AVAILABLE FOR SALE, LEASE, OR BUILD TO SUIT

18.68± ACRES OF HIGHWAY COMMERCIAL LAND





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SEQ OF HIGHWAY 99 AND AVENUE 17

MADERA, CA

PROPERTY INFORMATION

Availability: 18.68± Acres

Lease Rate: Contact Agent for Details

Zoning: C2 (Heavy Commercial)

APN: 13-240-08 (County Text)

HIGHLIGHTS

- Premier Location at Hwy 99 & Avenue 17
- Exceptional visibility and access from one of the busiest corridors in California's Central Valley.
- 18.68± Acres of Development-Ready Land
- Flat, usable land ideal for commercial development with strong potential for high-traffic uses.
- **Utilities Stubbed**
- Water, sewer, curb, and gutter improvements already in place—reducing development lead time and costs.
- **High Traffic Counts**
- Over 79,000 vehicles per day on Highway 99; full interchange at Avenue 17 provides excellent ingress/egress.
- Near Major Upcoming Development
- Just minutes from the North Fork Mono Casino & Resort, projected to draw thousands of visitors daily.
- Rapid Growth Area
- Located in a key growth corridor with expanding residential and commercial development nearby.



SEQ OF HIGHWAY 99 AND AVENUE 17

MADERA, CA

POPULATION

HOUSEHOLD

PROPERTYINFORMATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	3,371	49,674	85,756
2025 Estimate	3,407	48,616	83,902
Growth 2025-2030	-1.05%	2.18%	2.21%
Growth 2020-2025	29.26%	8.15%	7.69%
Growth 2010-2020	-25.87%	5.80%	1.70%
2030 Projection	926	13,732	22,905
2025 Estimate	927	13,436	22,396
Growth 2025-2030	-0.13%	2.21%	2.27%
Growth 2020-2025	32.55%	7.76%	7.66%
Growth 2010-2020	-31.17%	7.73%	4.40%
2025 Est. Average HH Income	\$125,256	\$96,569	\$93,506

Source: Claritas 2025

TRAFFIC COUNTS Avenue 17 at Highway 99 $12,327 \pm ADT$ (Eastbound & Westbound) $79,520 \pm ADT$ Highway 99 (Northbound & Southbound) Source: Kalibrate TrafficMetrix 2024 12,327 ADT **AVENUE 17**

LOCATION DESCRIPTION

High Traffic Exposure: Located at the full interchange of Avenue 17 and Highway 99, a major north-south corridor in California's Central Valley.

Adjacent to North Fork Mono Casino & Resort: The upcoming North Fork Mono Casino & Resort, situated just south of Avenue 17, is set to become a premier entertainment destination. This development is anticipated to significantly boost local traffic and economic activity.

Surrounded by Growing Developments: The area is experiencing rapid growth, with new residential, industrial, and commercial projects underway, increasing daytime population and consumer demand

Strategic Location for Travelers: The property's position along Highway 99 places it in a prime spot for travelers heading to major destinations such as Yosemite National Park, San Francisco, and Southern California, ensuring a steady flow of potential customers

MADERA, CA





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