

LAND FOR SALE

RETAIL DEVELOPMENT LAND IN MADERA RANCHOS

37366 Avenue 12 , Madera, CA 93636



Sale Price

\$795,000

OFFERING SUMMARY

Available SF: ±34,571 SF
Lot Size: 1.27 Acres
Zoning: PDD - Planned Development District
Market: Fresno
Submarket: Outlying Madera County
APN: 049-590-037
Cross Streets: Avenue 12 & Jason Ct

PROPERTY HIGHLIGHTS

- ±1.27 Acres of Shovel Ready Retail Development Land in Madera, CA
- Water, Sewer, Power Stubbed | Pre-Engineered Basin Complete
- All Curb/Gutter/Approaches/Cross Access In Place/Utilities At Site
- Alta Survey & Phase I On File | Expedient County Building Jurisdiction
- High Identity Location | Shovel Ready | Utilities At Site
- Surrounded By Madera's Highest Trafficked Roads & Major Arterials
- Direct Access to Upgraded Avenue 12 & CA-41
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Close to Transit and Public Transportation
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- New Commercial Development Located at Hard Corner Signalized Intersection
- Anchor's, Shop's, Pad's (With Drive-Thru) Space Available
- Surrounded By Growth, Both Residential & Commercial

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PROPERTY DESCRIPTION

±55,321 SF (±1.27 Acre) retail pad in Madera, CA that is shovel-ready. Existing curb/gutter/sidewalk, electricity, gas, sewer, streets, and city water. Prime location boasting great visibility both from the main thoroughfare and from the nearby Madera Ranchos Plaza. The property is located directly off Avenue 12 in Madera's main retail area with a trade population of 295,105 within 10 miles and an Average Household Income of \$115,827 in the immediate area (2 mile). Site includes utility improvements (water, power, gas) curb/gutter, nearby access from Ave 12, and easy access benefiting the buyer of the parcel. The zoning is flexible and allows for a variety of commercial uses. Existing avenues dispense traffic near the subject property. Excellent retail strip center, big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.

LOCATION DESCRIPTION

Strategically located directly off Avenue 12 in Madera, CA. This site is located just west of Jason Ct, east of Kensington Dr, & south of Ave 12. Madera, California, in Madera county, is 21 miles NW of Fresno, California. It's situated in California's Central Valley and includes a prominent Latino community. Madera County combines the best geographic location, large clusters of industrial and commercial businesses, and streamlined permitting processes to optimize your company's presence. Logistical accessibility, located in the center of California with easy access to state Hwy 99 and a short distance from Interstate 5. Madera County is located in the worlds most productive agricultural region which makes it a natural choice for food processing and ag-related manufacturers.



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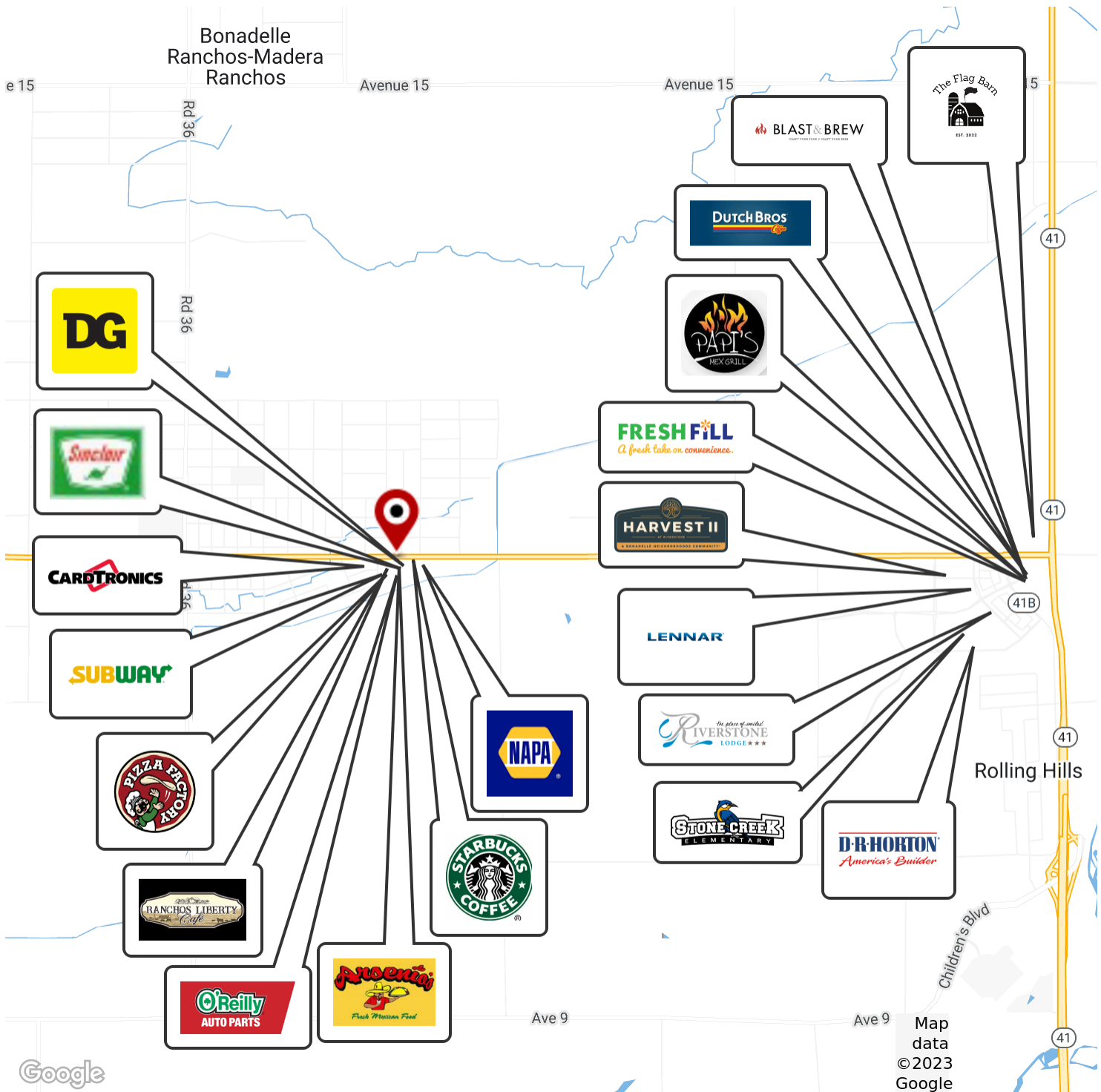
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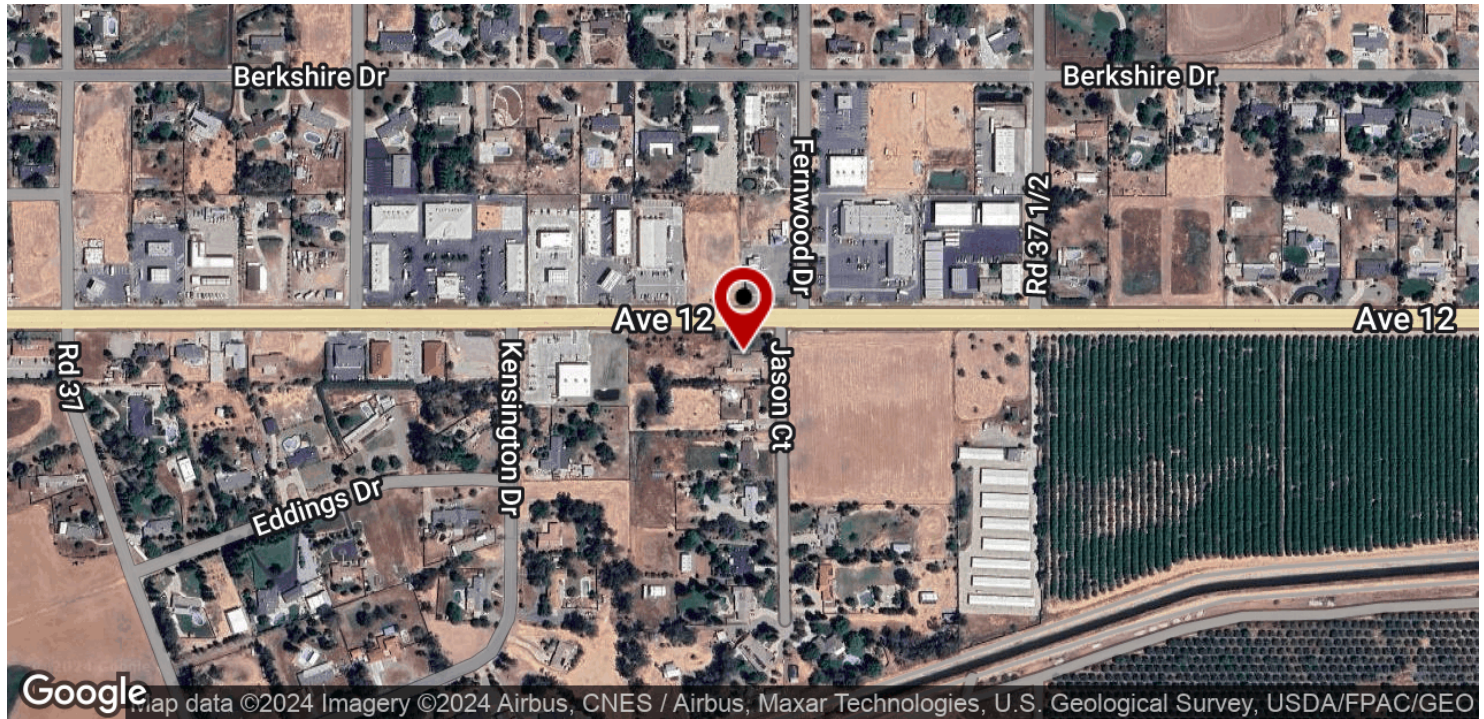
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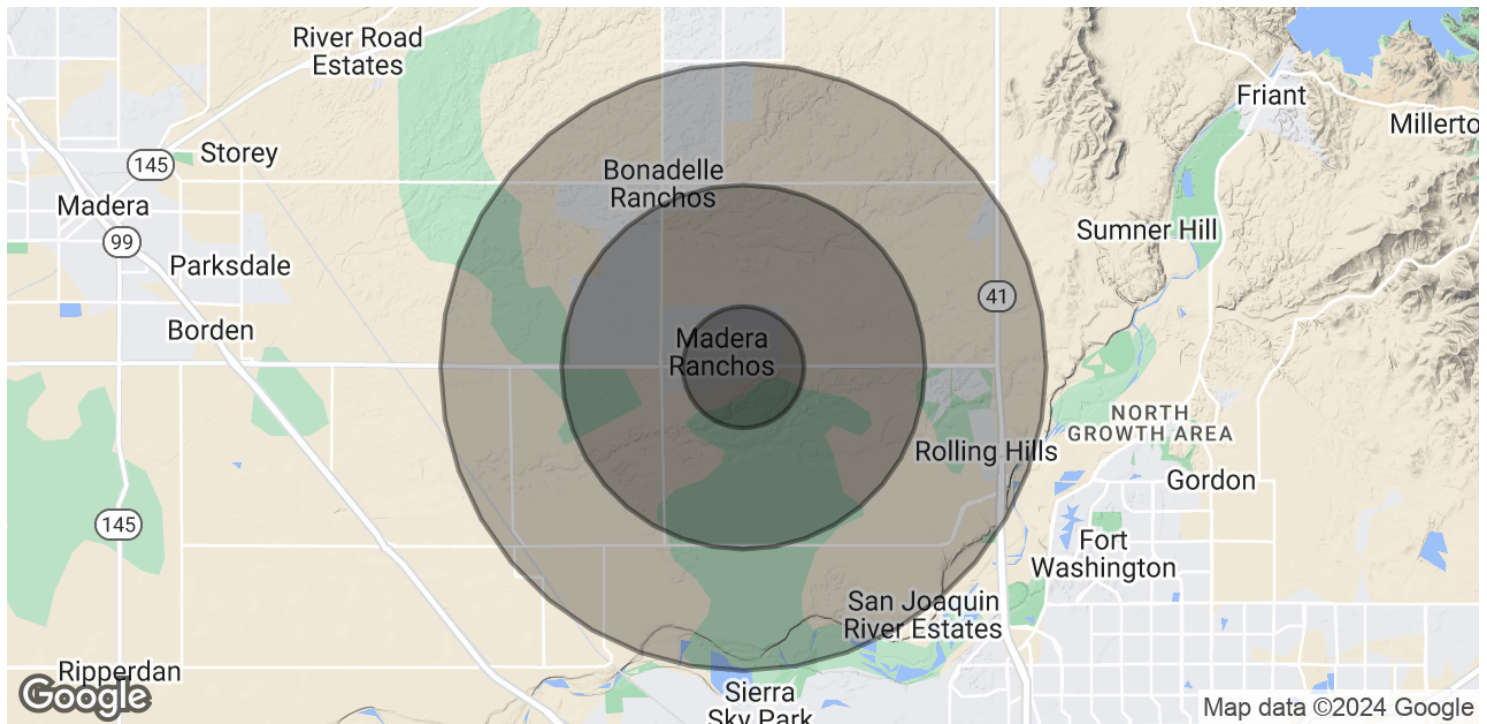
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,670	5,620	10,349
Average Age	37.4	43.1	43.2
Average Age (Male)	30.3	40.4	41.3
Average Age (Female)	42.3	44.4	44.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	553	1,944	3,571
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$106,040	\$104,798	\$113,855
Average House Value	\$337,553	\$341,694	\$409,279
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	24.8%	29.9%	32.9%

* Demographic data derived from 2020 ACS - US Census

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