

COMMERCIAL/RESIDENTIAL PROPERTY

PECAN AND MADERA AVE
MADERA CA 93637



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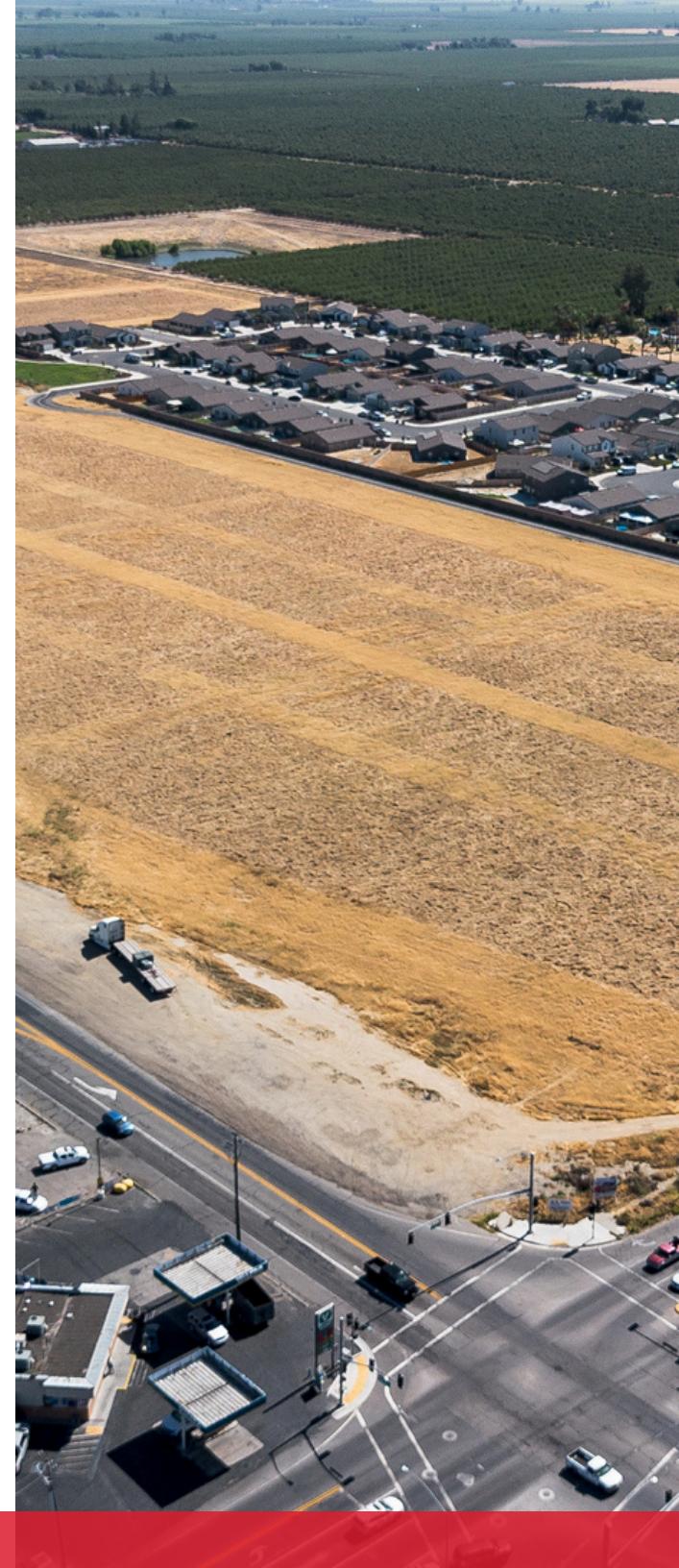




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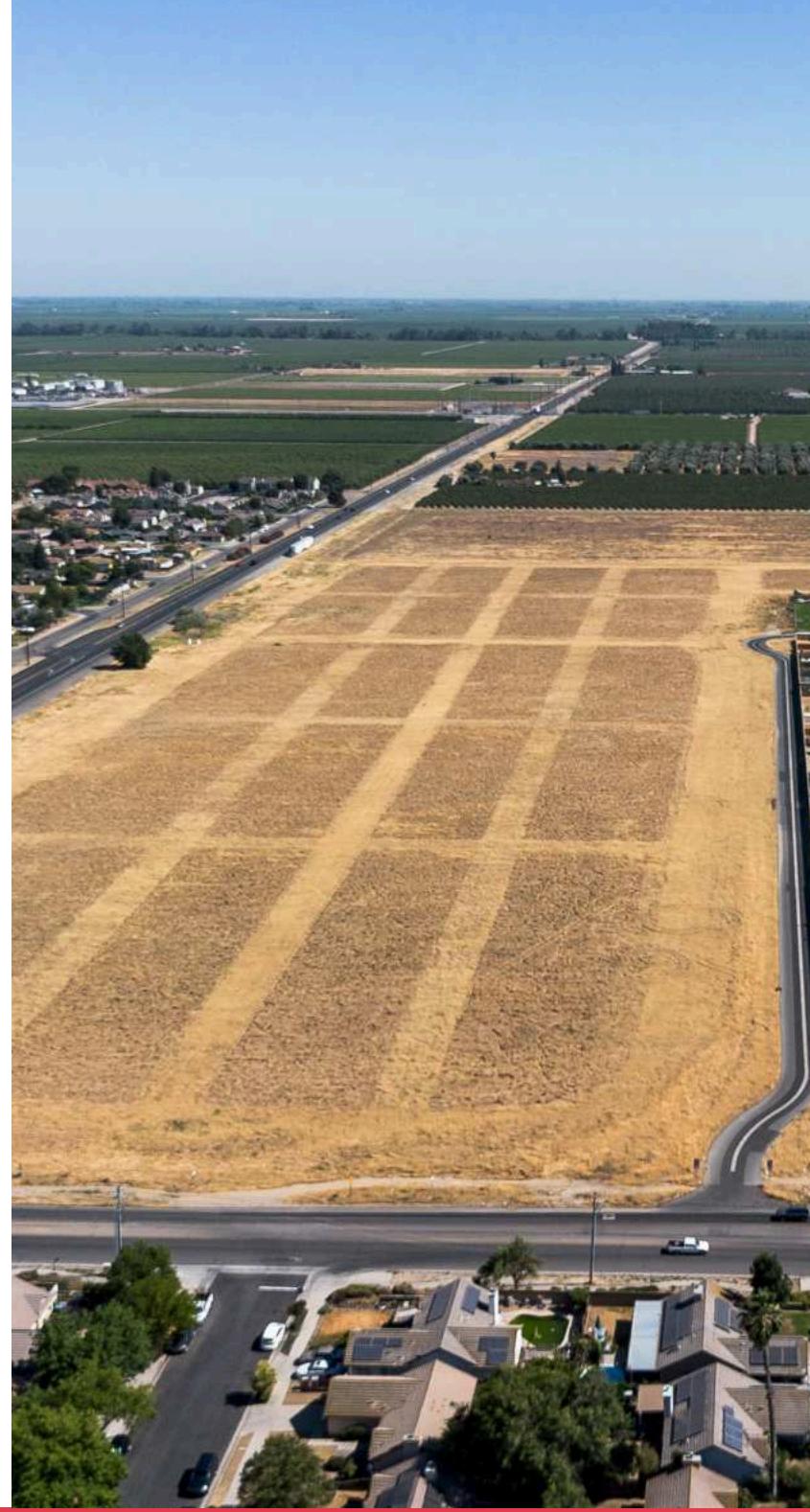
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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY

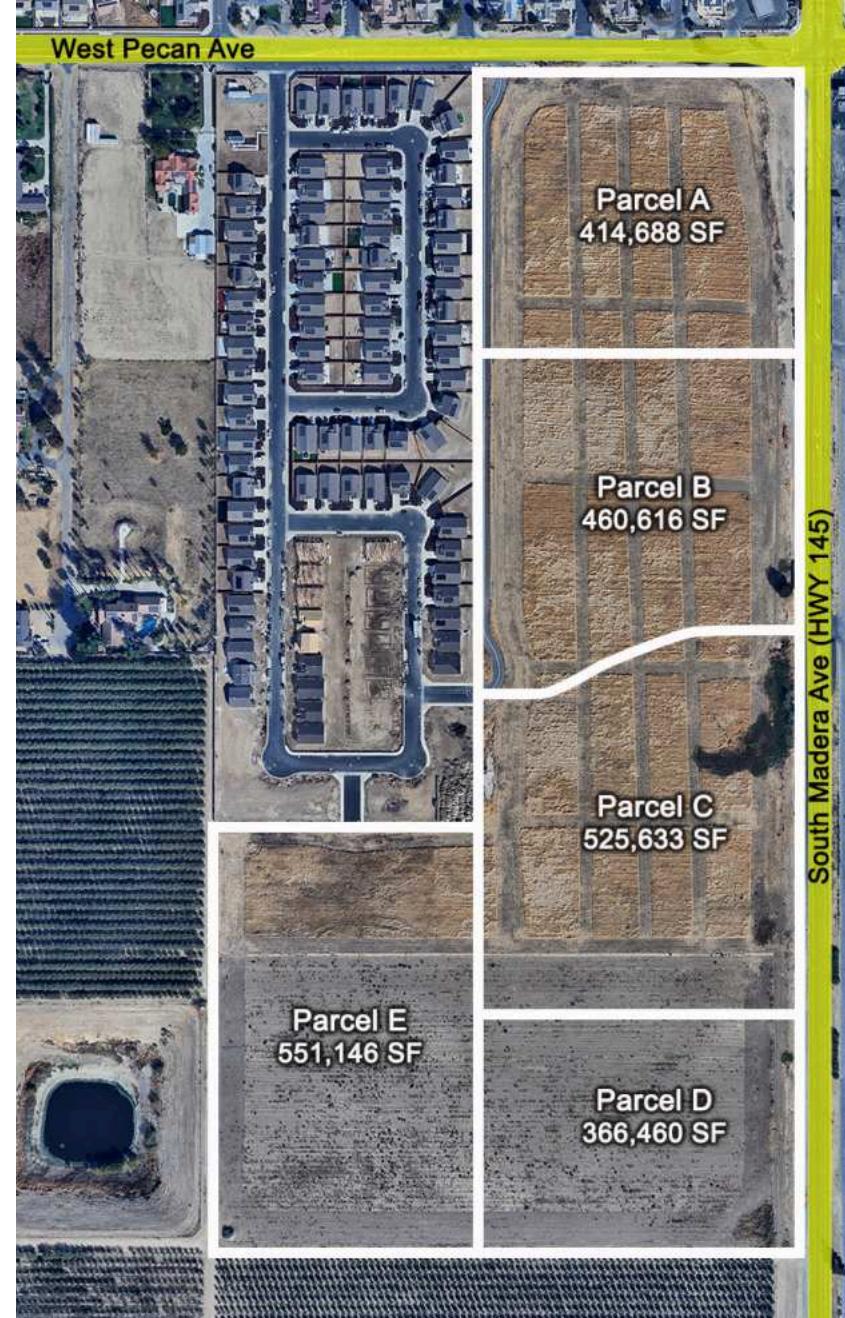


EXCLUSIVE OFFERING MEMORANDUM

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.

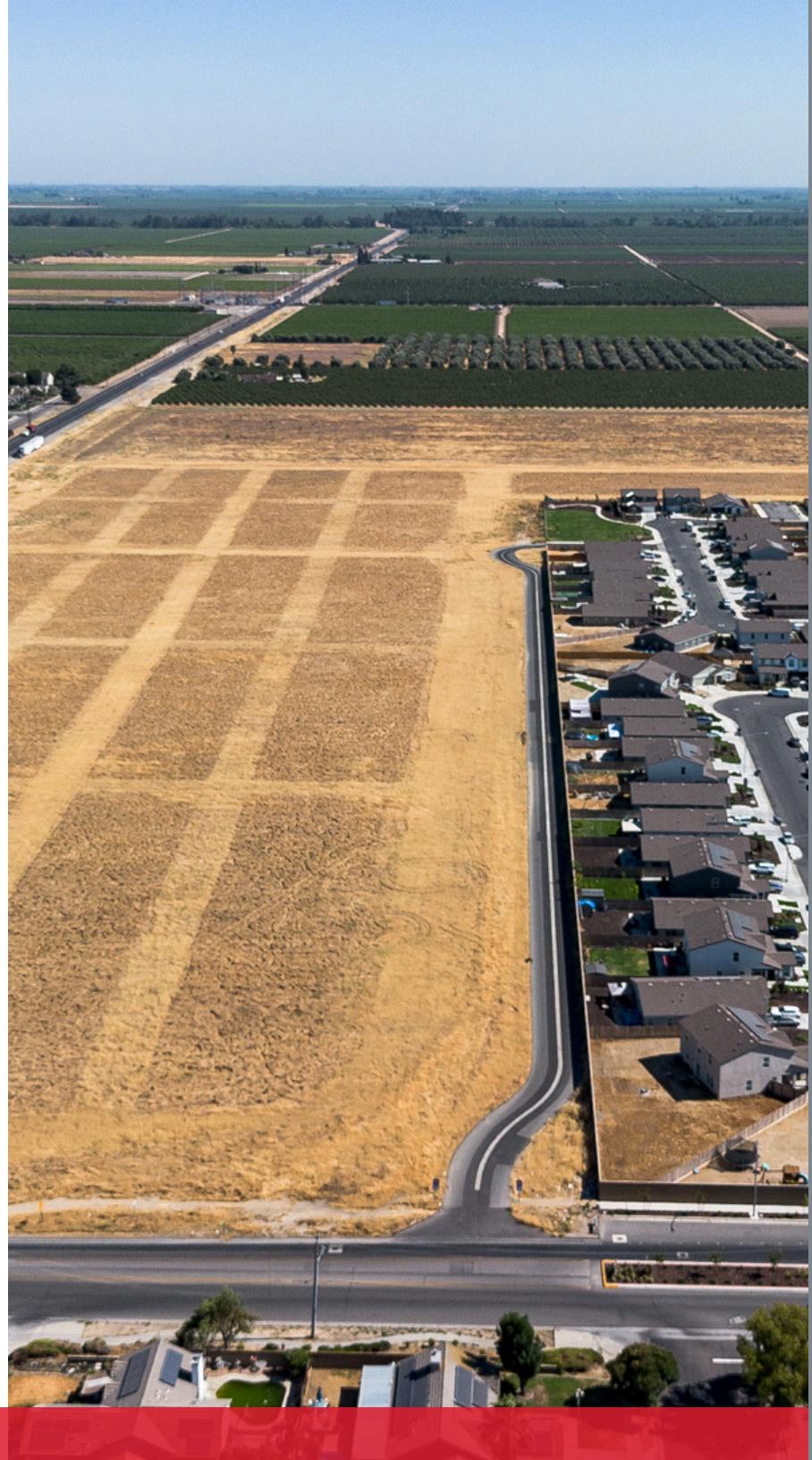


HIGHLIGHTS

- 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





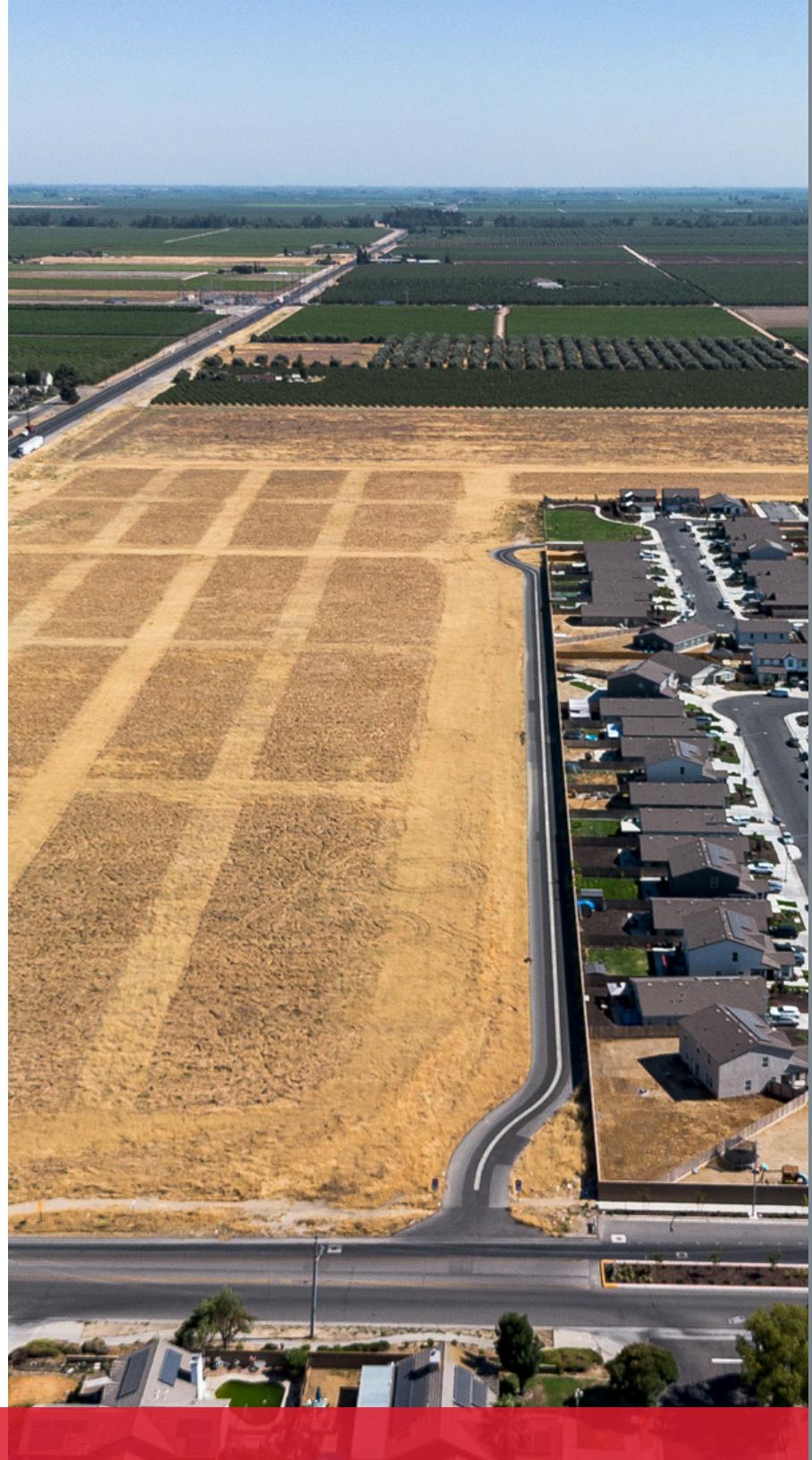
AVENUE 13 MADERA AVE, MADERA CA 93637

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

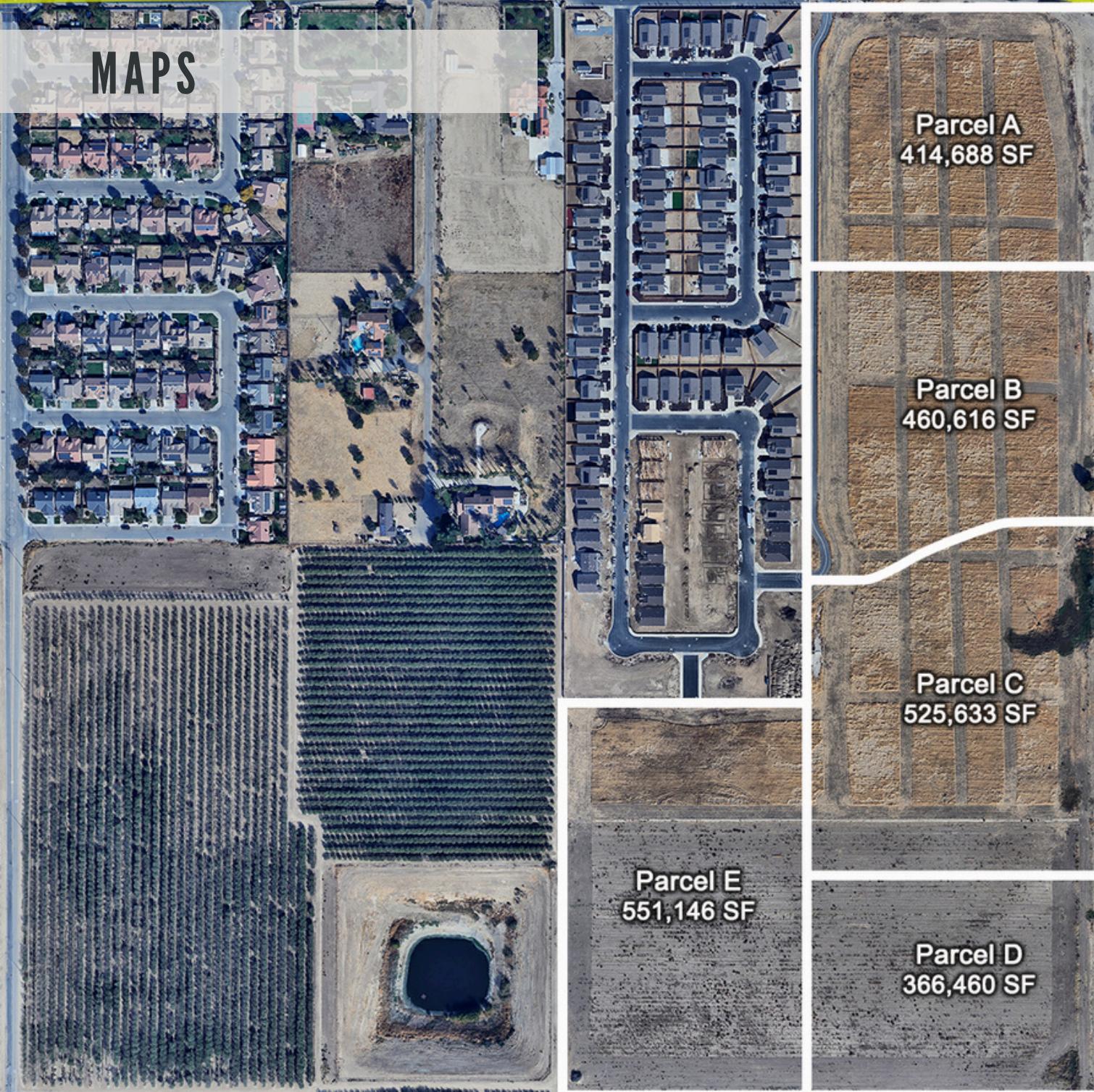
AERIALS & MAPS

West Pecan Ave

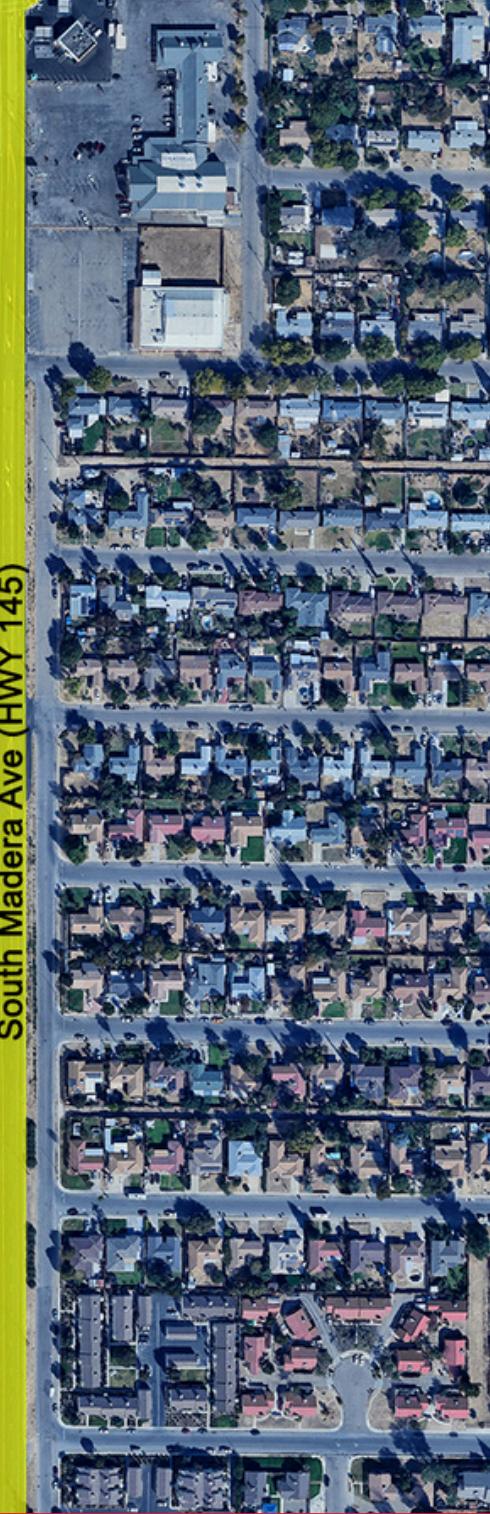


West Pecan Ave

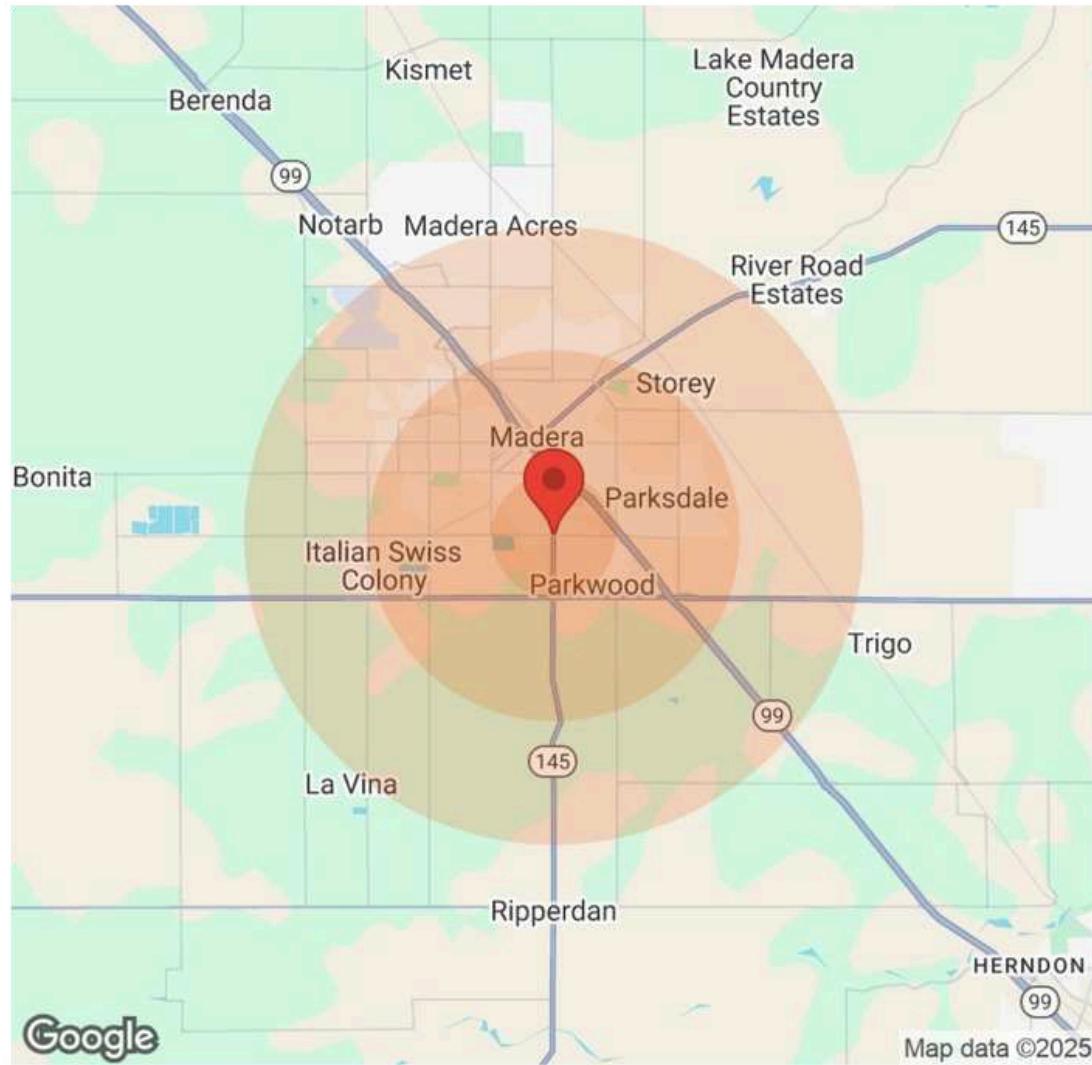
MAPS



West Pecan Av



DEMOCRAPHICS



	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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