASKING PRICE	$311,260
PRICE PER AC	$7,900 per acre











PROPERTY SUMMARY

The area is in the midst of development potential and presents a great opportunity for new home builders to start. The property's location provides easy access to the surrounding areas, making it an attractive location for homeowners. Location is ideal for bright investors looking to take advantage of the new schools and housing developments around the area.

HIGHLIGHTS

- 39.40 acres of prime land
- Easy access to major roads
- Strong investment potential
- Agriculture zoning
- Growing and developing area

02

AREA OVERVIEW

AREA OVERVIEW



AREA OVERVIEW

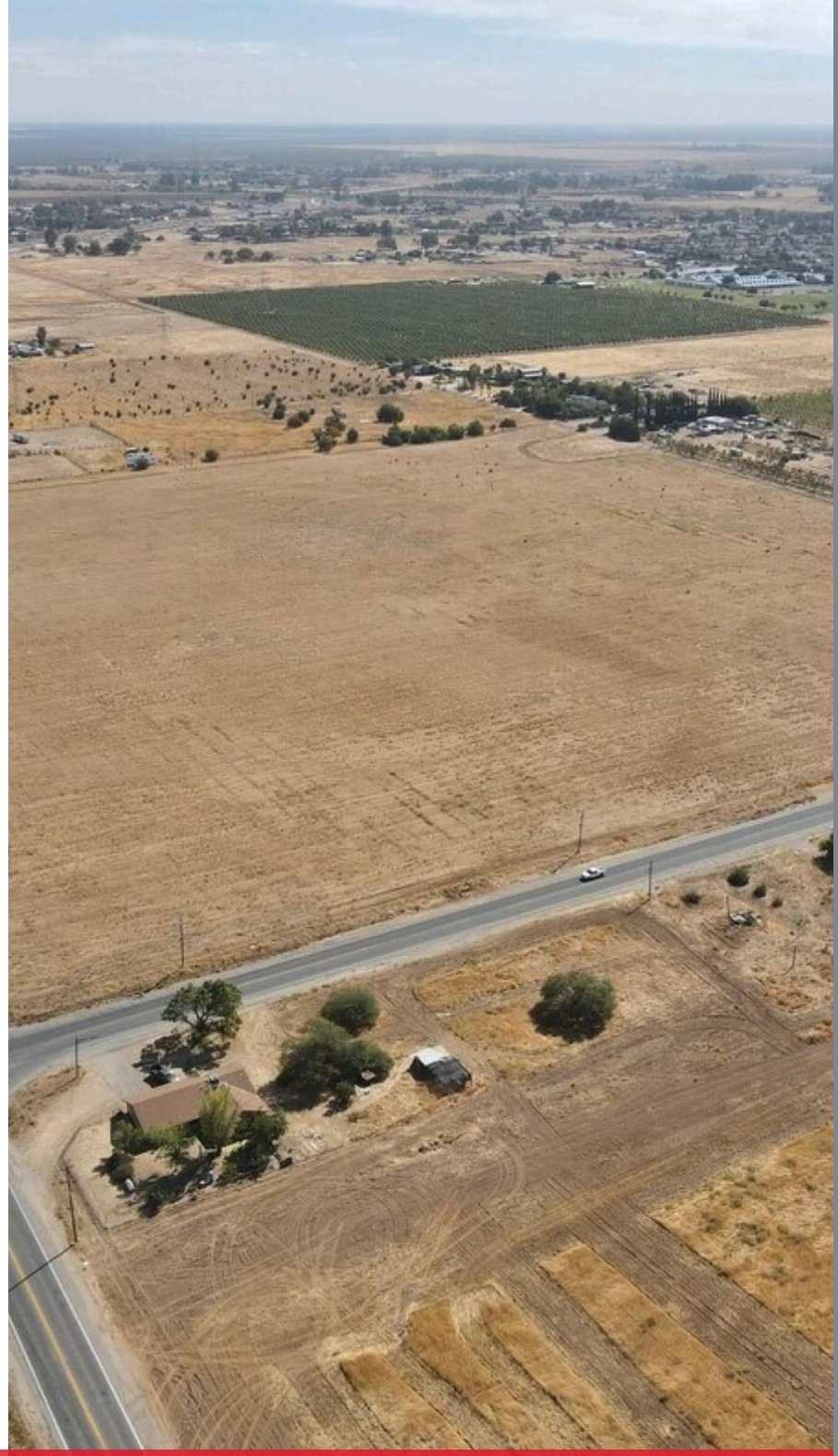
MADERA, CA

Located on the north side of Madera, 16887 N Lake St offers quick access to Highway 99, Fresno, and regional destinations. The area blends established neighborhoods with agricultural land and is near a proposed shopping center, boosting future growth. Madera is a thriving Central Valley hub known for its strong community, affordable housing, and proximity to Bass Lake, Millerton Lake, and Yosemite National Park.

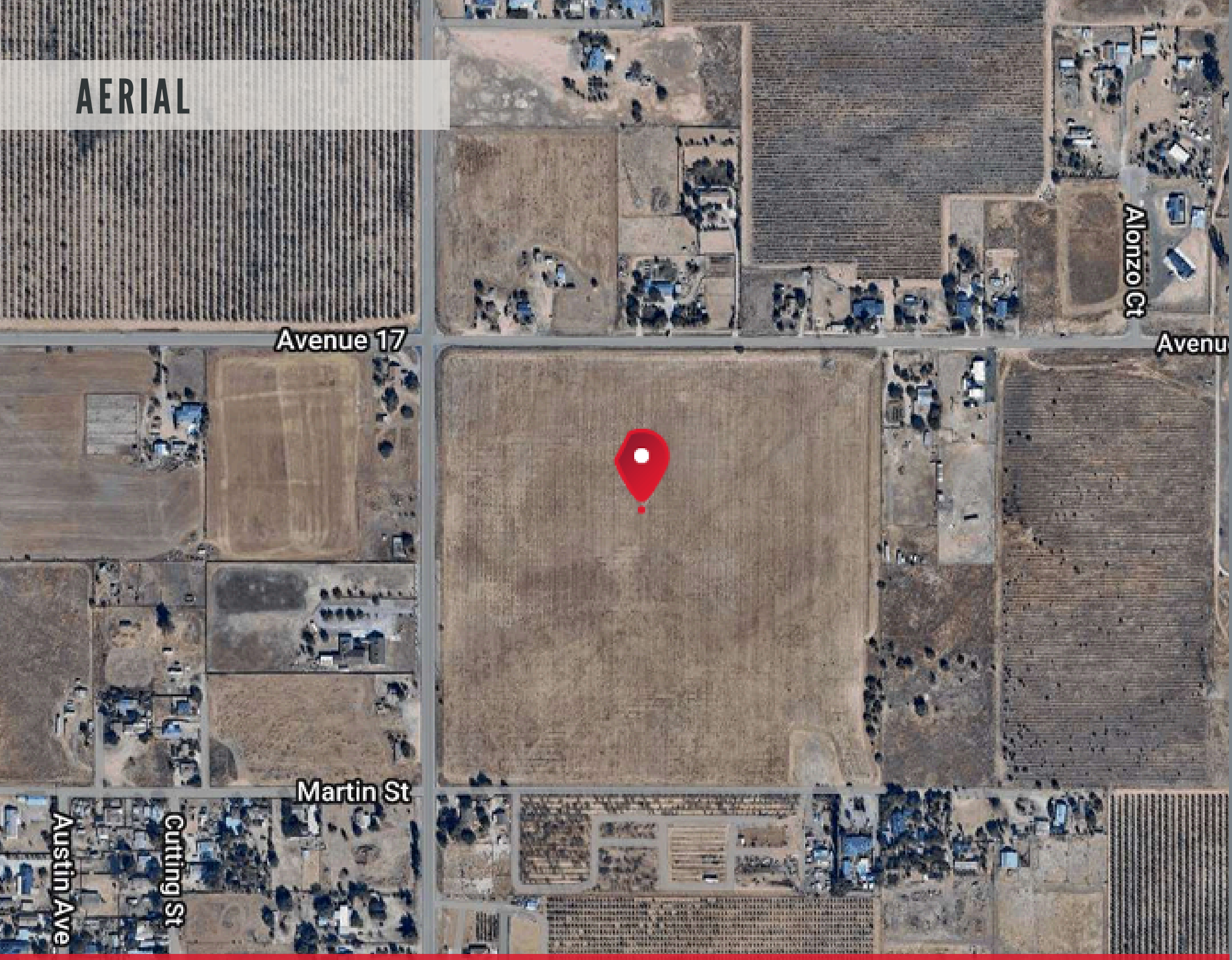


03

AERIALS & MAPS



AERIAL





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