

# 4.5 ACRE CORNER LOT / NEW REDUCED PRICE

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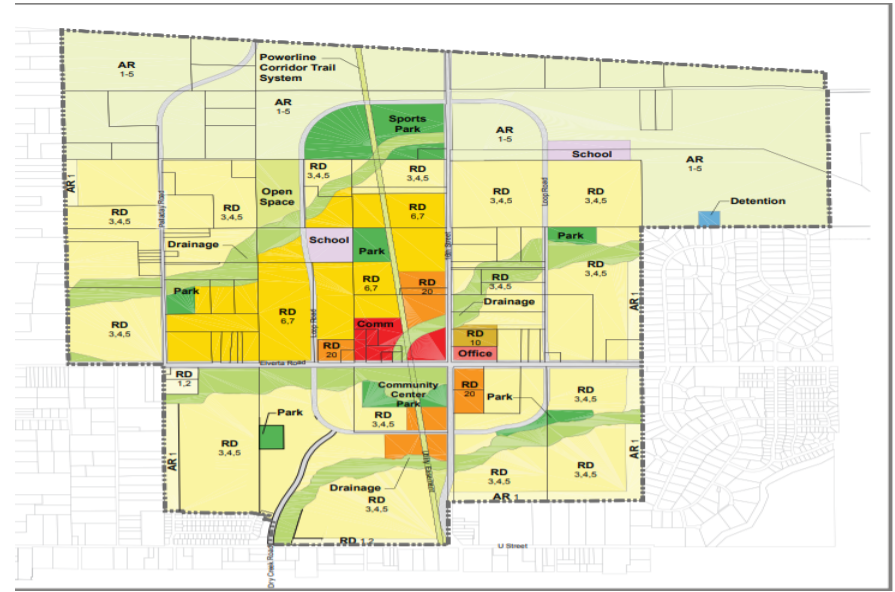
## Elverta Corner Lot

1651 Elverta Rd, Elverta, CA, 95626

## OFFERING SUMMARY

ADDRESS	1651 Elverta Rd Elverta CA 95626
MARKET	River green Ranch
OFFERING PRICE	\$289,000
PRICE PSF	\$1.47
LAND SF	196,020 SF
ZONING TYPE	BP / Residential
# OF PARCELS	1
APN	203-0040-004-0000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	2,772	40,426	156,231
2019 Median HH Income	\$62,786	\$63,631	\$59,916
2019 Average HH Income	\$84,754	\$80,546	\$78,779

















## PROPERTY FEATURES

LAND SF	196,020
LAND ACRES	4.5
# OF PARCELS	1
ZONING TYPE	BP / Residential
CORNER LOCATION	Yes





## UTILITIES

WATER	yes
IRRIGATION	yes
ELECTRICITY / POWER	Unknown
GAS / PROPANE	Unknown
TELEPHONE	Unknown
CABLE	Unknown

## Land Use

	<u>Acreage</u>
 Agricultural Residential (AR) 1-5	506.5
 Agricultural Residential (AR) 1	44.5
 Residential Development (RD) 1,2	11.0
 Residential Development (RD) 3,4,5	606.9
 Residential Development (RD) 6,7	165.2
 Residential Development (RD) 10	5.7
 Residential Development (RD) 20	42.5
 Office / Professional	4.4
 Commercial	17.5
 Elementary School	20.2

## Parks / Trails / Open Space / Recreation

 Community / Sports / Neighborhood Parks	71.3
 Drainage / Trails	152.7
 Detention / Joint Use	
 Powerline Corridor / Trail System / Open Space	25.8
<b>Total</b>	
	<b>249.8</b>
<b>Major Roads - Other</b>	
	<b>70.4</b>
<b>Total*</b>	
	<b>1,744.6</b>

\*Includes 10.68 acres of powerline corridor acreage in park, RD 20 and commercial land use statistics where corridor is adjacent to or within said land use designations (total acreage nets out these 10.68 acres).

16th St

8040

1665

1687

1651

1685

1675

1695

Elverta Rd

Corner Commercial Lot. 16th Street and Elverta Road.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,687	36,656	120,674
2010 Population	2,629	37,851	143,358
2019 Population	2,772	40,426	156,231
2024 Population	2,860	41,939	162,913
2019 African American	66	2,581	14,985
2019 American Indian	40	514	1,676
2019 Asian	145	3,676	18,405
2019 Hispanic	522	8,530	36,429
2019 Other Race	191	3,470	15,904
2019 White	2,116	26,687	90,489
2019 Multiracial	182	3,121	13,038
2019-2024: Population: Growth Rate	3.15 %	3.70 %	4.20 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	56	769	4,357
\$15,000-\$24,999	65	882	3,686
\$25,000-\$34,999	63	1,164	4,647
\$35,000-\$49,999	138	1,887	7,272
\$50,000-\$74,999	177	2,527	9,389
\$75,000-\$99,999	95	1,792	6,869
\$100,000-\$149,999	146	2,438	8,063
\$150,000-\$199,999	81	693	2,778
\$200,000 or greater	39	487	2,144
Median HH Income	\$62,786	\$63,631	\$59,916
Average HH Income	\$84,754	\$80,546	\$78,779

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	824	12,028	41,518
2010 Total Households	821	11,972	45,787
2019 Total Households	859	12,639	49,204
2024 Total Households	882	13,039	51,034
2019 Average Household Size	3.22	3.19	3.16
2000 Owner Occupied Housing	679	8,627	25,558
2000 Renter Occupied Housing	123	3,030	14,370
2019 Owner Occupied Housing	673	8,783	30,679
2019 Renter Occupied Housing	186	3,856	18,526
2019 Vacant Housing	18	470	2,462
2019 Total Housing	877	13,109	51,666
2024 Owner Occupied Housing	694	9,111	32,182
2024 Renter Occupied Housing	187	3,927	18,851
2024 Vacant Housing	16	455	2,470
2024 Total Housing	898	13,494	53,504
2019-2024: Households: Growth Rate	2.65 %	3.15 %	3.65 %

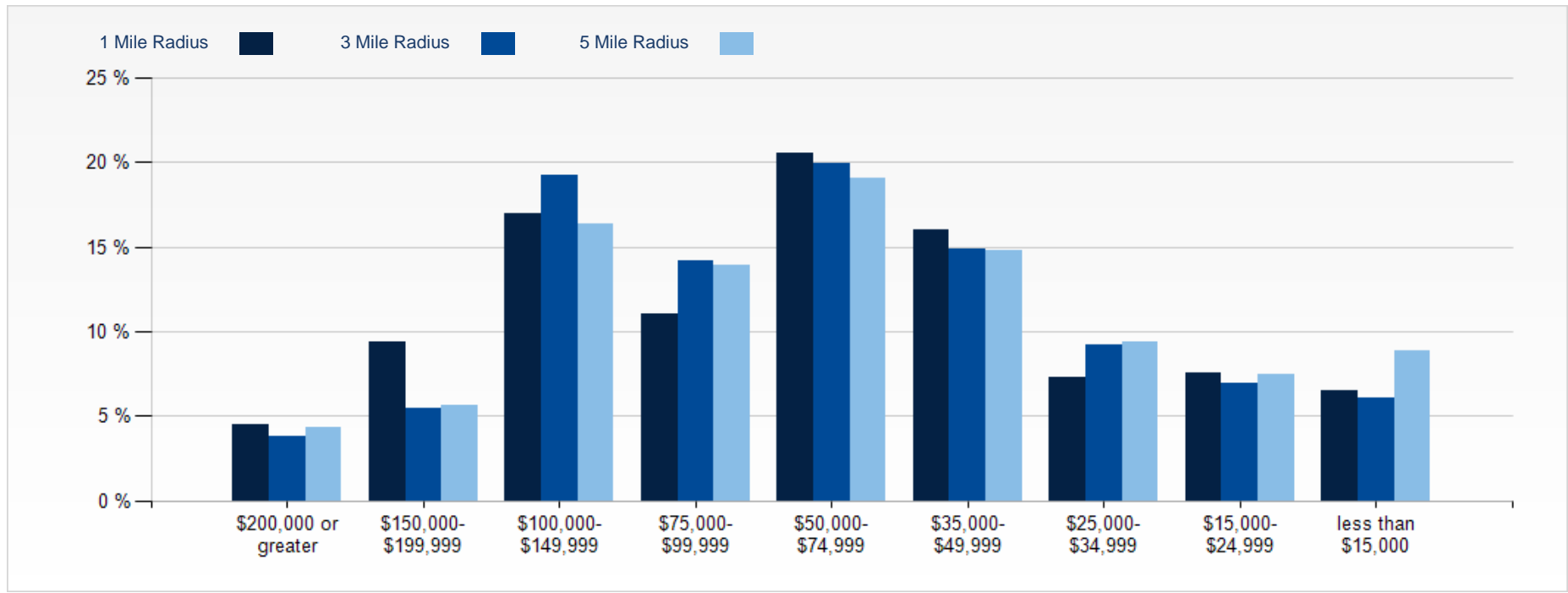
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	174	2,976	12,102
2019 Population Age 35-39	166	2,714	11,283
2019 Population Age 40-44	135	2,386	9,759
2019 Population Age 45-49	176	2,492	9,422
2019 Population Age 50-54	230	2,612	9,156
2019 Population Age 55-59	244	2,901	9,650
2019 Population Age 60-64	188	2,451	8,280
2019 Population Age 65-69	142	1,918	6,199
2019 Population Age 70-74	99	1,363	4,369
2019 Population Age 75-79	68	833	2,748
2019 Population Age 80-84	36	503	1,779
2019 Population Age 85+	39	429	1,527
2019 Population Age 18+	2,125	30,519	114,272
2019 Median Age	39	36	33

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,993	\$64,672	\$58,629
Average Household Income 25-34	\$81,945	\$80,590	\$73,757
Median Household Income 35-44	\$68,275	\$78,405	\$75,248
Average Household Income 35-44	\$93,428	\$91,789	\$90,165
Median Household Income 45-54	\$77,550	\$78,537	\$76,234
Average Household Income 45-54	\$96,599	\$93,106	\$94,098
Median Household Income 55-64	\$70,203	\$67,780	\$62,853
Average Household Income 55-64	\$86,518	\$82,190	\$80,644
Median Household Income 65-74	\$56,960	\$51,937	\$48,745
Average Household Income 65-74	\$85,189	\$68,817	\$67,474
Average Household Income 75+	\$42,913	\$45,803	\$44,844

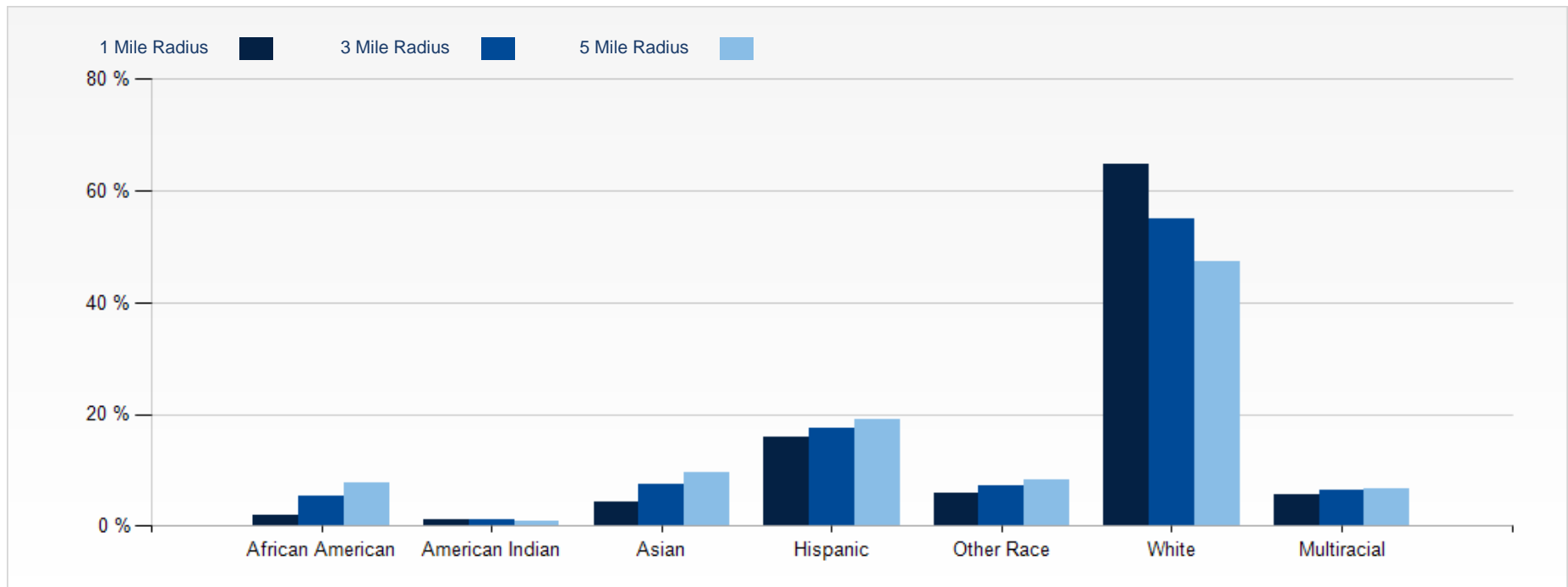
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	194	3,530	14,341
2024 Population Age 35-39	184	3,158	12,782
2024 Population Age 40-44	158	2,789	11,244
2024 Population Age 45-49	167	2,457	9,319
2024 Population Age 50-54	225	2,549	8,924
2024 Population Age 55-59	214	2,480	8,335
2024 Population Age 60-64	200	2,609	8,649
2024 Population Age 65-69	160	2,187	7,198
2024 Population Age 70-74	118	1,669	5,245
2024 Population Age 75-79	94	1,201	3,628
2024 Population Age 80-84	40	604	1,984
2024 Population Age 85+	44	482	1,634
2024 Population Age 18+	2,201	31,720	118,871
2024 Median Age	40	37	34

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,534	\$76,347	\$69,000
Average Household Income 25-34	\$96,252	\$93,942	\$87,450
Median Household Income 35-44	\$86,860	\$95,513	\$88,788
Average Household Income 35-44	\$111,764	\$109,030	\$107,041
Median Household Income 45-54	\$99,243	\$93,186	\$87,721
Average Household Income 45-54	\$114,456	\$111,509	\$110,783
Median Household Income 55-64	\$88,161	\$81,050	\$75,290
Average Household Income 55-64	\$104,643	\$99,143	\$97,543
Median Household Income 65-74	\$72,000	\$60,684	\$55,956
Average Household Income 65-74	\$106,846	\$83,446	\$80,961
Average Household Income 75+	\$51,367	\$56,104	\$54,315

## 2019 Household Income

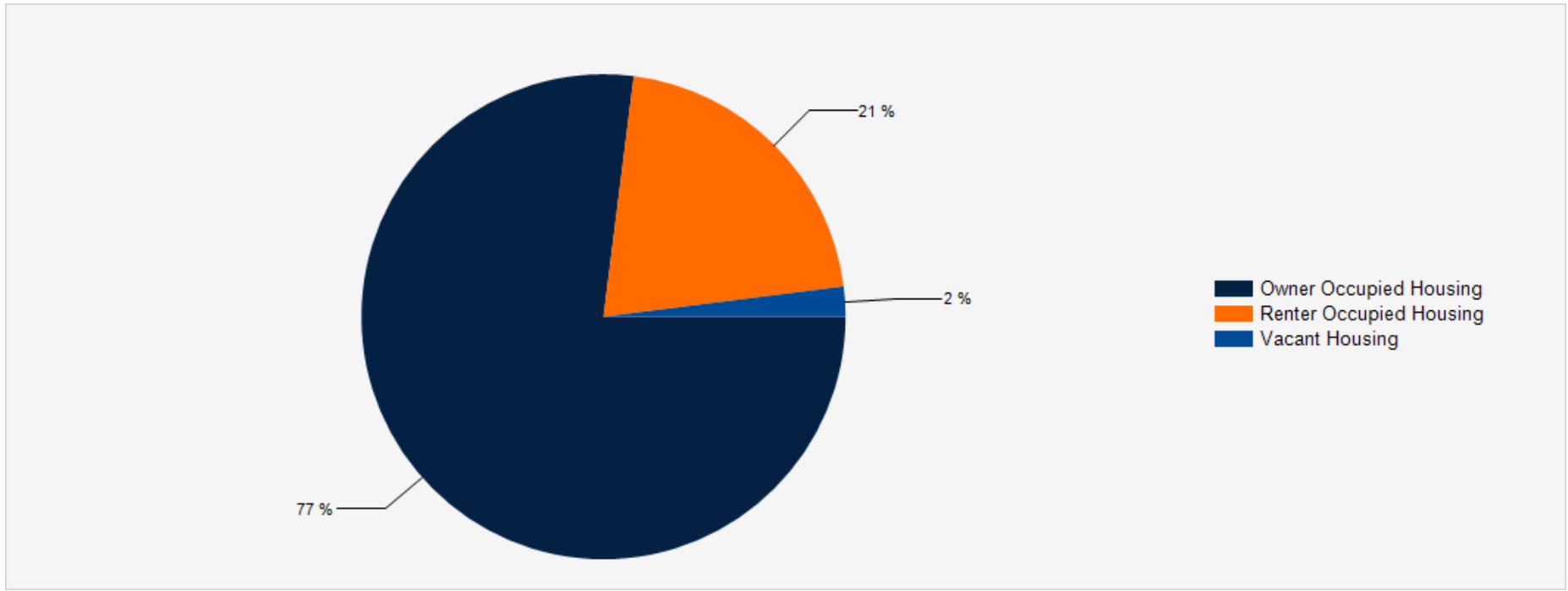


## 2019 Population by Race

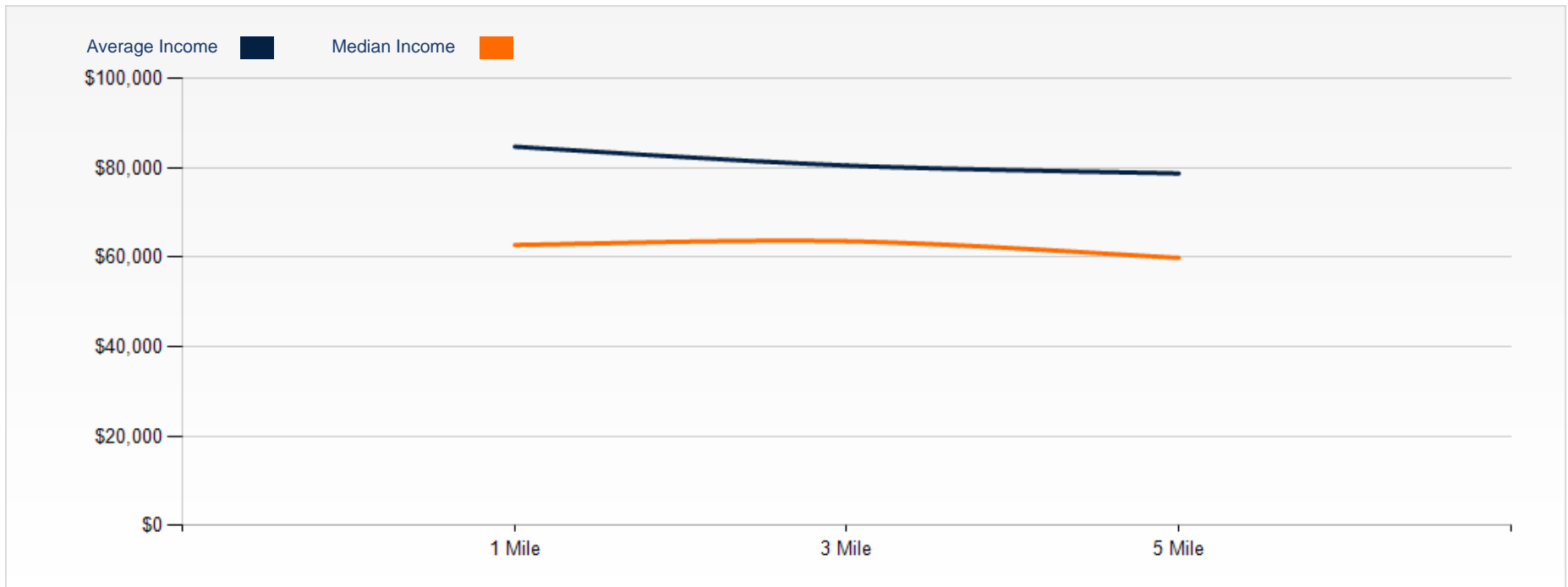




### 2019 Household Occupancy - 1 Mile Radius



### 2019 Household Income Average and Median





**Lu Ann Henderson**  
Senior Vice President

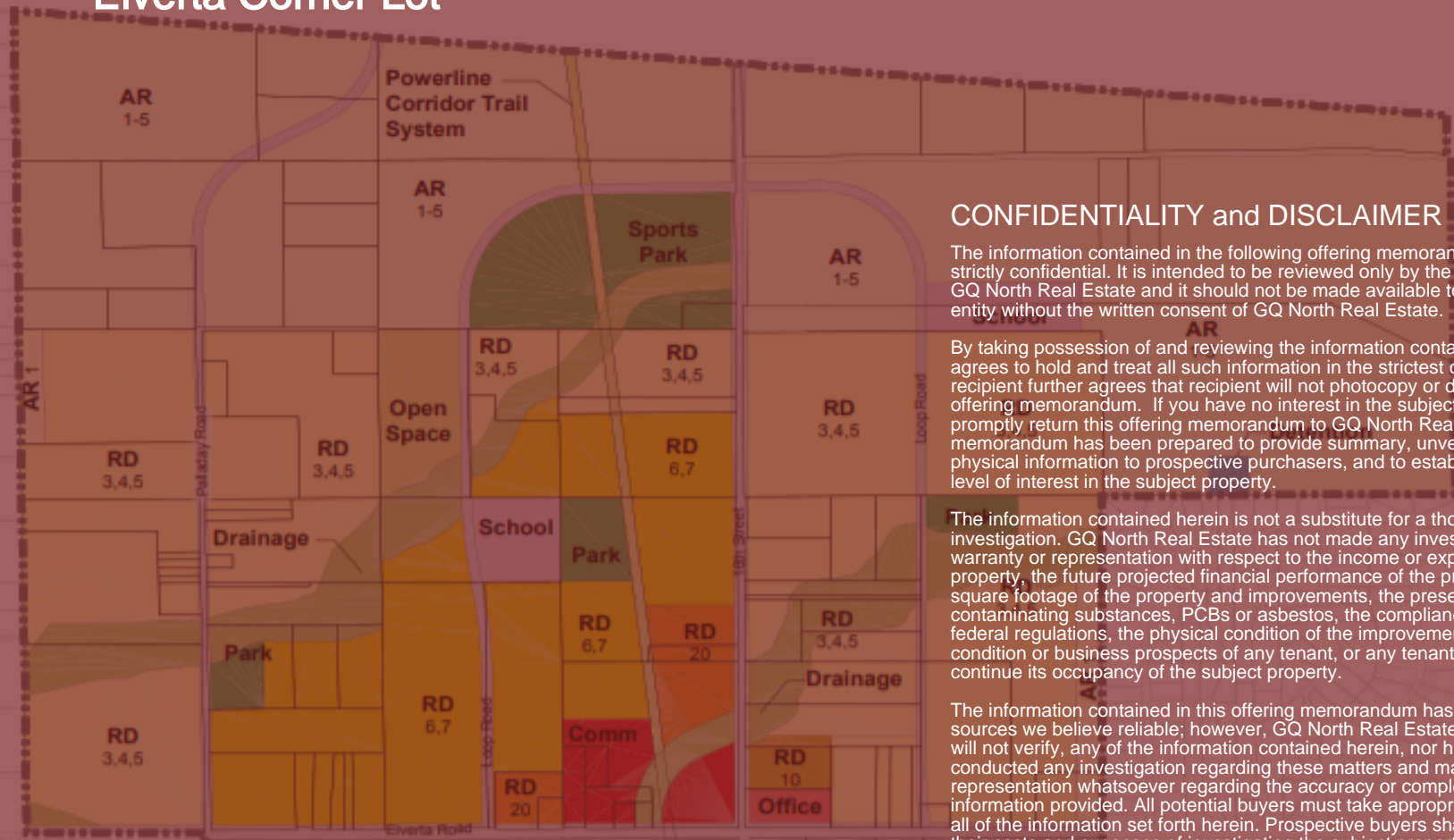
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She is a Board Member for the Citrus Heights Chamber of Commerce and is Chair for the Economics Development committee. Lu Ann also serves as a PAC member and Government Issues member for the city of Citrus Heights. Lu Ann started her California commercial real estate career in 2015 and became a top producer in 2016/2017/2018. With her past commercial real estate experience since 2005 in Las Vegas, Nevada, she has become versatile in most sectors of business real estate. In California, Lu Ann has been responsible for over \$15 million in sales, specializing in Industrial, retail, office, land, and specialty assets. She has leased over 520,000 square feet of commercial transactions and helped facilitate selling over 284 Acres of commercial property.

Lu Ann is a CCIM candidate (Certified Commercial Investment Member), who has received three of the four CCIM certificates. She is based in Sacramento, California, with investors Los Angeles, Las Vegas, San Francisco, Patterson, Florida, and Colombia.

She is specializing in Industrial, Land Development, Retail, Office, Cannabis Zoned Real Estate, and Special-Use properties. BRE License #01912126  
Website: [HendersonCRE.com](http://HendersonCRE.com) Download current listing brochures.  
Virtual YouTube tours: Channel HendersonCRE

# Elverta Corner Lot



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Exclusively Marketed by:



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Land

Parks / T

\*Includes statistics out these