

HWY 145 AND RD 29

MADERA, CA 93637

PROPERTY DESCRIPTION

Strategic Location: Situated at a highly visible and accessible corner, this property benefits from the heavy traffic flow, making it an ideal spot for a gas station and a strip center.

Gateway to Destinations: Positioned in route to Yosemite National Park and a popular casino, this location serves as the last refueling and dining stop for travelers, ensuring consistent patronage.

Development-Ready: The property owner has thoughtfully prepared detailed renderings, offering a visionary blueprint for a state-of-the-art gas station and retail complex.

Potential for High Returns: The unique combination of its strategic location, high traffic volume, and lack of similar facilities within a 20-mile radius presents a lucrative opportunity for substantial returns on investment.

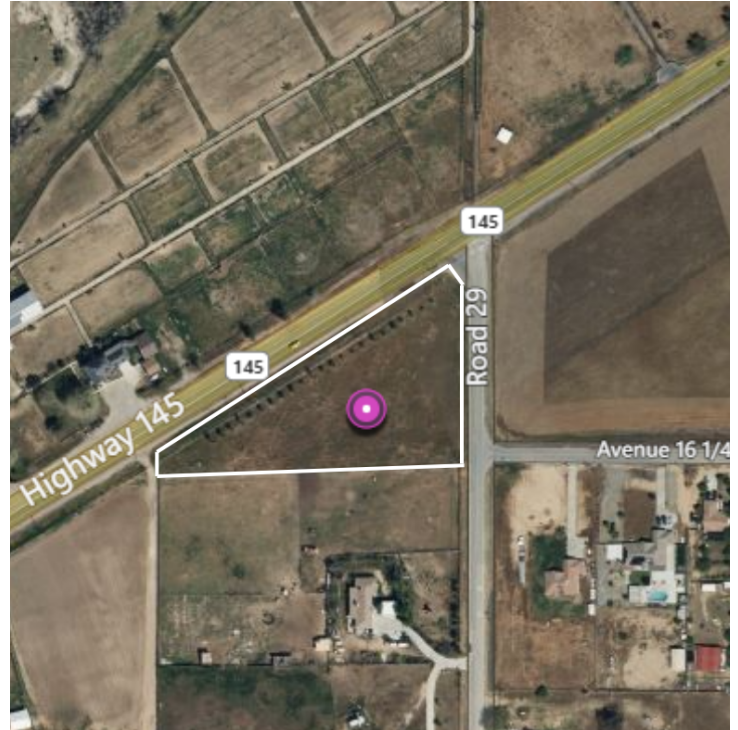
Whether you aim to capitalize on the daily commuter traffic, cater to the bustling tourism to Yosemite, or capture the casino-going clientele, this property is poised to be transformed into a cornerstone of convenience and service.

Please Note there is existing power and water on property.

Don't miss this exceptional opportunity to own and develop in one of Madera's most coveted locations. Contact us today to discuss how you can turn this prime piece of real estate into your next successful venture.

PROPERTY HIGHLIGHTS

- Great Location
- Perfect for commercial development
- Gateway to destinations
- The property owner has thoughtfully prepared detailed renderings, offering a visionary blueprint for a gas station and retail complex.



OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	2 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	11	1,147	15,326
Total Population	23	3,393	42,200
Average HH Income	\$117,010	\$102,366	\$127,938



RE/MAX GOLD

Each office independently owned and operated

KIRK ATAMIAN

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Madera, CA 93638

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3D View 3



3D View 2



3D View 1

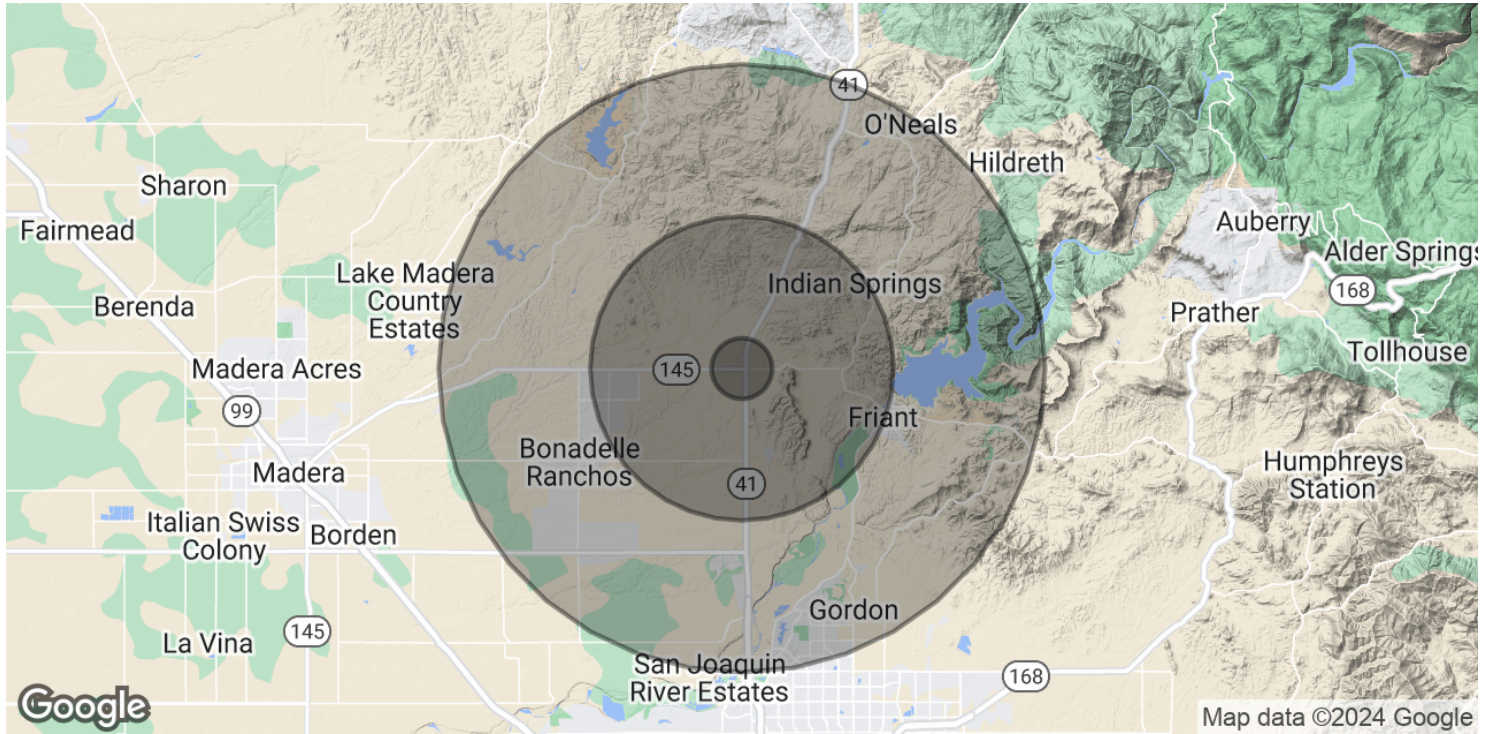


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	23	3,393	42,200
Average Age	51.1	39.7	41.4
Average Age (Male)	49.0	35.2	37.7
Average Age (Female)	49.8	45.0	44.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	11	1,147	15,326
# of Persons per HH	2.1	3.0	2.8
Average HH Income	\$117,010	\$102,366	\$127,938
Average House Value	\$635,166	\$401,382	\$433,553

2020 American Community Survey (ACS)



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