

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting a prime commercial land investment opportunity at 475 East Almond Avenue, Madera, CA, 93637. This raw land parcel is strategically located in the thriving Madera area, offering a compelling opportunity for commercial development. Embrace the potential of this versatile property and make your mark in this sought-after location.

OFFERING SUMMARY

Sale Price:	\$1,099,500
Lot Size:	7.33 Acres
NOI:	\$0.00
Cap Rate:	0.0%

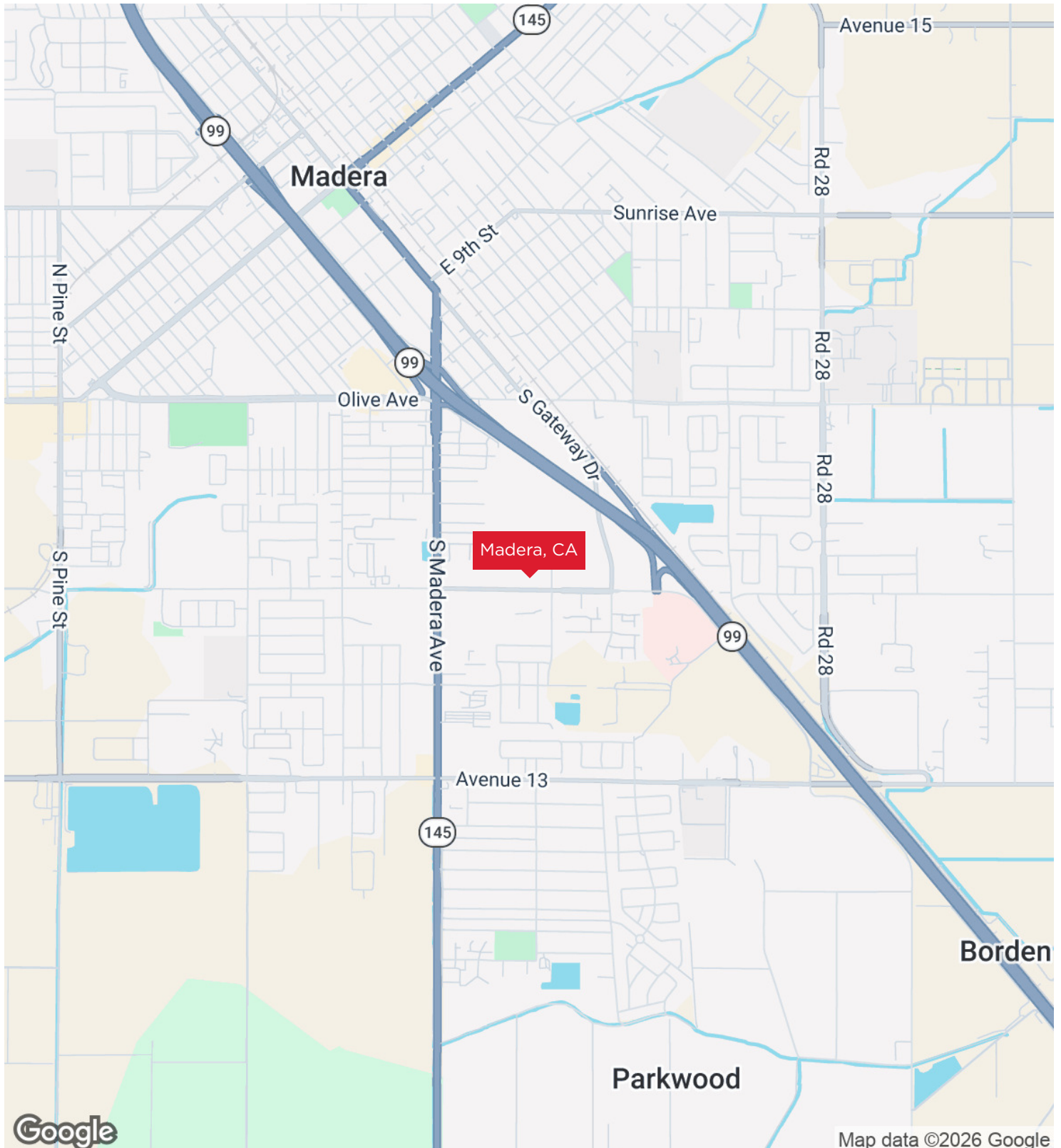
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	249	1,080	4,712
Total Population	899	4,093	18,953
Average HH Income	\$73,894	\$78,473	\$79,686

LAND
FOR SALE

Each office independently owned and operated
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Madera, CA 93638

REGIONAL MAP



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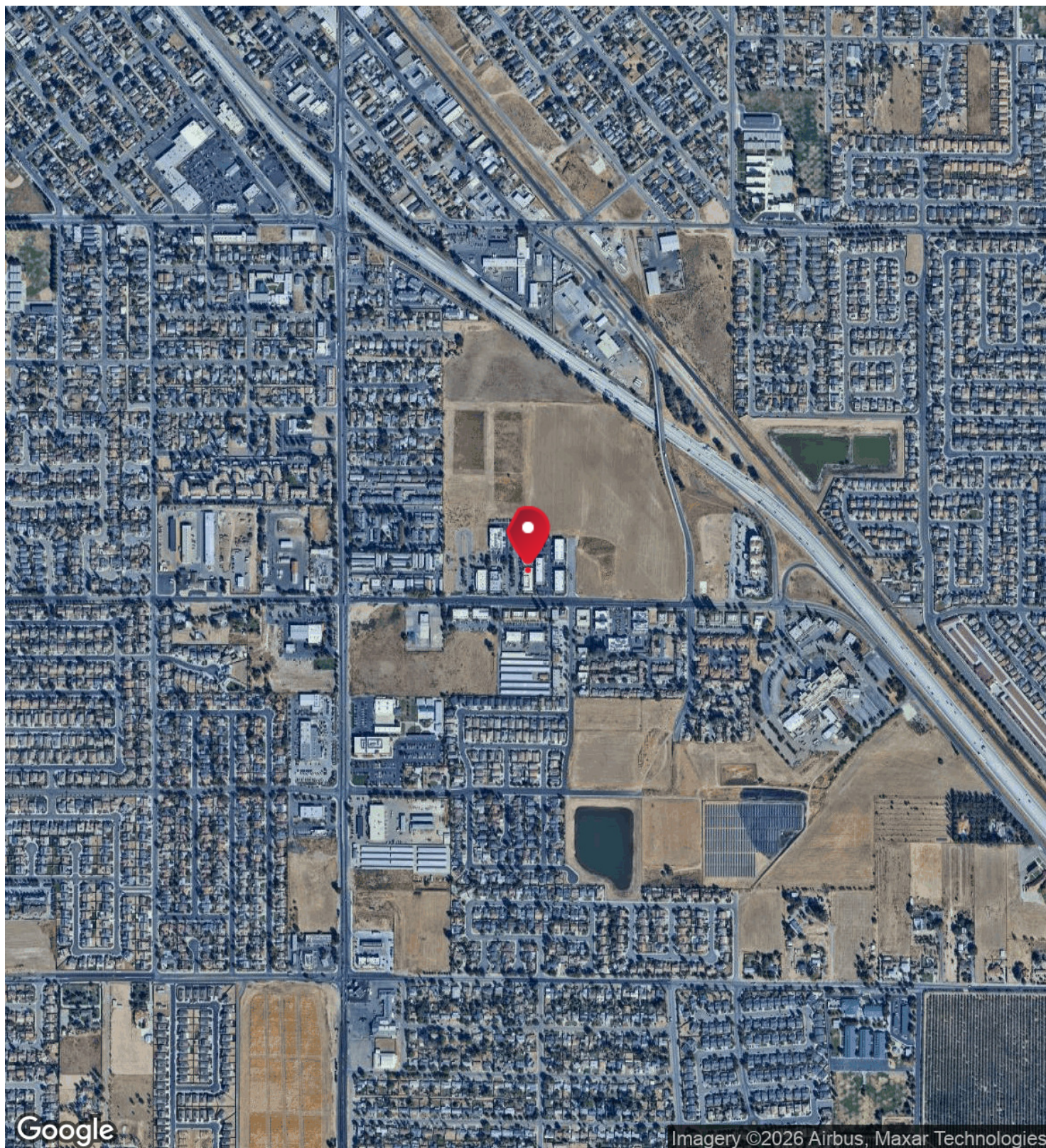
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475 EAST ALMOND AVENUE

AERIAL MAP



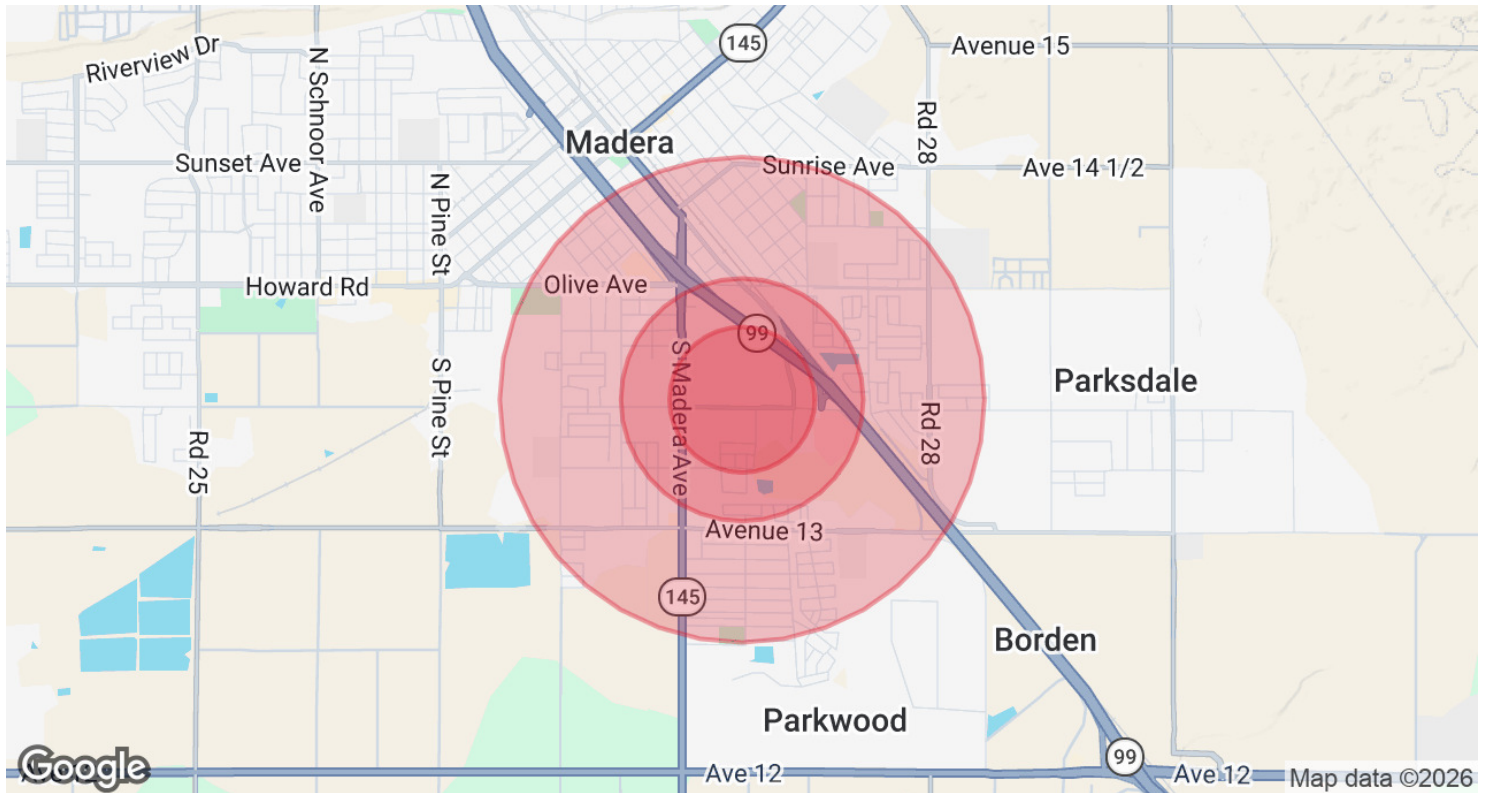
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	899	4,093	18,953
Average Age	31	31	31
Average Age (Male)	30	30	30
Average Age (Female)	32	32	32

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	249	1,080	4,712
# of Persons per HH	3.6	3.8	4
Average HH Income	\$73,894	\$78,473	\$79,686
Average House Value	\$644,089	\$579,700	\$484,698

2020 American Community Survey (ACS)

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