

## LAND FOR SALE

### ±3.68 ACRES CA-99 HIGHWAY COMMERCIAL LAND

NWC Of Avenue 17 & CA-99 , Madera, CA 93637



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$961,806
<b>LOT SIZE:</b>	3.68 Acres
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Northwest Madera
<b>SUBMARKET:</b>	Airport Industrial
<b>PRICE / SF:</b>	\$6.00
<b>APN'S:</b>	033-050-035 & 033-050-037

#### PROPERTY HIGHLIGHTS

- ±3.68 Acres Of Commercial Land
- Prime Land w/ Direct CA-99 & Ave 17 Access
- Near Proposed North Fork Rancheria Resort Hotel & Casino Project
- New Growth Area | Great Hwy 99 Visibility & Access
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ ±148,089 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 198 & Airport
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

**KW COMMERCIAL**  
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### PROPERTY OVERVIEW

±3.68 acres undeveloped highway commercial land located at the northwest intersection of Exit 157 - Avenue 17 - State Route CA 99, adjacent to the city of Madera, CA. Property will serve within the traffic access pattern to the proposed new North Fork Rancheria Resort Hotel and Casino consisting of 200 guest rooms, restaurants and an entertainment lounge. Highly visible location w/ easy Highway Exit and Entrance with long frontage along HWY 99. High traffic attracted to the site via the newly developed Arco, nearby Airport, Industrial park, and various residential developments (existing Madera Highlands and new tracts). Two parcels of Highway Commercial land totaling ±160,300 SF or 3.68 acres..

Avenue 17 is a full interchange Highway 99 overpass, a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.. Parcels offered for sale, ground lease, lease w/ option, seller-carry, etc.

Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±148,089 cars per day; CA-99: ±58,770 northbound and ±65,351 westbound; Ave 17: ±11,729 eastbound and ±12,239 southbound. The newer multi-million dollar interchange project recently completed connecting to the realigned thoroughfares on the east and west side of the interchange. Existing ramps dispense traffic directly at signalized intersection at the subject property. Flexible commercial zoning uses include convenience store, car wash, hotel, conference center, quick serve & sit down restaurants, food market, retail strip center, professional office, etc. Est 591 feet of Hwy 99 visibility.

### LOCATION OVERVIEW

Strategically located at the interchange of CA State Highway 99 & Avenue 17 in Madera, CA. Location is 1 intersection north of the most recent growth point of town, surrounded by future housing tracts and commercial developments. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market. These parcels are located on the NWC & NEC of Avenue 17 and Golden State Blvd. in Madera, California.

Madera, California is located in Madera County and anchored by the heavily traveled State Highway 99. It is a growing city between Fresno and Merced of the Central San Joaquin Valley covering 2,137 square miles. It is ideally part of the Fresno-Madera Metropolitan Area with a 13,964 square mile trade area including Madera, Chowchilla, Ahwahnee, Bass Lake, Bonadelle Ranchos-Madera Ranchos, Coarsegold, Fairmead La Vina, Madera Acres, Nipinnawasee, Oakhurst, Parksdale, Parkwood, Rolling Hills, Yosemite Lakes & more.

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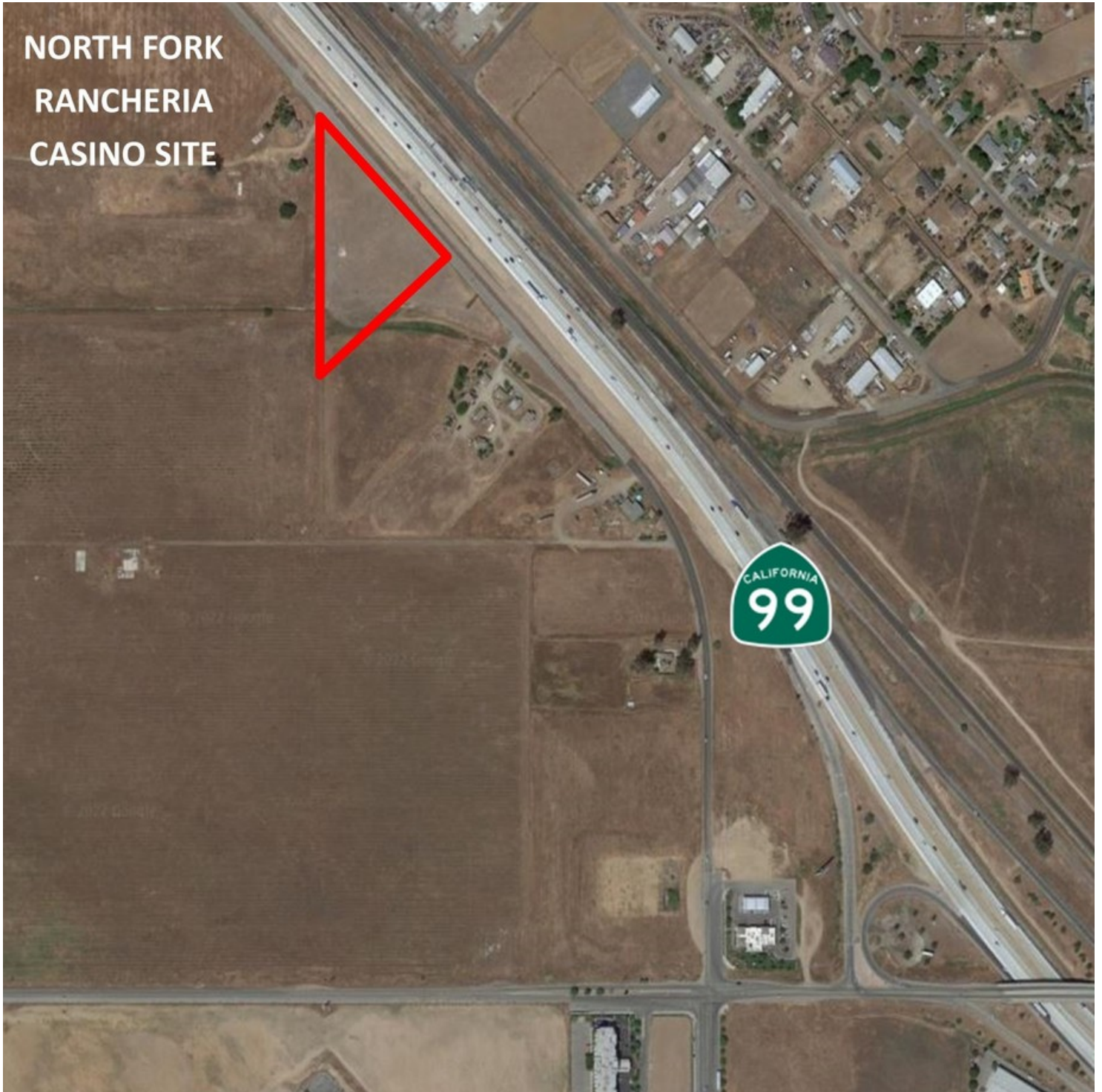
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**NORTH FORK  
RANCHERIA  
CASINO SITE**



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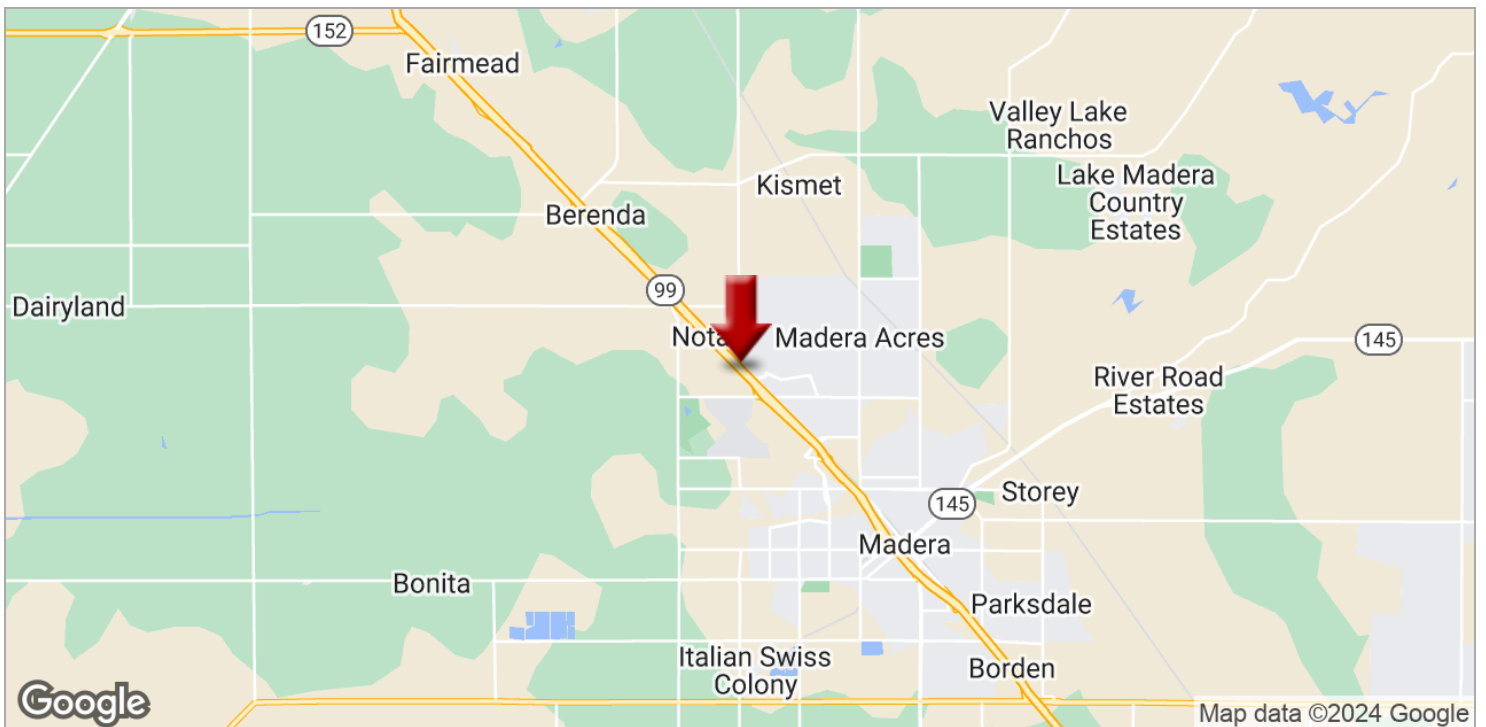
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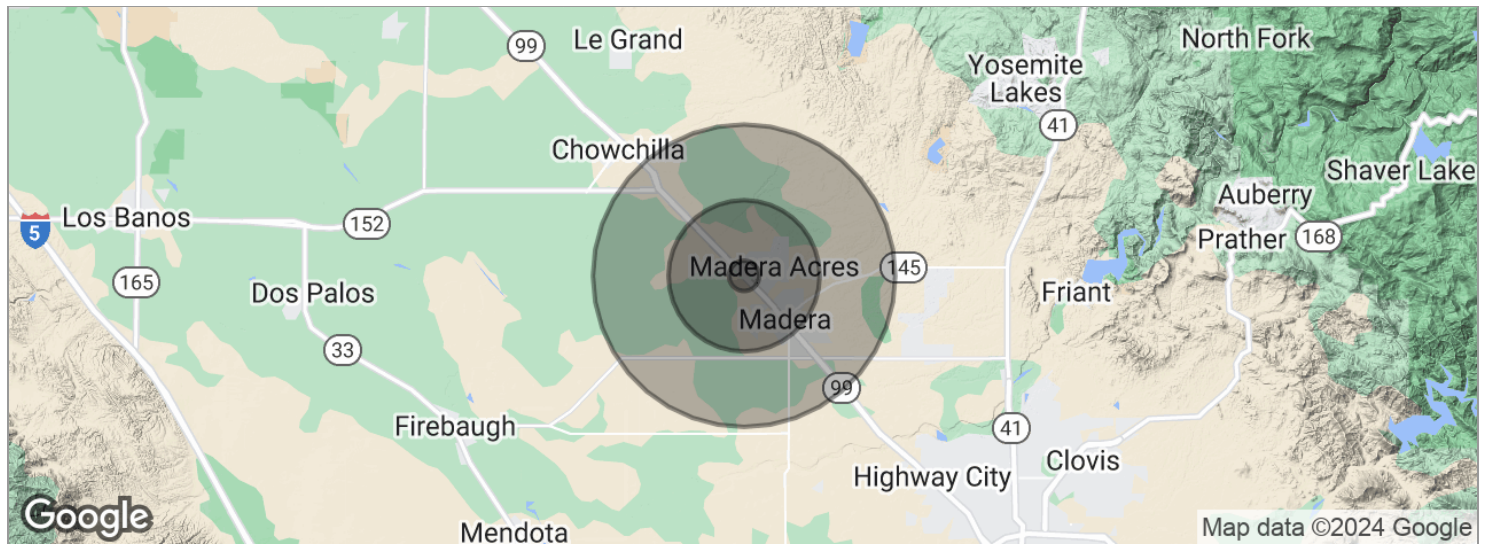
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	807	58,492	111,771
Median age	31.4	29.4	29.1
Median age (male)	30.9	27.8	27.7
Median age (Female)	33.0	30.9	30.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	226	15,996	27,500
# of persons per HH	3.6	3.7	4.1
Average HH income	\$73,307	\$55,342	\$56,294
Average house value		\$318,638	\$324,600
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	59.9%	71.0%	68.5%
RACE (%)	1 MILE	5 MILES	10 MILES
White	78.8%	78.0%	76.4%
Black	3.0%	3.7%	5.3%
Asian	2.6%	2.1%	2.1%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.6%	1.3%	1.3%
Other	10.5%	11.4%	11.6%

\* Demographic data derived from 2020 ACS - US Census

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