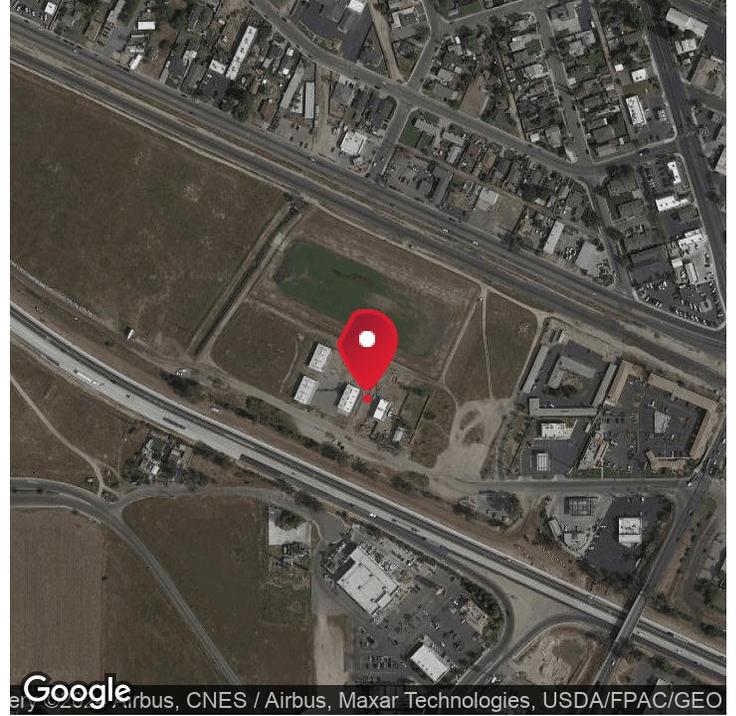


# 1747 SYCAMORE AVE

1747 SYCAMORE AVE, ATWATER, CA 95301



## OFFERING SUMMARY

Sale Price:	\$199,000
Available SF:	14,540
Lot Size:	14,540 SF
Price / Acre:	\$596,179
Zoning:	Commercial

## PROPERTY OVERVIEW

Welcome to 1747 Sycamore, a fantastic opportunity to purchase a 0.33-acre lot of land in Atwater, CA. This property is perfect for investors and developers looking to build in the Atwater Green zone. The vacant plot of land consists of 14,540 square feet and is located in a commercial zone, providing endless possibilities for development. The site is currently listed for sale at \$199,000. Access to this lot is easy, as it is located right off of highway 99 to later exit 195 towards Applegate Road, then take a left onto Sycamore Avenue. The property enjoys perfect street and highway visibility, providing excellent exposure for businesses looking to attract customers. This prime piece of real estate in Atwater, CA.



RE/MAX GOLD

Each office independently owned and operated

**KIRK ATAMIAN**

Commercial Specialist

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CalDRE #02127378

501 North E St, Suite H  
Madera, CA 93638

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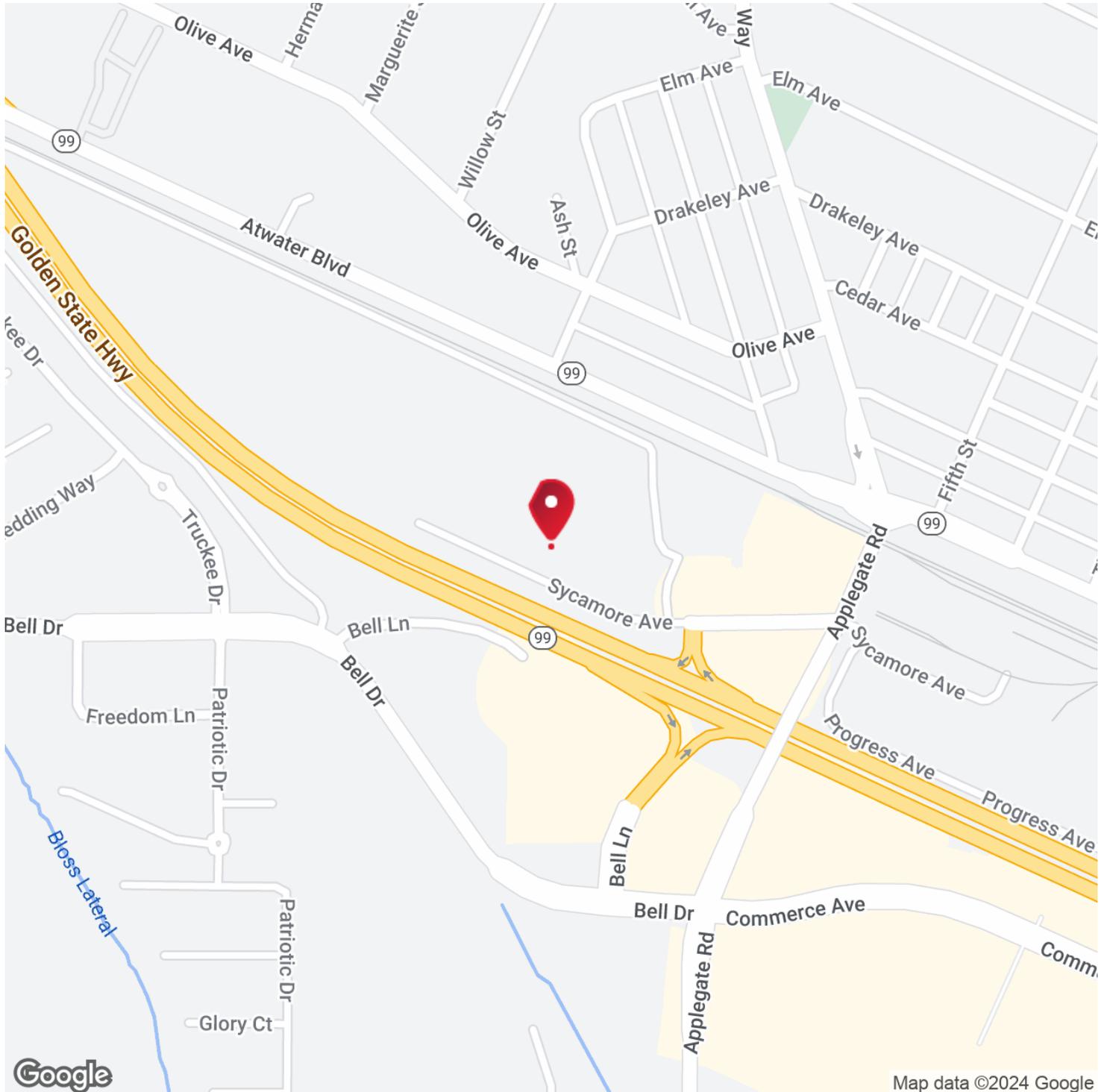
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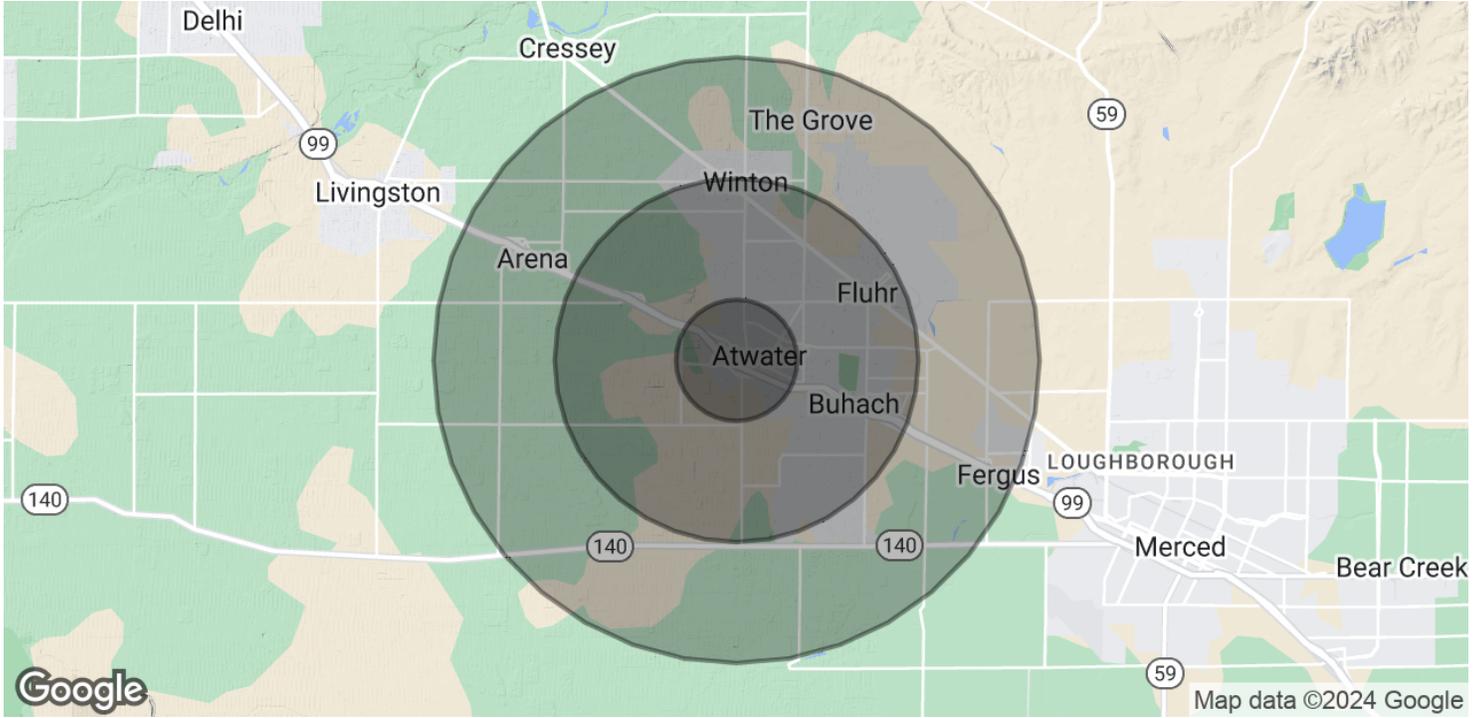
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,577	41,747	61,990
Average Age	29.0	30.7	30.3
Average Age (Male)	29.5	30.1	29.4
Average Age (Female)	29.2	31.6	31.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,230	12,574	18,314
# of Persons per HH	3.4	3.3	3.4
Average HH Income	\$53,189	\$57,588	\$58,068
Average House Value	\$280,916	\$301,072	\$298,637

\* Demographic data derived from 2020 ACS - US Census



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