

AVE 12 1/2 AND ROAD 26 1/2

MADERA, CA 93637



OFFERING SUMMARY

Sale Price:	\$6,500,000
Available SF:	
Lot Size:	52 Acres
Price / Acre:	\$125,000
Zoning:	Ag with

PROPERTY OVERVIEW

Presenting to you this agricultural site offering an amazing long-term investment opportunity for brilliant developers or investors who believe in high profits. Located on West Madera, the site consists of 52 acres of almond farm with potential to become residential in coming years. The farm site is located next to a land which is under development for housing. Within coming 5 years, this agricultural land will become a residential site making it a great 5-year investment plan. The 52 acres of land site consists of 22.5 acres of Nonpareil, 17.5 acres of Wood Colony, 5 acres of Monterey almonds with average 2300 lbs. production per acre. The site uses drip irrigation and has 450 feet deep well which has water at 190 feet. Also, city water basin is located next door so plenty of underground water is available. All pumps are available in good condition. Currently, the site is being sold at \$125k per acre. Can you just imagine farming for 5 years and then it can be sold to a home builder at higher price. The site is located in MADERA, CA 93637. There are 19,148 households and 72,400 of population within 5 miles of this property.

PROPERTY HIGHLIGHTS

- 22.5 acres of Nonpareil
- 17.5 acres of Wood Colony
- 5 acres of Monterey
- 8 and 4 leaf trees
- Drip irrigation
- Average 2300 lbs. per acre



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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ADDITIONAL PHOTOS

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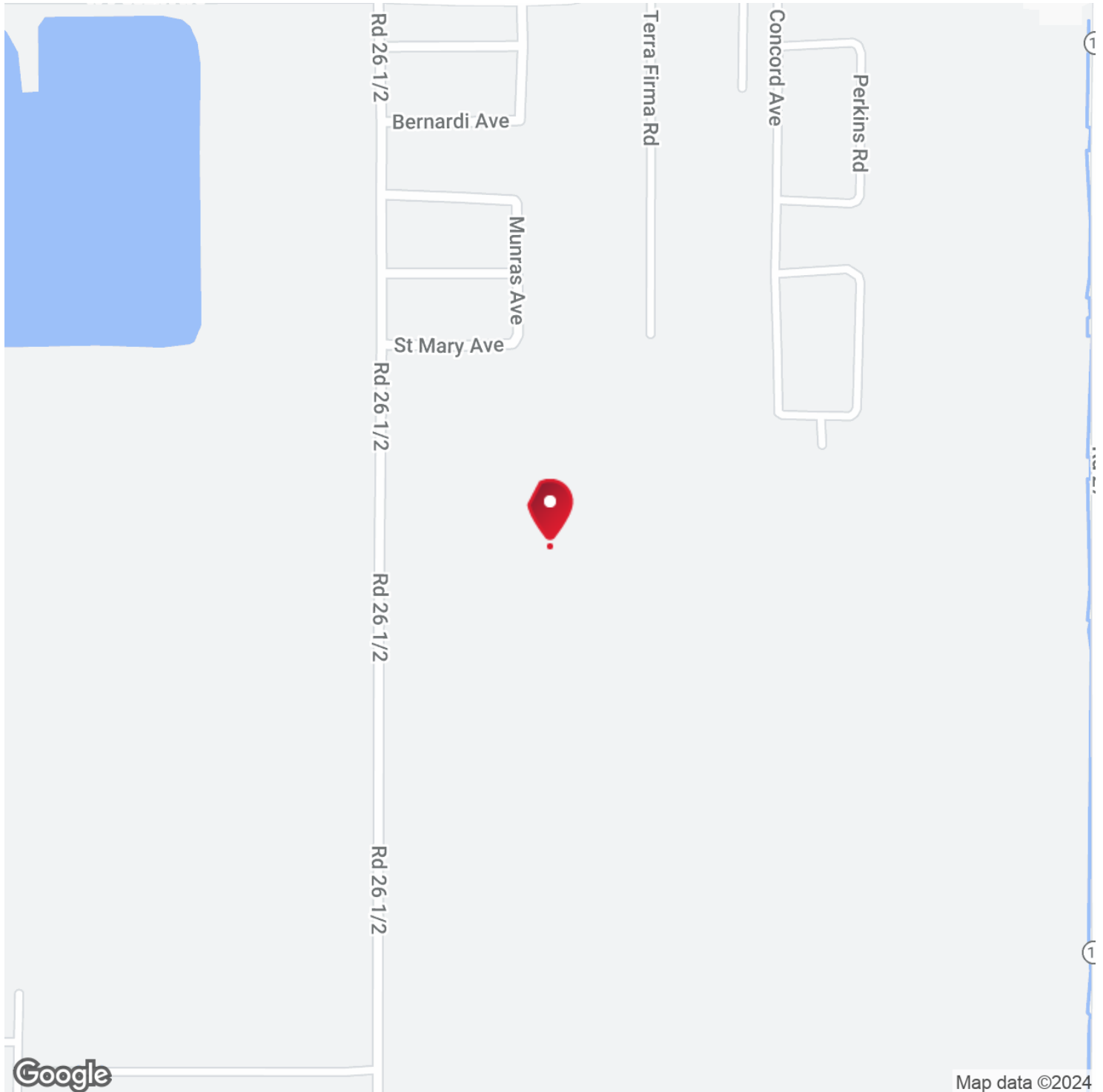
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LOCATION MAP

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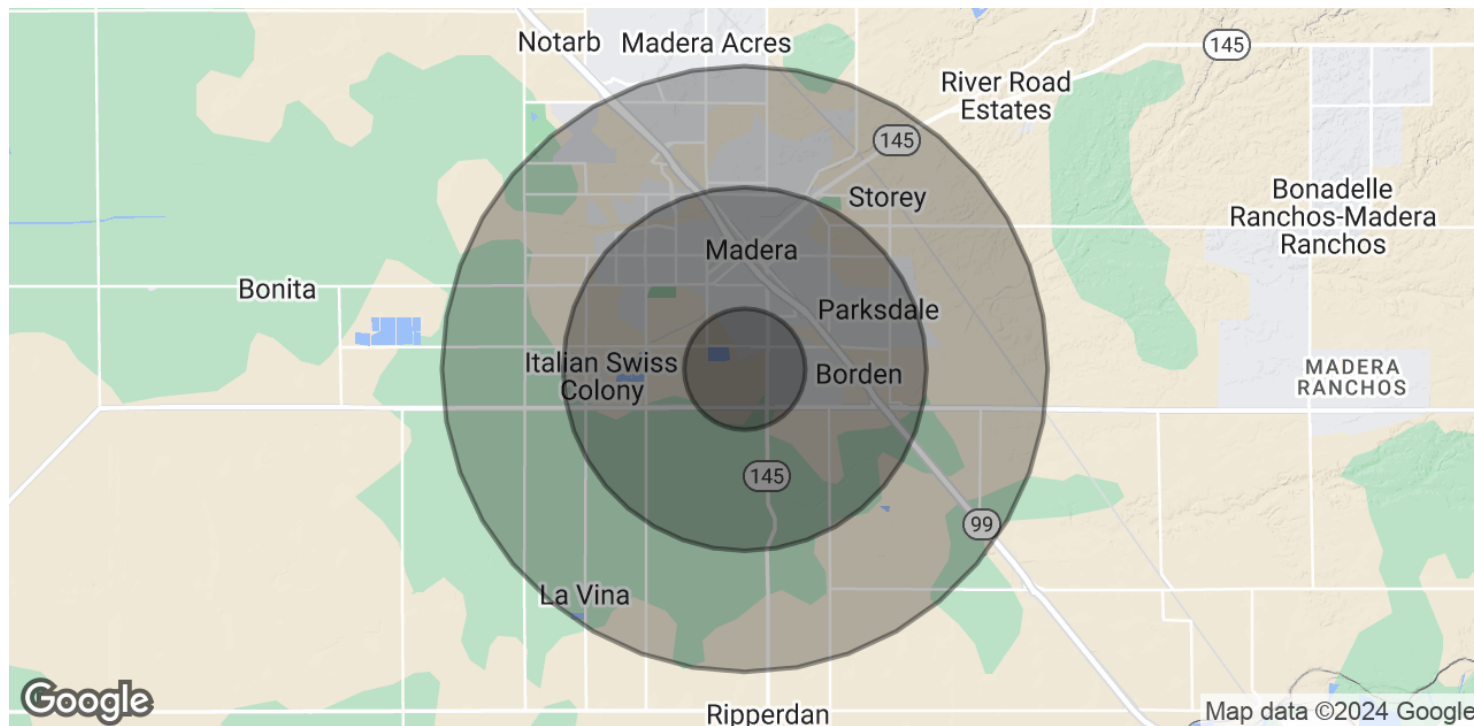
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,486	65,001	72,400
Average Age	26.2	27.0	27.4
Average Age (Male)	24.3	25.2	25.7
Average Age (Female)	28.0	28.6	28.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,538	17,122	19,148
# of Persons per HH	3.7	3.8	3.8
Average HH Income	\$47,671	\$48,014	\$50,351
Average House Value	\$318,342	\$319,372	\$321,344

* Demographic data derived from 2020 ACS - US Census



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