

**±1.71 Acres of Prime Retail Land on Hard Corner in Madera, CA**



### OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	1.71 Acres
Zoning:	C2 Commercial
Market:	Fresno
Submarket:	Suburban Madera
Cross Streets:	Sherwood Way & Owens St
APN:	003-210-030

### PROPERTY HIGHLIGHTS

- ±1.71 Acres of Vacant Land Zoned Commercial
- High Identity Location | Shovel Ready | Rectangle Parcel
- Prime Land w/ Sherwood Way Access | Utilities Present
- Adjacent 1.59 AC Property Also Available | Together or Separate
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 99
- Surrounded By Madera's Highest Trafficked Roads & Major Arterials
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- Optimal Visibility w/ ±173,766 Cars Per Day
- Surrounded By Growth, Both Residential & Commercial
- Close to Transit and Public Transportation
- Average Household Income Is \$64,951 (5 Miles)

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**PROPERTY DESCRIPTION**

±1.71 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, O'Reilly Auto Parts & many more! 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 disperse 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.

Madera is looking forward to the construction of its own master-planned community, The Villages at Almond Grove, on the city's northwestern edge. The plans for construction on more than 1,800 acres boast three schools, more than 2 million feet of commercial and office space and over 10,000 homes at full-buildout.

**LOCATION DESCRIPTION**

Strategically located off the interchange of CA State Highway 99 & Country Club Drive in Madera, CA. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market. Located within Madera's major retail area off of Cleveland Avenue and CA-99 surrounded by many national retailers including Walmart, McDonalds, Grocery Outlet, Lowes, Starbucks, Ross, Smart & Final, Goodwill, dd's Discounts, Harbor Freight, Vallarta Supermarket, & many more! Madera County combines the best geographic location, large clusters of industrial and commercial businesses, and streamlined permitting processes to optimize your company's presence. Logistical accessibility, located in the center of California with easy access to state Hwy 99 and a short distance from Interstate 5. Madera County is located in the worlds most productive agricultural region which makes it a natural choice for food processing and ag-related manufacturers.

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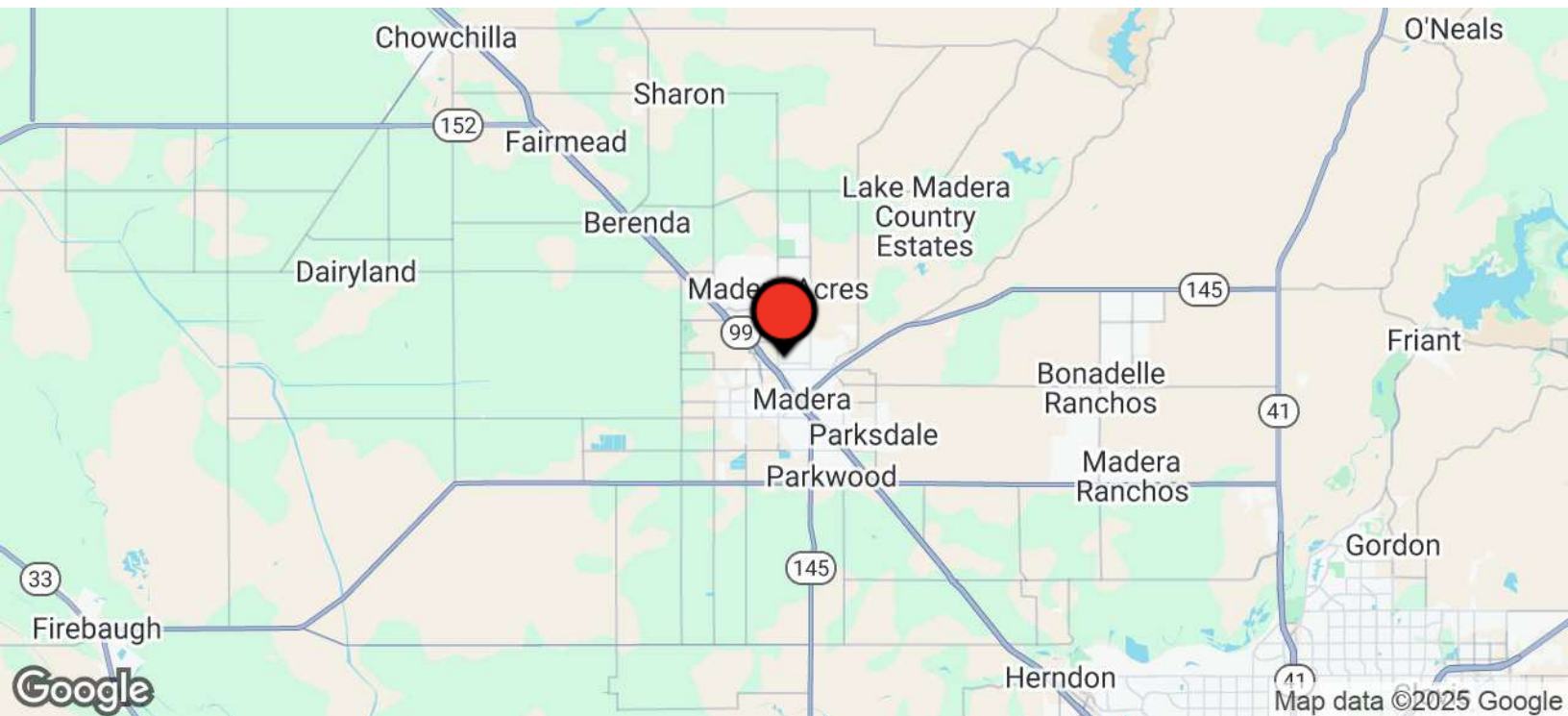
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Land For Sale | 100 West Sherwood Way Madera, CA 93638



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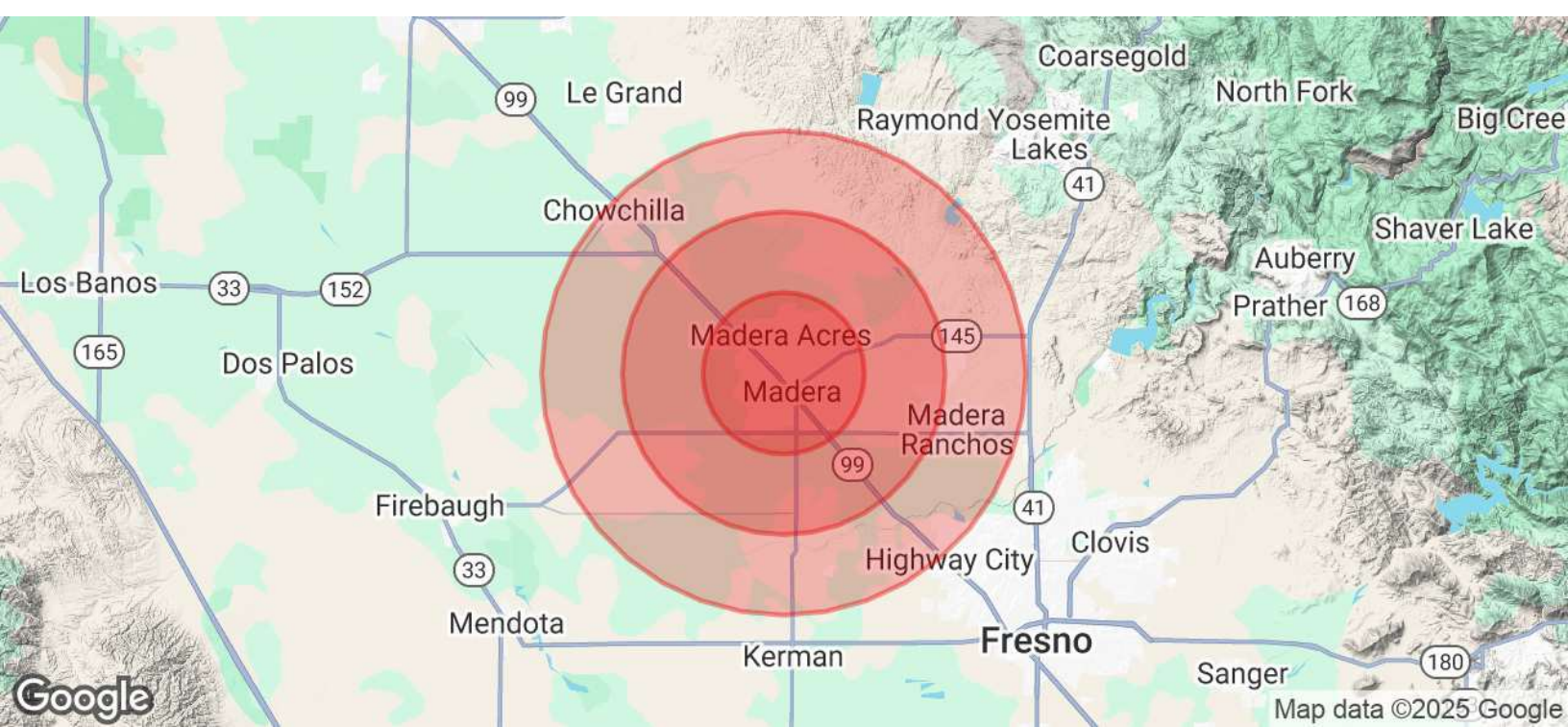
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	88,844	102,615	171,442
Average Age	34	34	36
Average Age (Male)	33	34	35
Average Age (Female)	34	35	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	23,730	27,221	48,805
# of Persons per HH	3.7	3.8	3.5
Average HH Income	\$85,524	\$88,664	\$97,344
Average House Value	\$406,731	\$440,794	\$465,088

<b>ETHNICITY (%)</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Hispanic	82.3%	78.4%	65.0%

Demographics data derived from AlphaMap

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