

FOR SALE

Riverine Lane Madera , CA 93637
Madera Orchard Land



OLEN ZIRKLE, ALC
BRE# 01190000
Tel:916.960.5703
ozirkle@tricommercial.com

MIKE KUPPENBENDER, SIOR, CCIM, ALC
BRE# 00811112
Tel:916.960.5709
mkupp@tricommercial.com

DENNIS MCGILLIVRAY
BRE# 00516909
Tel:916.960.5701
dmcgillivray@tricommercial.com

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OFFERING SUMMARY

Sale Price: \$650,000

Price / SF: \$0.38

Lot Size: 38.95 Acres

Zoning: RRS-10

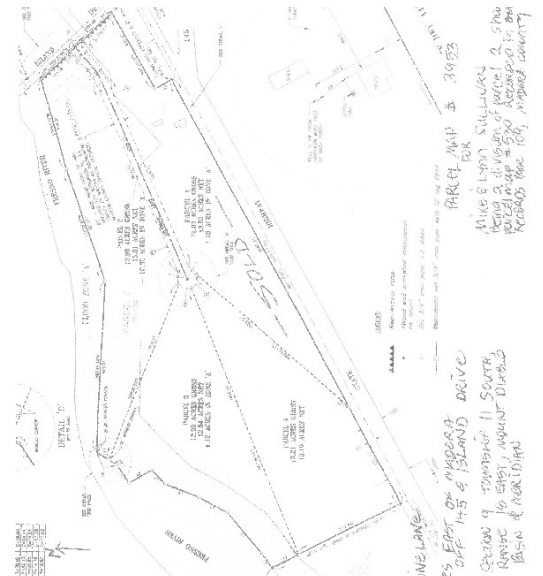
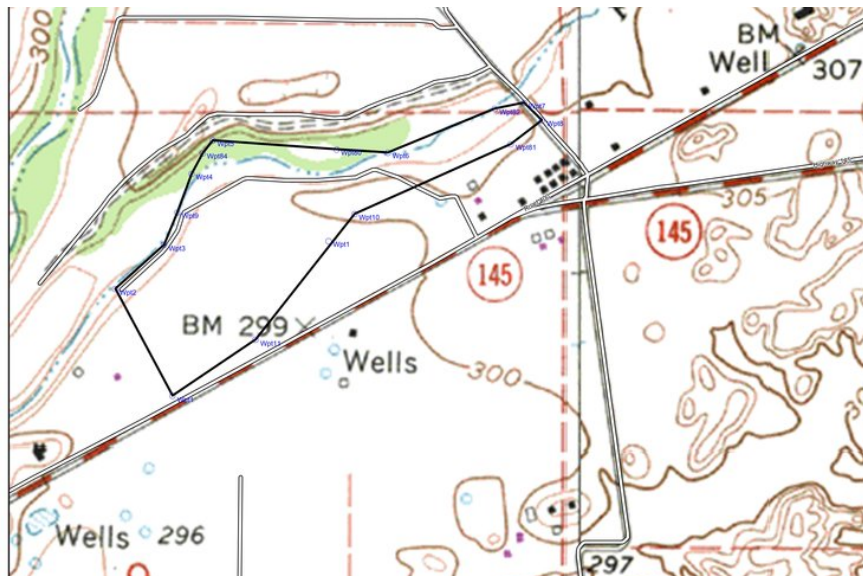
PROPERTY HIGHLIGHTS

- Class II Soils
- 3 legal parcels
- Madera Irrigation District Water
- Good Well water area
- Close to town and development
- Highway 145 access

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	126	1,263	11,807
Total Population:	493	4,883	48,609
Average HH Income:	\$71,072	\$67,267	\$46,553

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

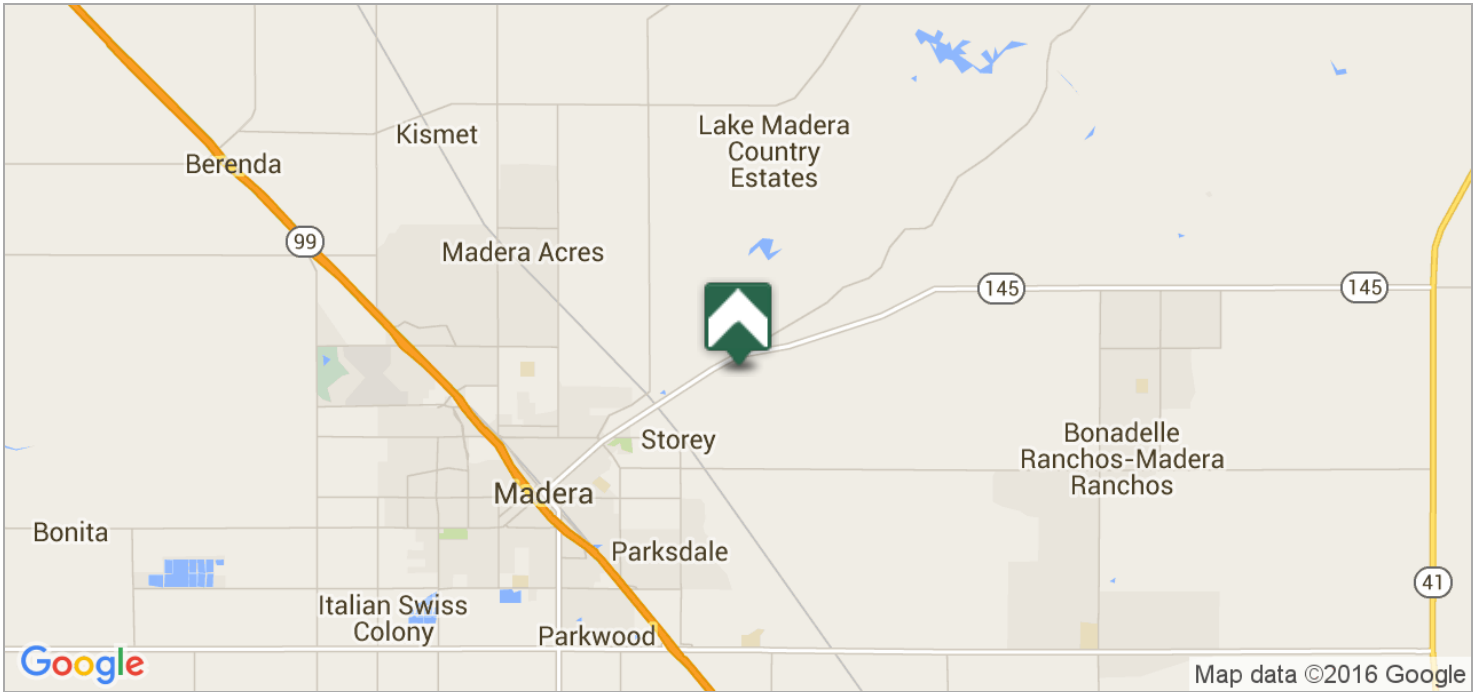
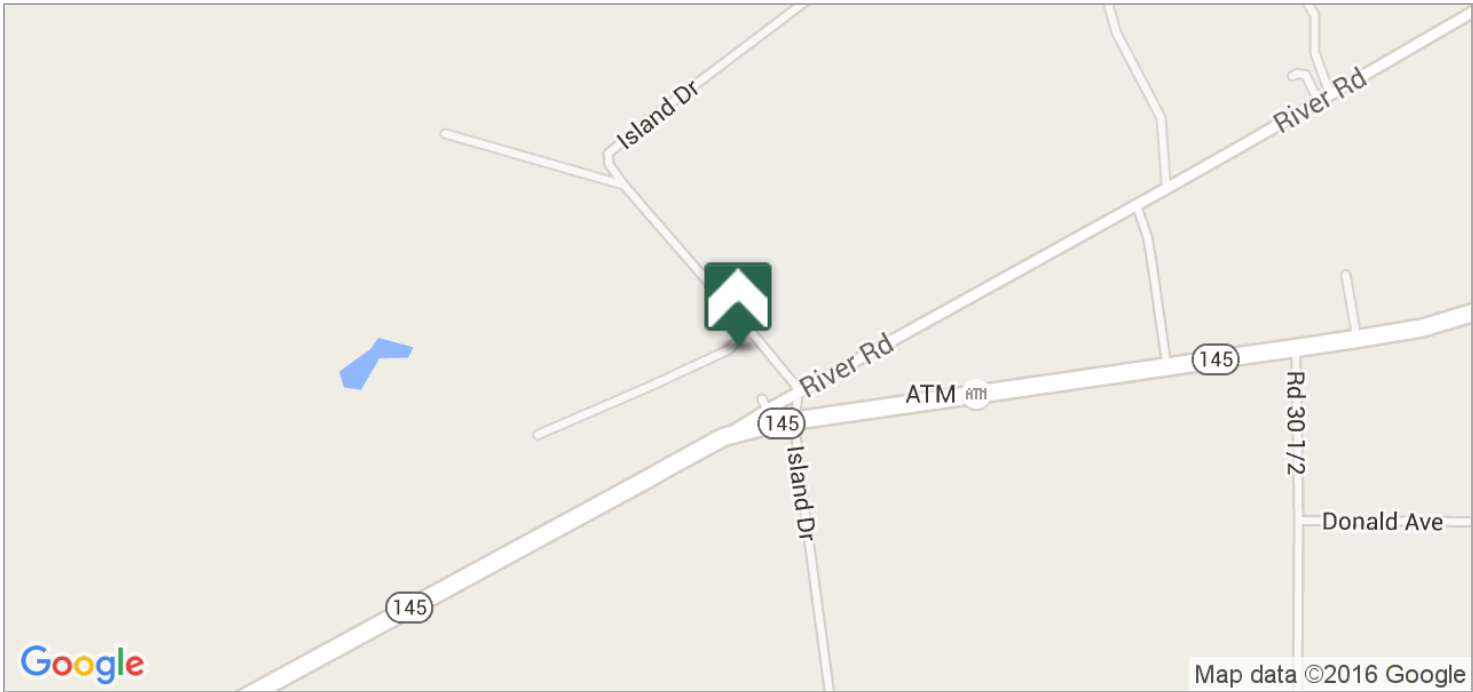
ADDITIONAL PHOTOS



TRI Commercial Real Estate Services, 2209 Plaza Dr, Suite 100, Rocklin, CA 95765

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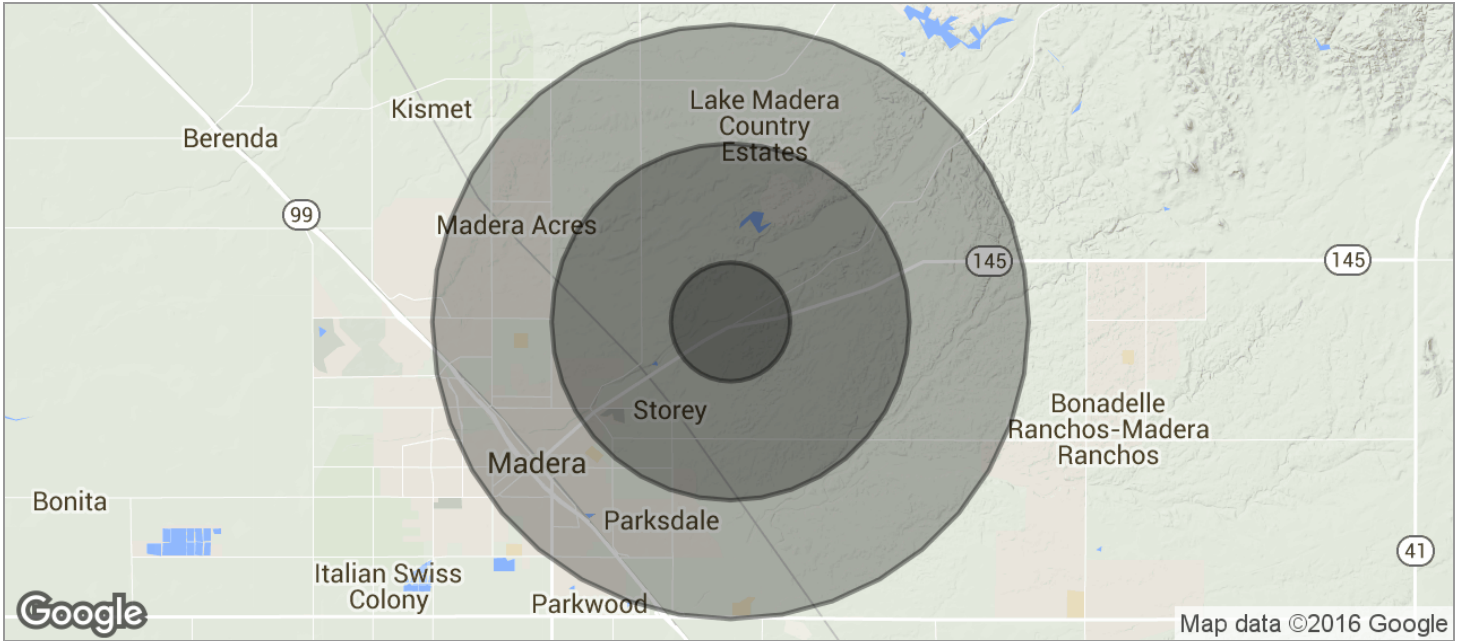
LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	493	4,883	48,609
MEDIAN AGE	31.5	30.8	26.0
MEDIAN AGE (MALE)	30.9	29.9	24.8
MEDIAN AGE (FEMALE)	32.3	31.9	27.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	126	1,263	11,807
# OF PERSONS PER HH	3.9	3.9	4.1
AVERAGE HH INCOME	\$71,072	\$67,267	\$46,553
AVERAGE HOUSE VALUE	\$295,610	\$293,997	\$293,368

* Demographic data derived from 2010 US Census