

OFFERING MEMORANDUM

COMMERCIAL/RESIDENTIAL PROPERTY

PECAN AND MADERA AVE
MADERA CA 93637



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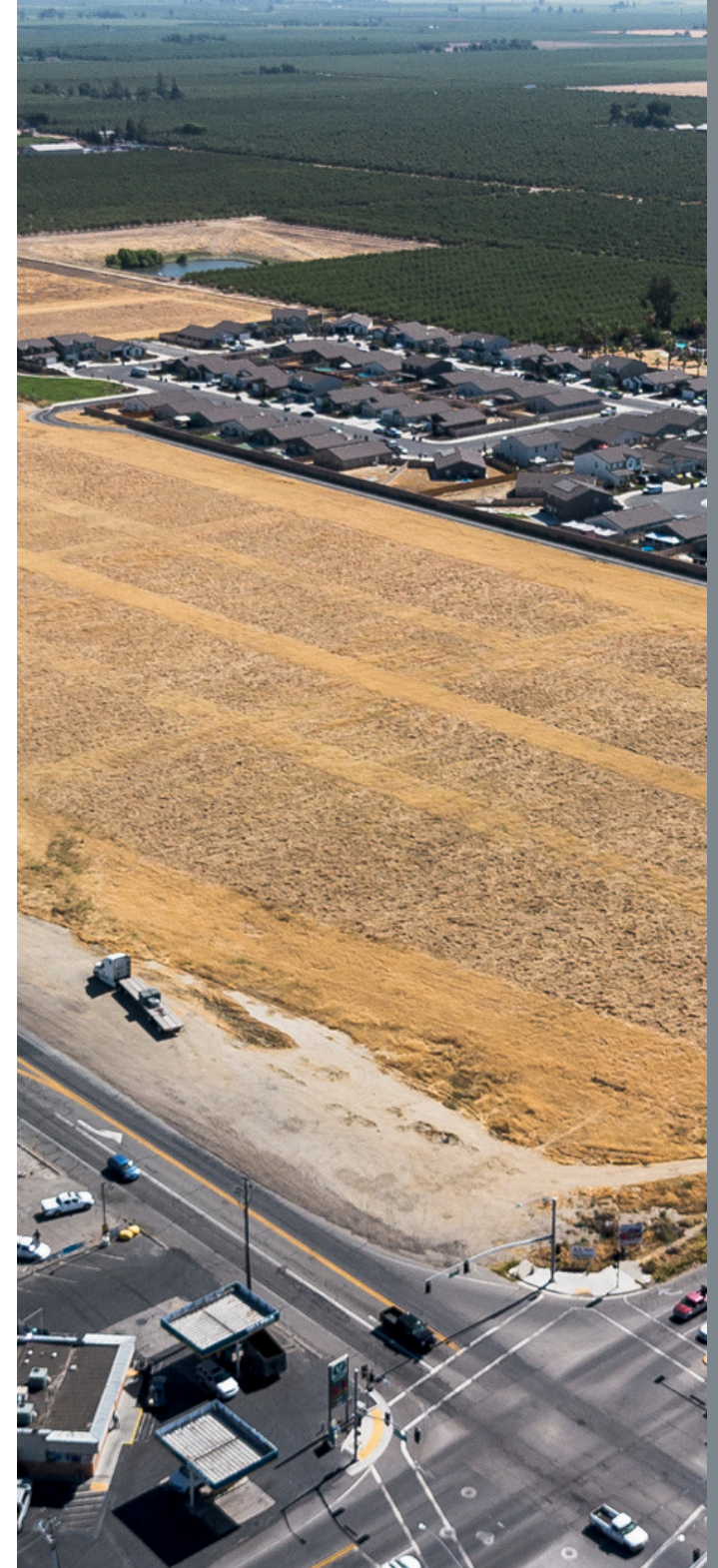




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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



EXCLUSIVE OFFERING MEMORANDUM

THE OFFERING

Available now: 10 AC on Avenue 13 and Madera Ave in Madera. Great for residential development. Raw land zoning. Perfect for developers looking to capitalize on a growing area.

PROPERTY ADDRESS	Avenue 13 and Madera Ave
PARCEL A COMMERCIAL	414,688 SF (Commercial)
PARCEL B RESIDENTIAL	460,616 SF (High Density)
PARCEL C RESIDENTIAL	525,633 SF (Medium Density)
PARCEL D RESIDENTIAL	366,460 SF (Low Density)
PARCEL E RESIDENTIAL	551,146 SF (Low Density)
ASKING PRICE	\$1,500,000 - \$4,800,000





PROPERTY SUMMARY

Five separate parcels (APNs) with a mix of zoning—commercial, multifamily, residential raw land—create a unique chance to develop across multiple uses. Perfect for builders, investors, or developers looking to take advantage of strong growth in the area.

HIGHLIGHTS

- **Strategic Location:** Located just off Highway 99, offering seamless access for future residents and excellent connectivity for commuters.
- **Walkable Community:** Walking distance to nearby schools, ensuring convenience for families and adding appeal to potential renters or buyers.
- **Adjacent Amenities:** Neighboring a new proposed shopping center, providing future residents with easy access to retail, dining, and entertainment options.



02

PROPERTY PHOTOS





03

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



AREA OVERVIEW

MADERA, CA

The intersection of Pecan(Avenue 13) and Madera Avenue in Madera, CA is a prime location for commercial development. With high traffic visibility, flexible zoning (commercial, residential, multifamily), and proximity to Highway 99, it offers strong potential for retail, service, or mixed-use projects. The area is supported by a growing population, young demographics, and above-average household incomes. Surrounding neighborhoods and infrastructure are expanding, making this a strategic site for investors, developers, and tenants seeking growth in an underserved market.



04

AERIALS & MAPS



MAPS

West Pecan Ave

West Pecan Ave

Parcel A
414,688 SF

Parcel B
460,616 SF

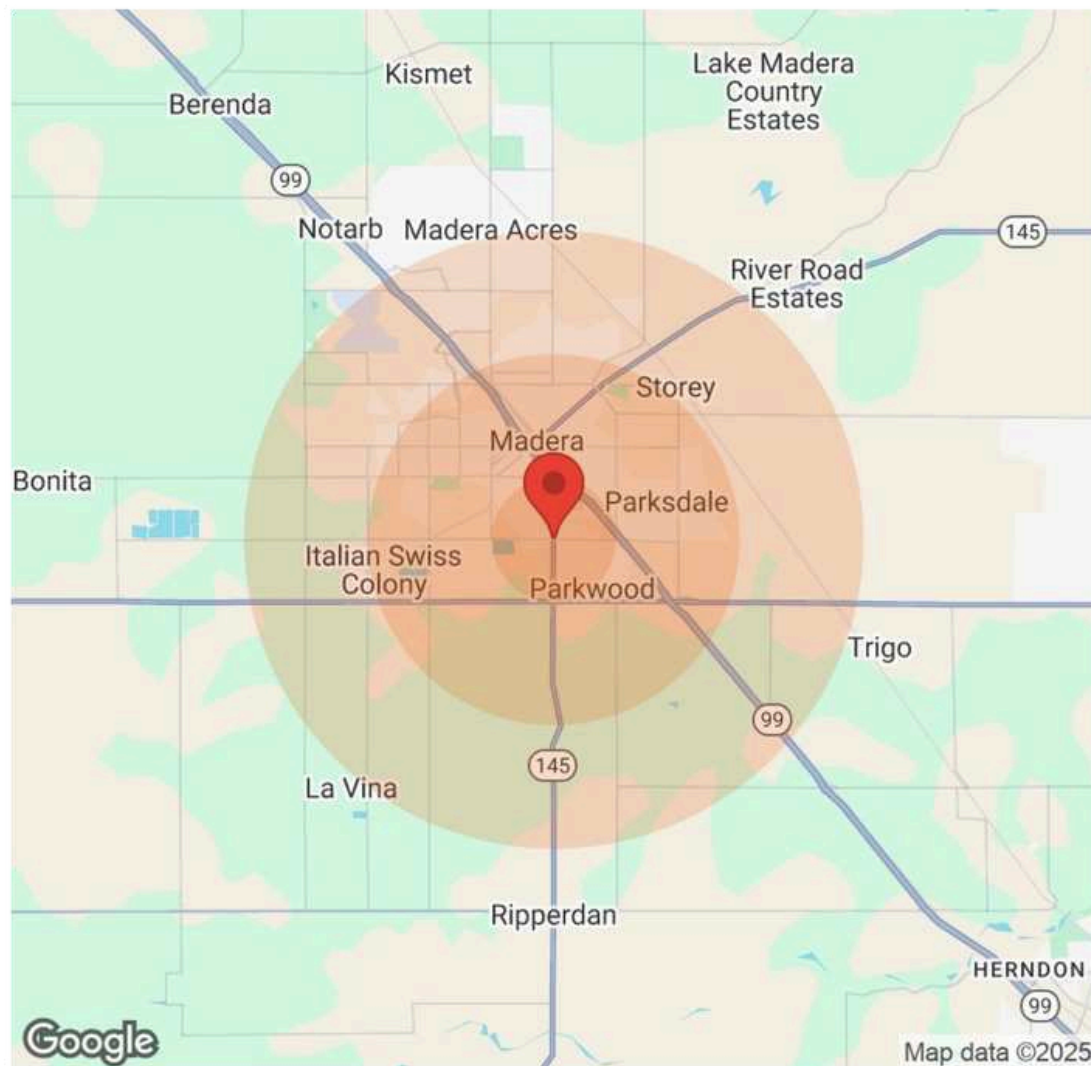
Parcel C
525,633 SF

Parcel E
551,146 SF

Parcel D
366,460 SF

South Madera Ave (HWY 145)

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	6,108	34,808	38,364
Female	5,897	34,671	38,515
Total Population	12,005	69,479	76,879

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,605	19,672	21,652
Ages 15-24	2,093	11,786	12,977
Ages 25-54	4,369	26,536	29,229
Ages 55-64	841	5,135	5,941
Ages 65+	1,097	6,350	7,080

Income	1 Mile	3 Miles	5 Miles
Median	\$36,325	\$35,563	\$37,361
< \$15,000	421	2,786	3,008
\$15,000-\$24,999	500	2,677	2,870
\$25,000-\$34,999	341	2,429	2,700
\$35,000-\$49,999	615	3,069	3,406
\$50,000-\$74,999	613	3,575	4,094
\$75,000-\$99,999	233	1,542	1,724
\$100,000-\$149,999	263	1,189	1,465
\$150,000-\$199,999	44	261	297
> \$200,000	N/A	279	336

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,345	19,304	21,548
Occupied	3,092	18,058	20,140
Owner Occupied	1,569	9,293	10,596
Renter Occupied	1,523	8,765	9,544
Vacant	253	1,246	1,408



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