

Lincoln Development Land

1030 Athens Avenue

Lincoln, CA 95648

Price: \$1,250,000

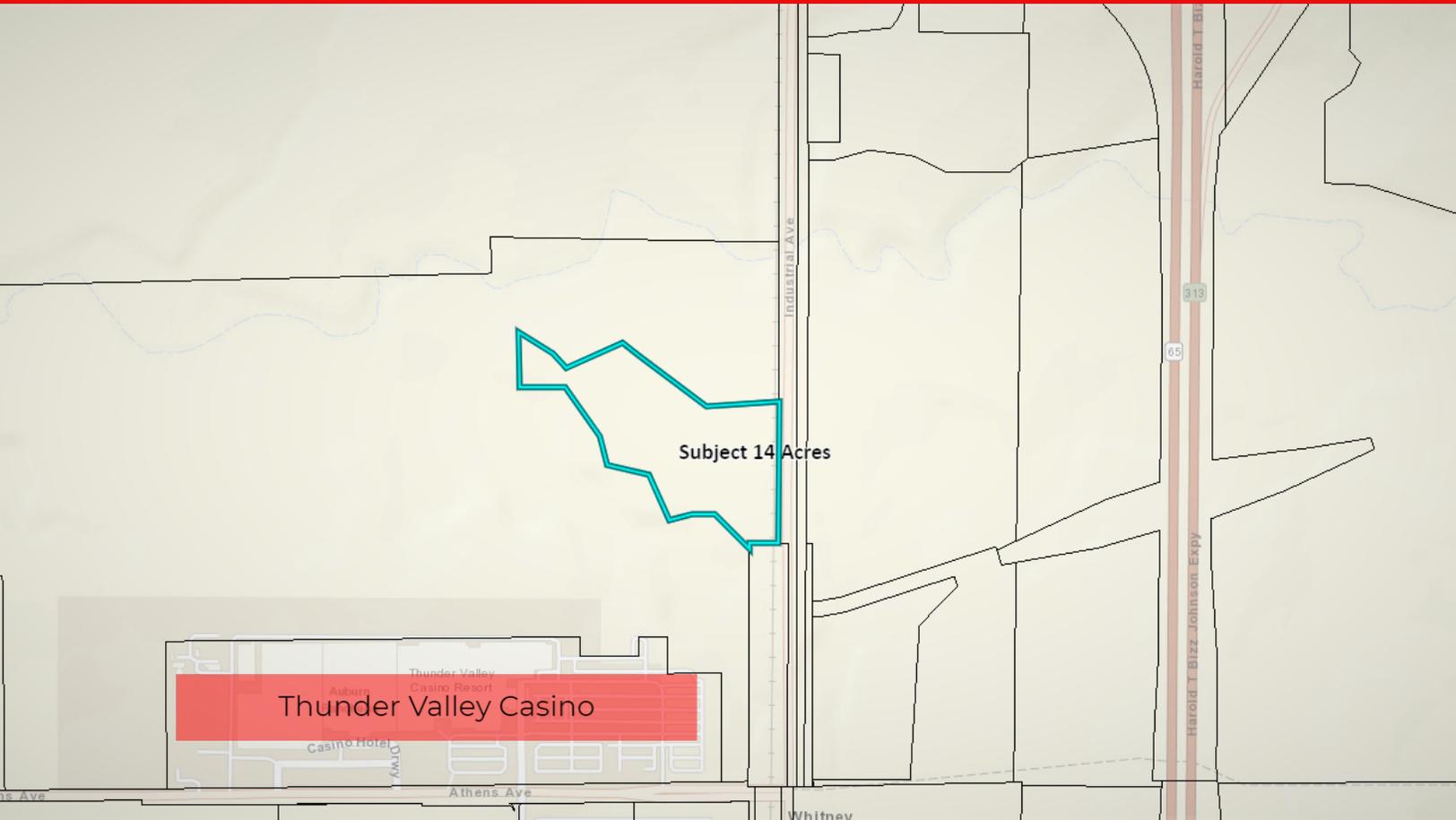


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PROPERTY SUMMARY

Lincoln Development Land
1030 Athens Avenue | Lincoln, CA 95648



Property Summary

Lot Size:	14.40 Acres
Price:	\$1,250,000
Type:	Industrial Land
Zoning:	Vacant Industrial
APN:	021-283-024

Property Overview

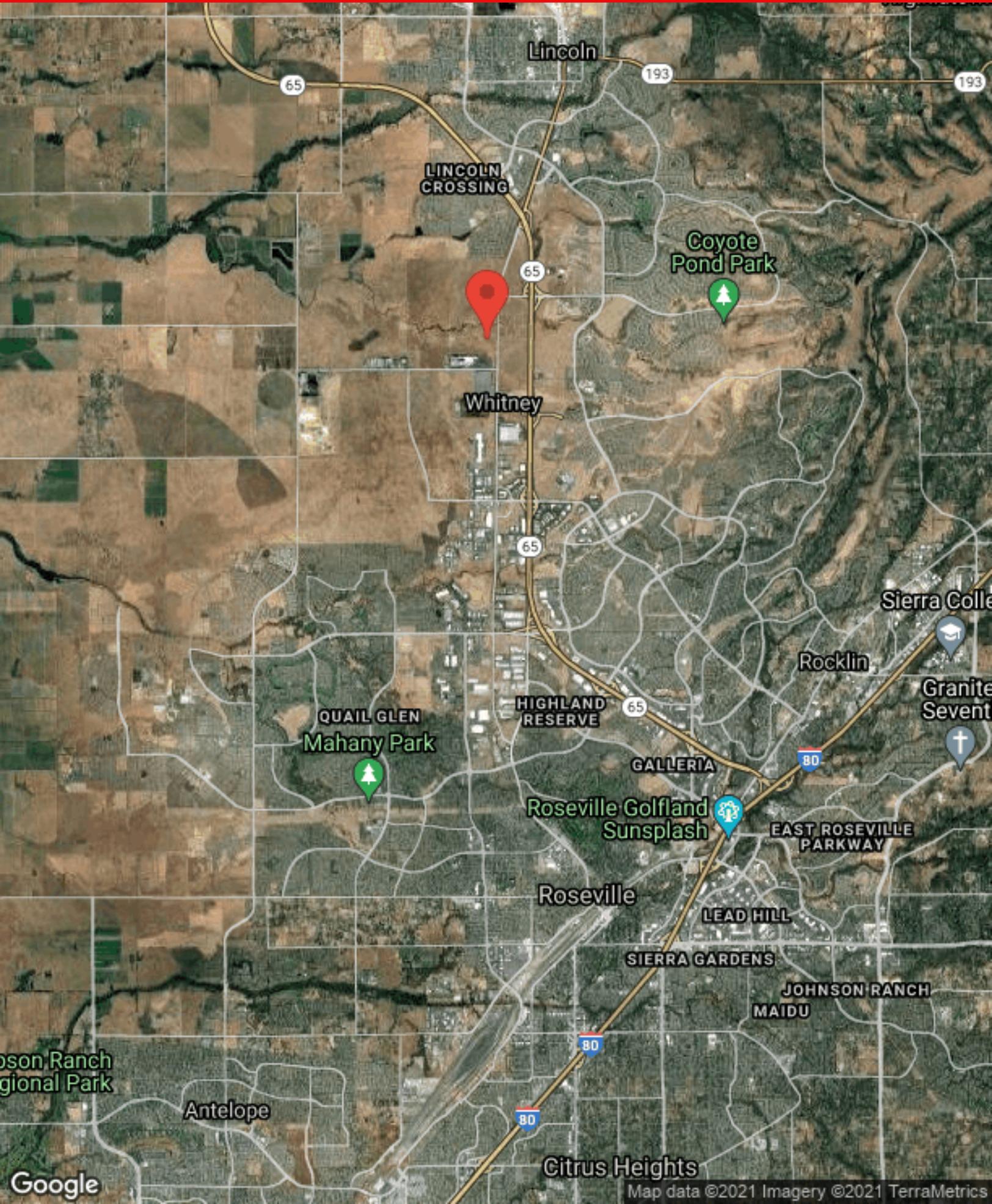
Irregular shaped parcel fronting Industrial Avenue with Hwy 65 access nearby at Twelve Bridges Road. Mostly level, ungraded and elevated above surrounding parcels. Access believed to be via easement on Athens near Industrial Ave. Property is NOT served by Lincoln or County Sewer. Could be a good location for mini-storage, RV storage, or other low water use until on sewer service. Placer County will likely require Wetlands, Hazardous conditions, and Placer County Conservation Plan (PCCP) studies for development which Seller does not have. Cost estimate for the studies is \$25k+

Location Overview

Just north of Thunder Valley Casino fronting Industrial Ave, just south of the Twelve Bridges/Hwy 65 interchange.

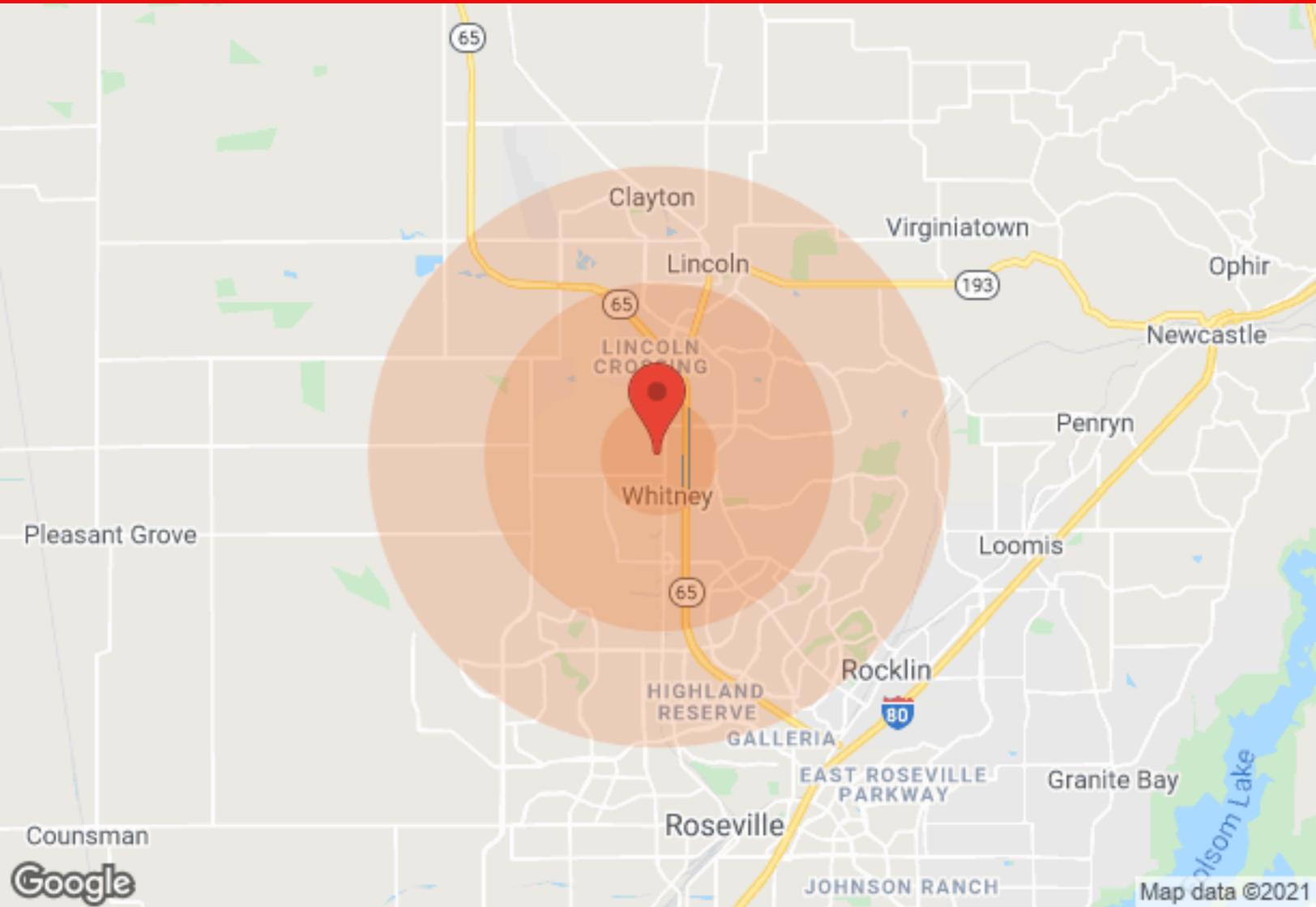
REGIONAL MAP

Lincoln Development Land
1030 Athens Avenue | Lincoln, CA 95648



DEMOGRAPHICS

Lincoln Development Land
1030 Athens Avenue | Lincoln, CA 95648



Population	1 Mile	3 Miles	5 Miles
Male	N/A	20,585	60,978
Female	N/A	22,171	65,116
Total Population	N/A	42,756	126,094

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	9,171	26,029
Ages 15-24	N/A	5,912	17,711
Ages 55-64	N/A	4,252	13,381
Ages 65+	N/A	10,382	27,411

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$110,302	\$92,459
< \$15,000	N/A	476	2,186
\$15,000-\$24,999	N/A	848	2,582
\$25,000-\$34,999	N/A	854	3,060
\$35,000-\$49,999	N/A	1,299	4,918
\$50,000-\$74,999	N/A	2,132	7,588
\$75,000-\$99,999	N/A	2,767	7,886
\$10,000-\$149,999	N/A	4,393	11,093
\$150,000-\$199,999	N/A	1,639	4,418
> \$200,000	N/A	1,033	2,591

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	14,958	45,783
Occupied	N/A	13,953	43,243
Owner Occupied	N/A	11,607	32,283
Renter Occupied	N/A	2,346	10,960
Vacant	N/A	1,005	2,540