

## LAND FOR SALE

±1.59 ACRES OF PRIME RETAIL LAND ON COUNTRY CLUB DRIVE

NEC Of Country Club Dr & W Sherwood Way, Madera, CA 93638



Sale Price

**\$550,000**

### PROPERTY HIGHLIGHTS

- ±1.59 Acres of Vacant Land Zoned Commercial
- High Identity Location | Shovel Ready | Rectangle Parcel
- Prime Land w/ Sherwood Way Access | Utilities Present
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 99
- Optimal Visibility w/ ±173,766 Cars Per Day
- Close to Transit and Public Transportation
- Average Household Income Is \$64,951 (5 Miles)

### OFFERING SUMMARY

Lot Size:	1.59 Acres
Lot SF:	69,001 SF
Zoning:	C-2 Commercial
Market:	Madera Acres
Submarket:	Country Club Drive Retail
APN:	003-210-026
Traffic Count:	±173,766 Cars Per Day
Cross Streets:	Sherwood Way & Country Club Drive

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### PROPERTY DESCRIPTION

±1.59 Acres of Vacant Land Zoned Commercial in Madera, CA. Prime Development land located near significant residential offering a great location for office, retail, or commercial developments. Located within Madera's major retail area on the NEC of Country Club Drive & W Sherwood Way next to many major national retailers including DD's Discounts, 99 Cents Only Store and O'Reilly Auto Parts. Existing curb/gutter/sidewalk, electricity, gas, sewer, streets, and city water. Highly visible location with easy nearby Highway Exit and Entrance off Country Club Dr. Quick access to CA-99, which allows for convenient access to all the major Cities in the area absorbing from Fresno, Merced, Visalia, and more. The zoning is flexible and allows for a variety of commercial uses. Existing ramps dispense traffic near the subject property. Strategically positioned at Sherwood Way & Country Club Dr, which carry approximately ±173,766 cars per day in the area; Country Club Dr: ±19,767; CA-99: ±86,202; Cleveland Ave: ±67,797. All wet & dry utilities at site.

The full interchange Highway 99 overpass, a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent retail strip center, big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales. Parcel is offered for sale, ground lease, lease w/ option, seller-carry, etc.

### LOCATION DESCRIPTION

This property is well located in the heart of one of Madera's major retail hubs. The parcel sits on the NEC Country Club Drive & W Sherwood Way in Madera, California. Easy North/South Hwy 99 access & will benefit from this large, expanding commercial/residential market.



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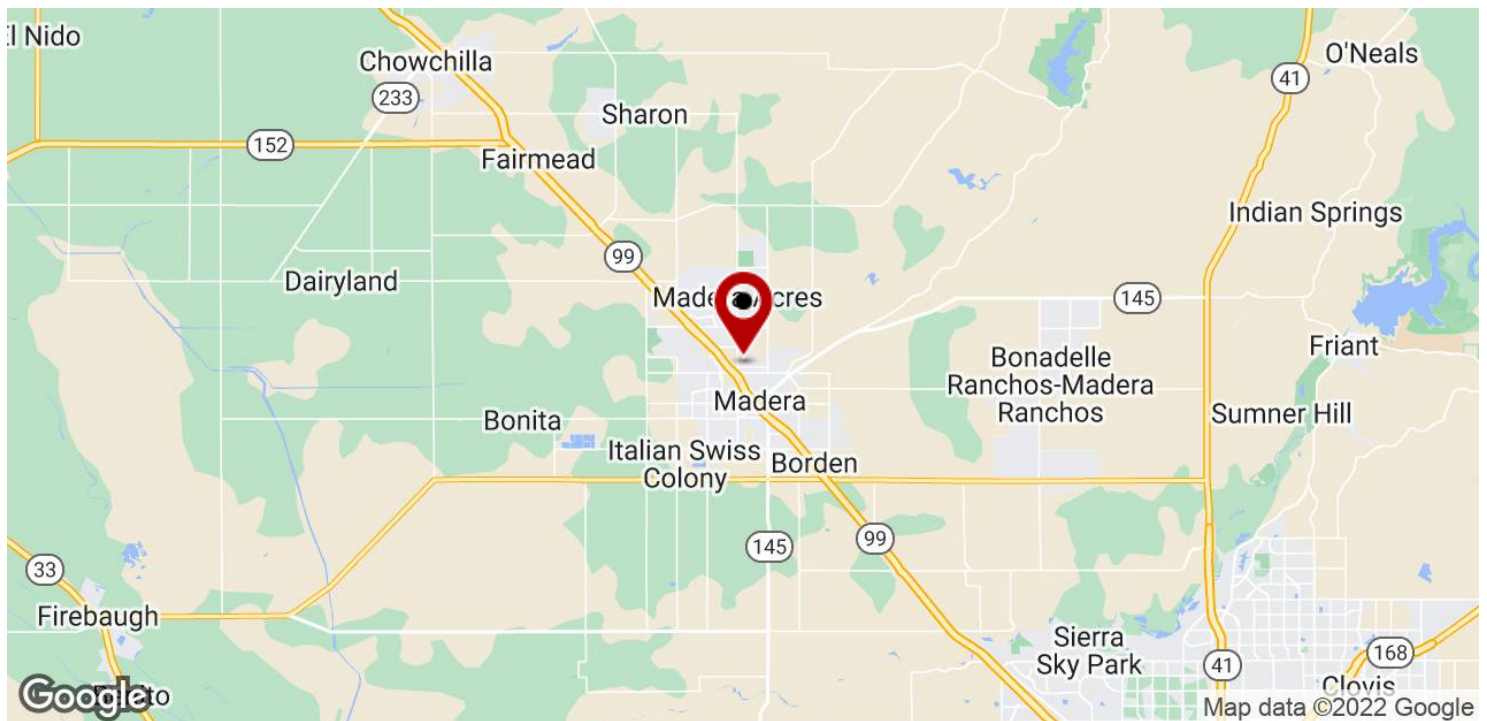
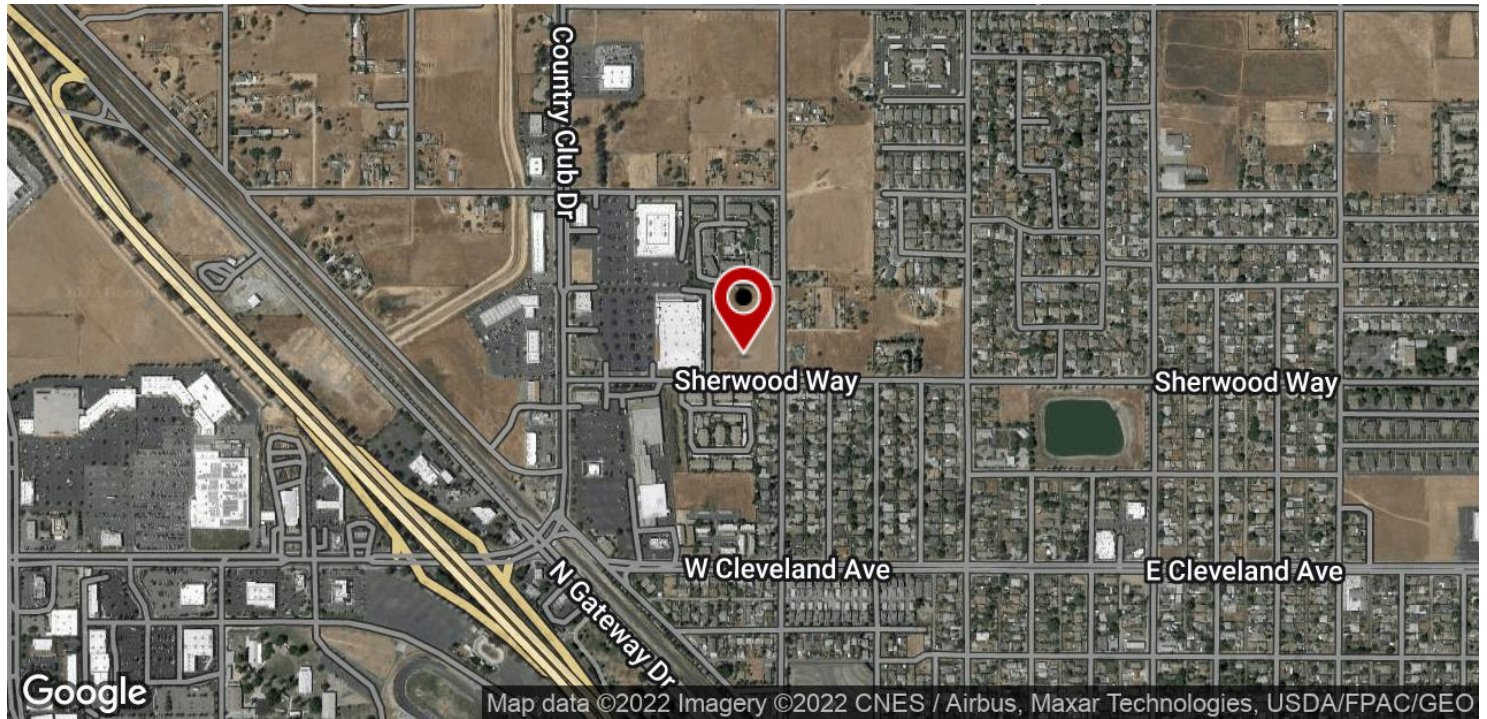
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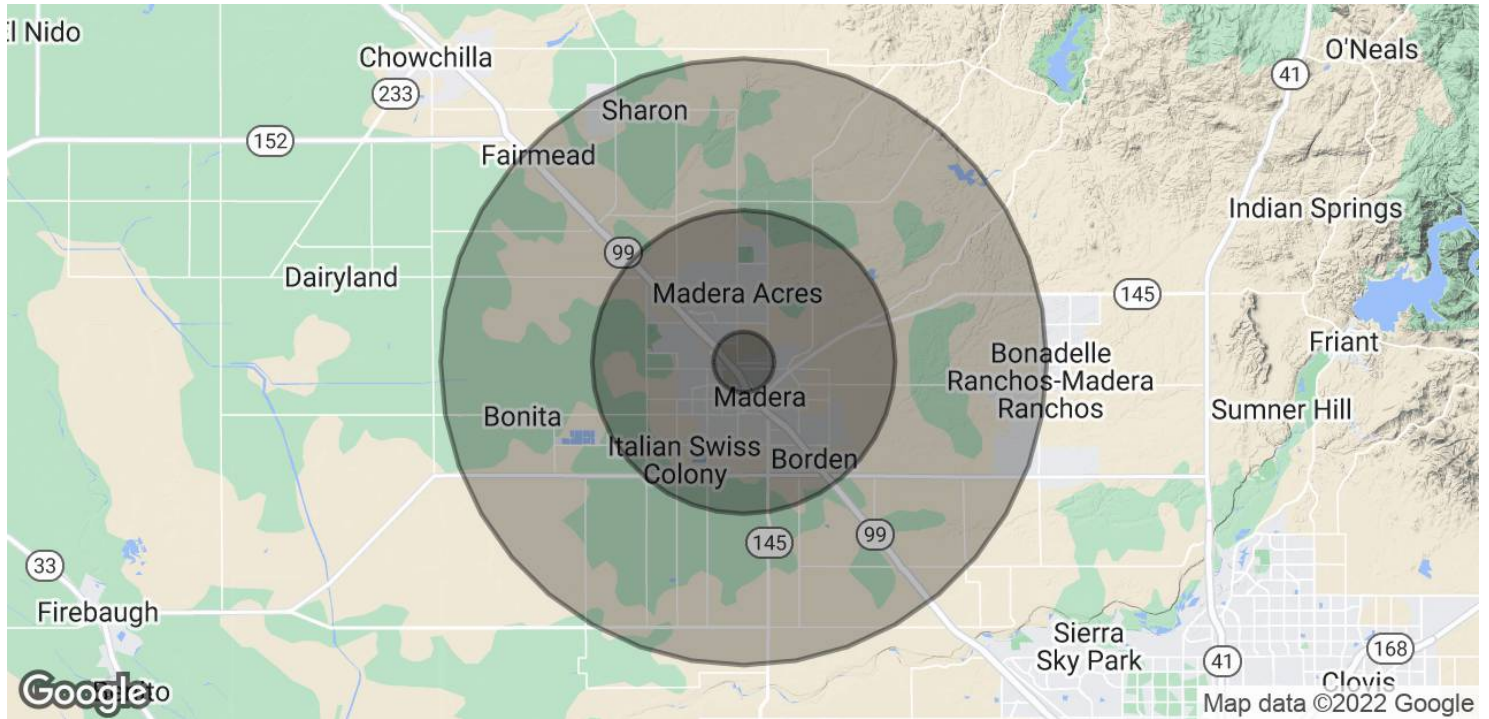
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,344	83,601	99,901
Average Age	28.3	30.7	31.8
Average Age (Male)	28.0	30.1	31.6
Average Age (Female)	28.8	31.6	32.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,849	23,672	27,251
# of Persons per HH	3.7	3.5	3.7
Average HH Income	\$53,134	\$64,951	\$66,743
Average House Value	\$182,927	\$221,107	\$243,004

\* Demographic data derived from 2020 ACS - US Census

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