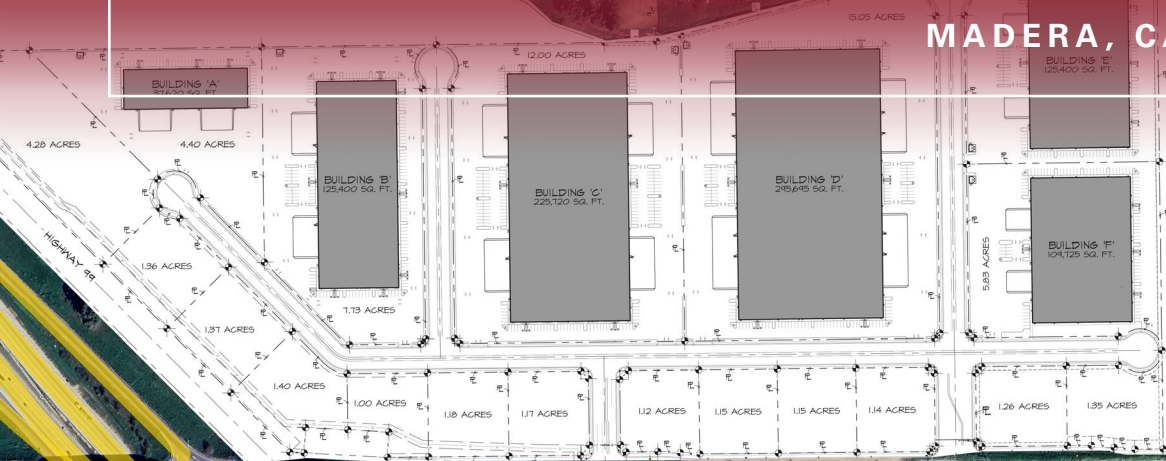


AVAILABLE FOR SALE, LEASE, OR BUILD TO SUIT
18.68± ACRES OF HIGHWAY COMMERCIAL LAND

SEQ OF HIGHWAY 99 AND AVENUE 17

MADERA, CA



AVENUE 17



SHARON BOULEVARD

◀ SITE



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SEQ OF HIGHWAY 99 AND AVENUE 17

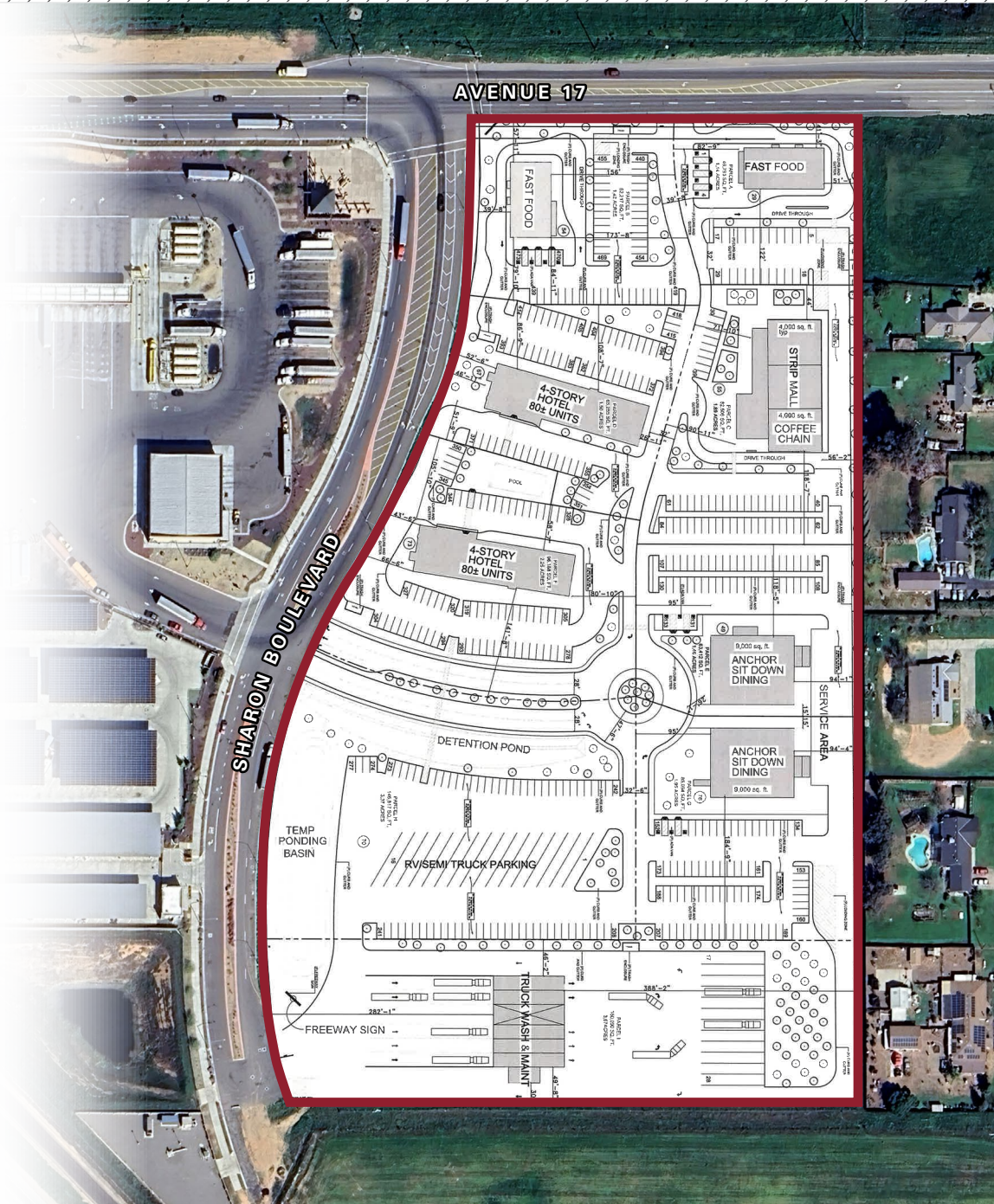
MADERA, CA

PROPERTY INFORMATION

Availability:	18.68± Acres
Lease Rate:	Contact Agent for Details
Zoning:	C2 (<i>Heavy Commercial</i>)
APN:	13-240-08 (<i>County Text</i>)

HIGHLIGHTS

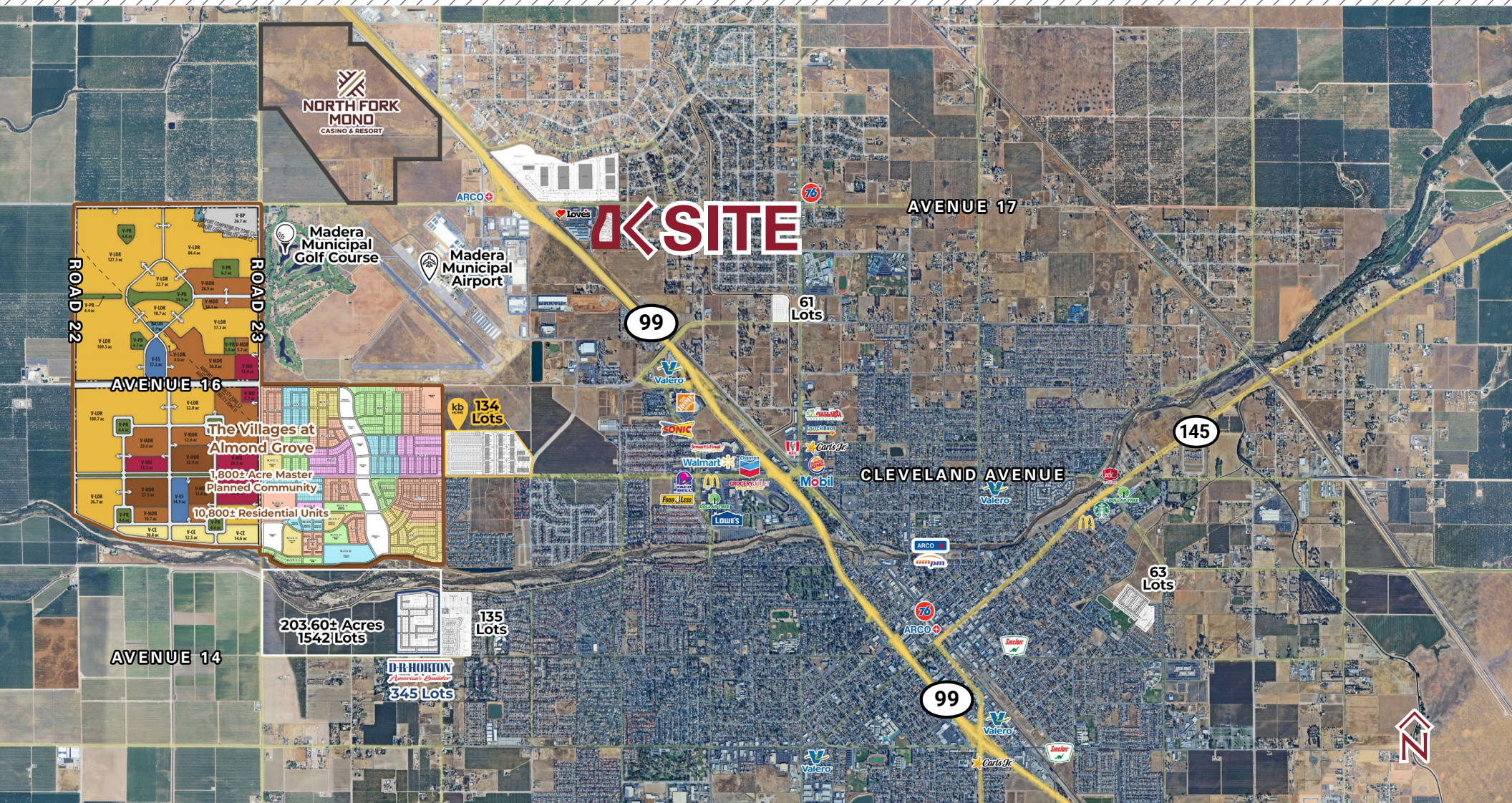
- Premier Location at Hwy 99 & Avenue 17
- Exceptional visibility and access from one of the busiest corridors in California's Central Valley.
- 18.68± Acres of Development-Ready Land
- Flat, usable land ideal for commercial development with strong potential for high-traffic uses.
- Utilities Stubbed
- 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

AERIAL
MAP



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