

# 32 ACRES ON MADERA AVE/HIGHWAY 145

HIGHWAY 145 AND AVE 12 1/4, MADERA, CA 93637



## OFFERING SUMMARY

Sale Price:	\$4,000,000
Available SF:	32 Acres
Lot Size:	32 Acres

## PROPERTY OVERVIEW

Welcome to this incredible parcel of land located just off Avenue 12 ¼ and Highway 145 in Madera, CA 93637. This 32-acre vacant lot consists of 22 acres of residential and 10 acres of medium density homes in one APN, making it an ideal location for developers or investors looking for a prime piece of real estate. The site is situated in a high development potential area, located near existing newer housing developments, and is ideally located in the fastest growing side of town. Boasting a large park and easy access to Highway 99, this development-friendly land offers endless potential for residential communities and commercial development. Adjacent to the site, there is a 12-acre plot of land that is destined to become a shopping center adding even more convenience to the area. With all of these features and amenities, this property is a unique investment opportunity for developers and investors looking to establish a long-term presence in the area.

## PROPERTY HIGHLIGHTS

- Fastest Growing side of town
- Situated Near Existing Newer Housing Developments
- 12 Acre shopping center plan next door
- Large park
- Easy access to highway 99



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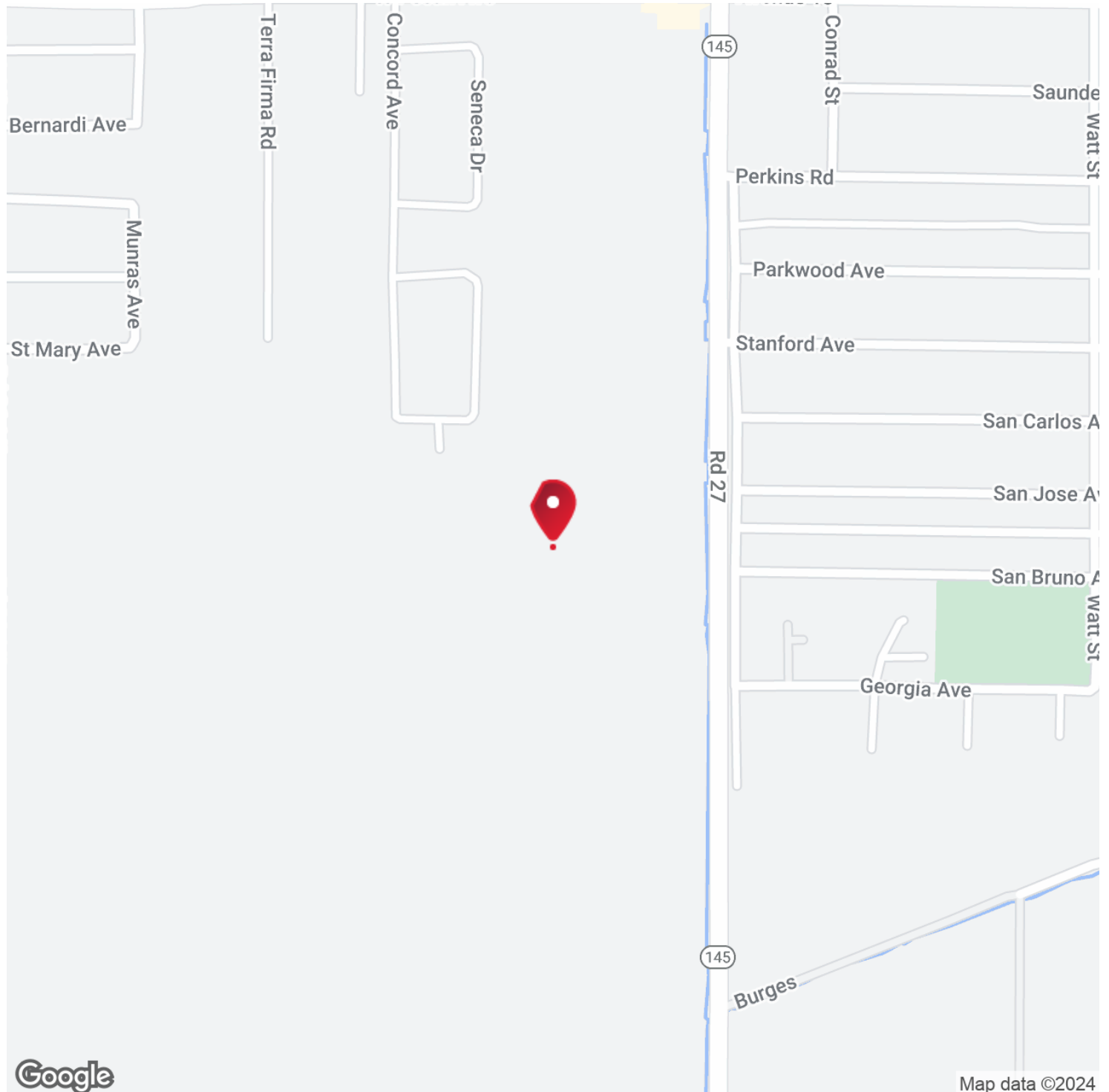
FOR SALE

LAND

LOCATION MAP

# 32 ACRES ON MADERA AVE/HIGHWAY 145

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Google

Map data ©2024

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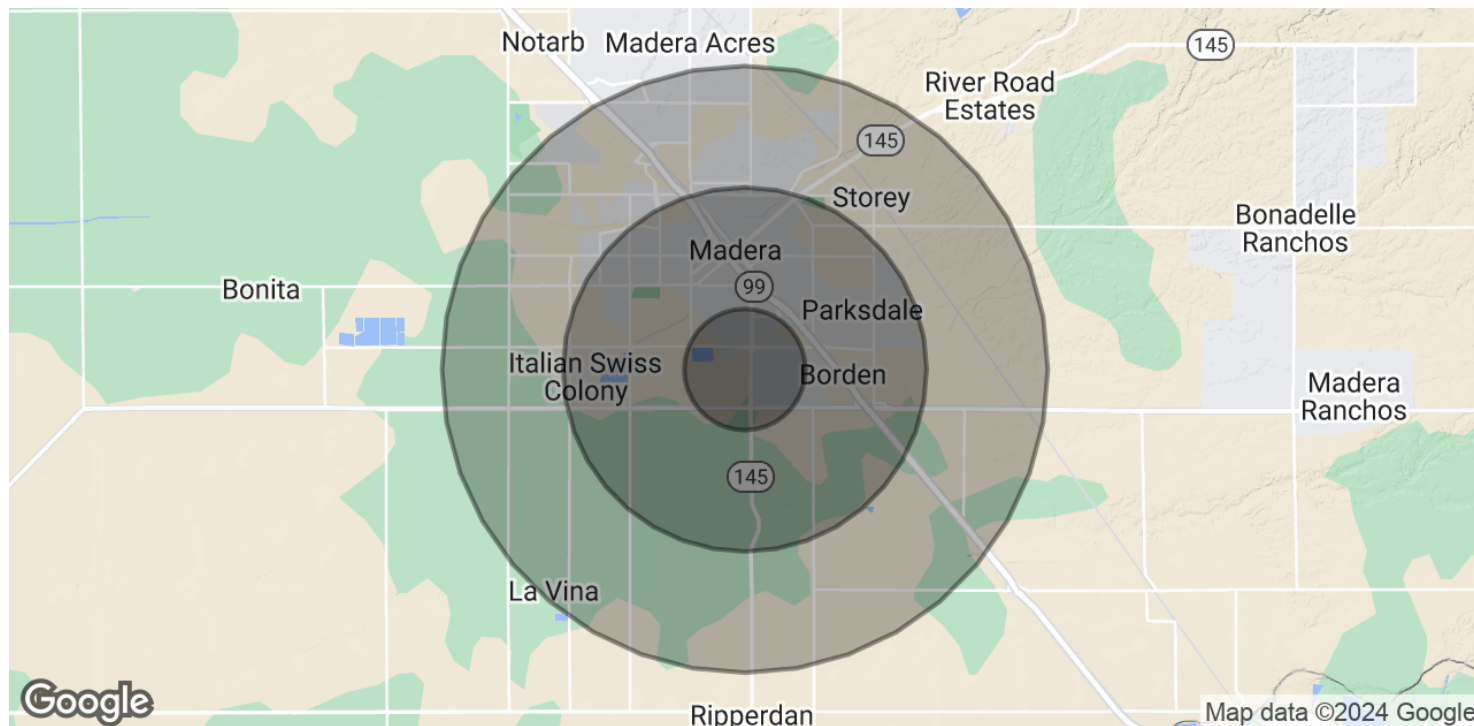
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,626	49,327	71,100
Average Age	23.0	27.2	27.4
Average Age (Male)	21.3	25.5	25.6
Average Age (Female)	24.3	28.8	28.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,610	12,922	18,780
# of Persons per HH	4.1	3.8	3.8
Average HH Income	\$46,219	\$47,776	\$49,871
Average House Value	\$464,289	\$320,761	\$322,643

\* Demographic data derived from 2020 ACS - US Census



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