

# LAND FOR SALE

20+ ACRES CA-99 HIGHWAY COMMERCIAL LAND (ALL OR PARTIAL)

NWC & NEC Of Avenue 17 & Golden State Blvd., Madera, CA 93637



## OFFERING SUMMARY

<b>TOTAL SALE PRICE:</b>	\$5,000,000 (\$5.53/SF)
<b>INDIVIDUAL PRICE/SF:</b>	\$4.00 - \$8.00/SF
<b>LOT SIZE:</b>	20.759 Acres
<b>ZONING:</b>	Commercial
<b>TRAFFIC COUNTS:</b>	148,089/Day
<b>MARKET:</b>	Northwest Madera
<b>SUBMARKET:</b>	Airport Industrial
<b>APN:</b>	013-210-008, 013-210-002, 013-210-001, 013-210-005

## PROPERTY HIGHLIGHTS

- ±1 to ±20.759 Acres Of Commercial Land
- Parcels Can Be Sold Together or Individually
- Prime Land w/ Direct CA-99 & Ave 17 Access
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ 148,089 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 198 & Airport
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

AVAILABLE PARCELS	SALE PRICE	SIZE (SF)
6.39 Acre (2 East Parcels)	\$1.89M (\$8/SF)	278,783 SF
9.96 Acre (Southwest Parcel)	\$2.44M (\$6.50/SF)	433,857 SF
4.40 Acre (Northwest Parcel)	\$670K (\$4/SF)	191,664 SF

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### PROPERTY OVERVIEW

±1 to ±20.759 Acres Highway Commercial Development located at the northwest intersection of Exit 157 - Avenue 17 - State Route CA 99, adjacent to the city of Madera, CA. Highly visible corner location w/ easy Highway Exit and Entrance with long frontage along HWY 99. High traffic attracted to the site via the newly developed Arco, nearby Airport, Industrial park, and various residential developments (existing Madera Highlands and new tracts). Four parcels of Highway Commercial land totaling ±904,304 SF or 20.759 acres that can be sold individually, parceled into smaller pads, or purchased all together. The east side has 2 parcels; ±236,530 SF of build-able land and ±42,253 SF for a ponding basin priced at \$1.89M or \$8/SF. The southwest has ±375,932 SF of build-able land and the northwest has ±167,339 SF of build-able land. The west side has a storm drain basin of ±82,750 SF (30% to the north, 70% to the south). The south is priced at \$2.44M or \$6.50/SF and the north at \$670K or \$4/SF.

Avenue 17 is a 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 big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.. Parcels offered for sale, ground lease, lease w/ option, seller-carry, etc.

Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±148,089 cars per day; CA-99: ±58,770 northbound and ±65,351 westbound; Ave 17: ±11,729 eastbound and ±12,239 southbound. The newer multi-million dollar interchange project recently completed connecting to the realigned thoroughfares on the east and west side of the interchange. Existing ramps dispense traffic directly at signalized intersection at the subject property. Flexible commercial zoning uses include convenience store, car wash, hotel, conference center, quick serve & sit down restaurants, food market, retail strip center, professional office, etc. All wet & dry utilities at site. Est 1,251 feet of Hwy 99 visibility.

### LOCATION OVERVIEW

Strategically located at the interchange of CA State Highway 99 & Avenue 17 in Madera, CA. Location is 1 intersection north of the most recent growth point of town, surrounded by future housing tracts and commercial developments. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market. These parcels are located on the NWC & NEC of Avenue 17 and Golden State Blvd. in Madera, California.

Madera, California is located in Madera County and anchored by the heavily traveled State Highway 99. It is a growing city between Fresno and Merced of the Central San Joaquin Valley covering 2,137 square miles. It is ideally part of the Fresno-Madera Metropolitan Area with a 13,964 square mile trade area including Madera, Chowchilla, Ahwahnee, Bass Lake, Bonadelle Ranchos-Madera Ranchos, Coarsegold, Fairmead La Vina, Madera Acres, Nipinnawasee, Oakhurst, Parksdale, Parkwood, Rolling Hills, Yosemite Lakes & more.

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## BENEFITS OF A CENTRAL VALLEY LOCATION:

- Easy Access to all West Coast Markets and Ports
- Convenient central California location
- Low on-going Operating & Labor Costs
- Business Friendly Communities
- Lower shipping costs for operations with suppliers and customers in Northern and Southern California
- Existing Affordable Infrastructure

## BENEFITS OF SUBJECT PROPERTY LOCATION:

Offers convenient access to Highway 99, the region's primary north/south highway, and surrounded by communities that has affordable housing, ample available employees, and numerous retail and food service businesses. Locating in the Central Valley may provide operational cost savings due to lower-cost labor relative to most Northern and Southern California markets. Additionally, being in the middle of the state allows short drive times to the ports and suppliers and customers located throughout the state.

## SURROUNDING DEVELOPMENTS

- Proposed North Fork Rancheria Resort Hotel & Casino
- Madera Municipal Golf Course & Airport
- K. Hovnanian Homes New Homes @ Aspire at River Bend (Spring 2019)
- Villa Toscana by Crown Homes

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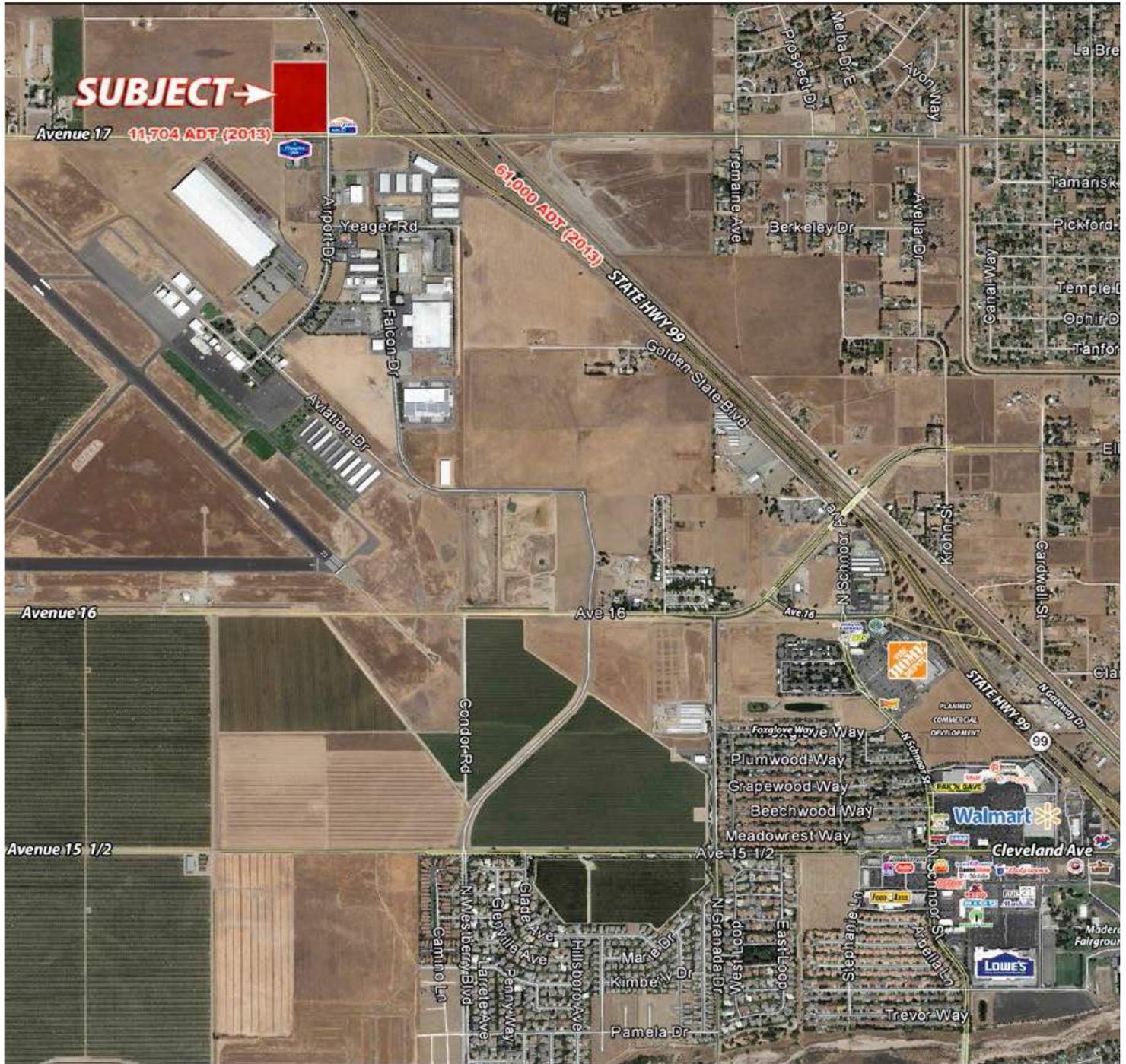


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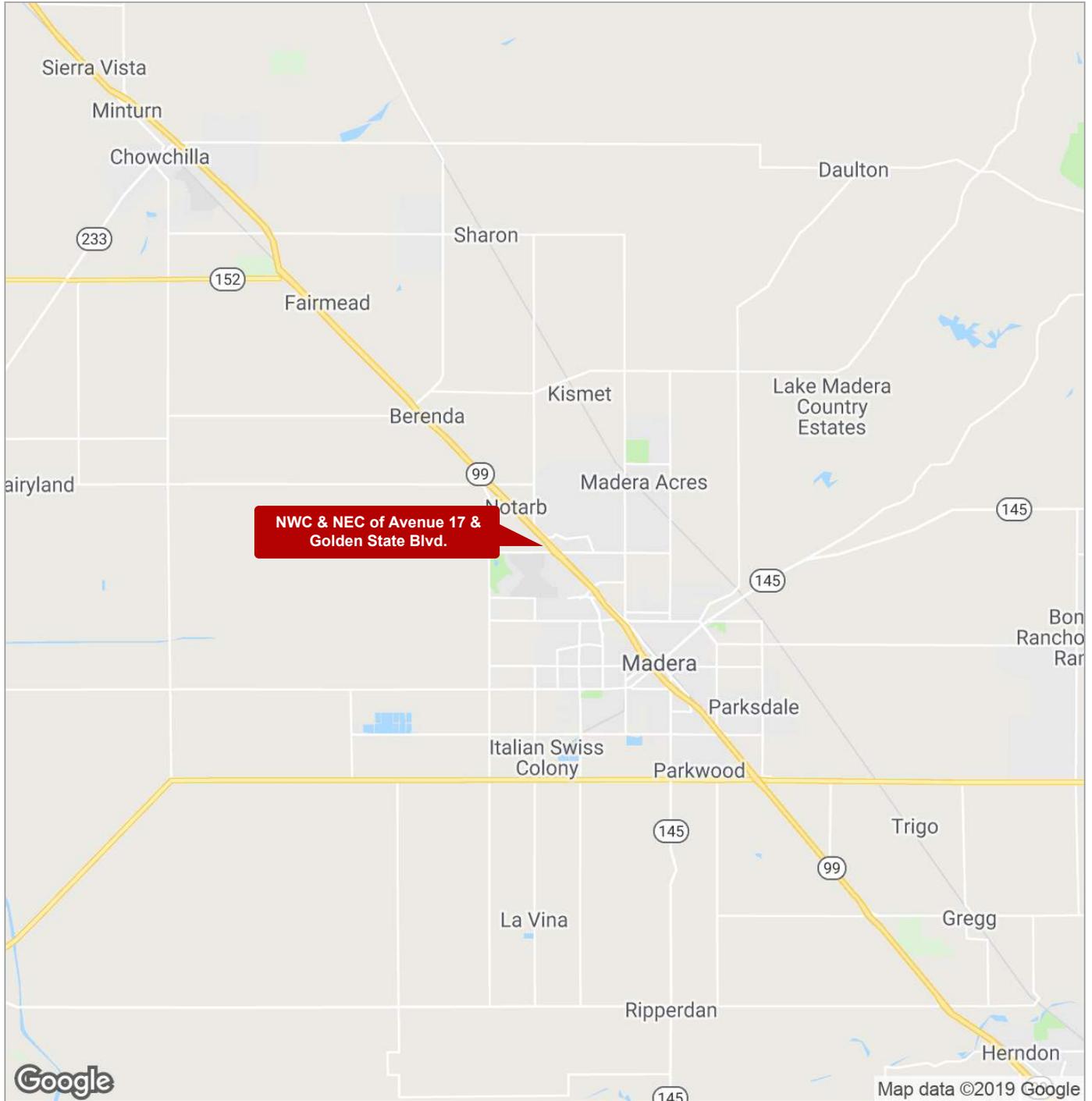
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	740	64,864	109,313
Median age	31.4	28.7	29.2
Median age (male)	31.0	27.1	27.8
Median age (Female)	33.0	30.2	30.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	210	17,581	27,185
# of persons per HH	3.5	3.7	4.0
Average HH income	\$74,143	\$54,132	\$56,765
Average house value		\$318,415	\$324,819
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	58.1%	72.6%	68.2%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	78.6%	78.6%	76.6%
Black	3.1%	3.5%	5.2%
Asian	3.1%	2.0%	2.1%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.5%	1.2%	1.3%
Other	9.9%	11.4%	11.5%

\* Demographic data derived from 2010 US Census

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