



±8.46 Acres of Vacant Residential Land in Madera, CA



Sale Price	\$1,200,000
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OFFERING SUMMARY

Available SF:	368,517 SF
Lot Size:	8.46 Acres
Price / SF:	\$3.25
Zoning:	PD: Planned Development
Market:	Fresno
Submarket:	Suburban Madera
Cross Streets:	Gary Ln & Golden State Hwy
APN:	012-260-002

PROPERTY HIGHLIGHTS

- ±8.46 Acres of Prime Madera SFR Development Land
- Free & Clear Parcel Ready For Developers Concept | Flexible Seller
- Quite Setting, Convenient Location, Up-Class Neighborhoods
- Prime Location Near Hospital | High Demand from Tenants & Buyers
- Preferred by Travel Nurses and Physicians – Consistent Tenant Pool
- Zoned Residential | High Identity Location | Within MUSD School System
- Located Near Madera College & Elementary, Middle, & High Schools
- Madera Marketplace & Country Club Village Shopping Center Just Minutes Away
- Situated Near Existing Newer Semi-Custom Housing Developments
- Near Major Corridors Servicing College, Downtown, & Schools
- Easy Access & Multiple Entrances/Exits | Convenient Highway Access
- Avg Household Income: \$74,383 & Med. Home Value \$285,430 (1 mi)
- 21,064 Households, 80,185 Population & \$670M Consumer Spending (5 mi)
- Growth Area of Madera - New Schools/Residential Projects Recently Built/Planned

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PROPERTY DESCRIPTION

Prime semi-custom SFR development land totaling ±8.46 Acres (368,517 SF) in Madera, CA. Located north of Ave 12 & CA-99 interchange, east of CA-145 freeway entrance and adjacent to Madera Community Hospital. Situated in the City of Madera Sphere of Influence, multiple existing paved roadways including Gray Ln & Avenue 13 lead to the property from neighboring developments. The land is a blank and clean canvas for flexible concepts. Feeds to the areas #1 MUSD schools: Madera South, Sierra Vista, John Adams, & Mountain Vista! Nearby cities including Fresno, Friant, Merced, Lakes Millerton & Pine Flat, Sanger, Fowler & many others! SFR development is consistent with the land use, is within the holding capacity, conforms to all policies, avoids traffic congestion, and is ready for flexible concepts. The parcel, characterized by its spacious layout and strategic location, offers a canvas for creating a vibrant residential community. Nestled in Madera's SE Growth Area, this residential development land is surrounded by many nearby amenities with easy access to major thoroughfares servicing Madera Community College, Madera Ranchos, Downtown, Marketplace, Madera Unified School District, & Airport.

LOCATION DESCRIPTION

Located in the south growth area of Madera just east of Golden State Highway, north of Avenue 13, west of Madera Ave, & south of Madera Community Hospital within the county of Madera, CA. Provides quick access to all neighboring cities and is within the Madera Unified School District with several desirable school facilities including 1,994 student Madera South, 1,858 student Madera High School, & 5,522 student Madera Community College. Within the southeast Madera area submarket, the property is conveniently located near Freeway 99 offering quick access to all of the Madera and Fresno area. The site is in close proximity to Madera Hospital and other amenities such as shopping, dining, and banking.



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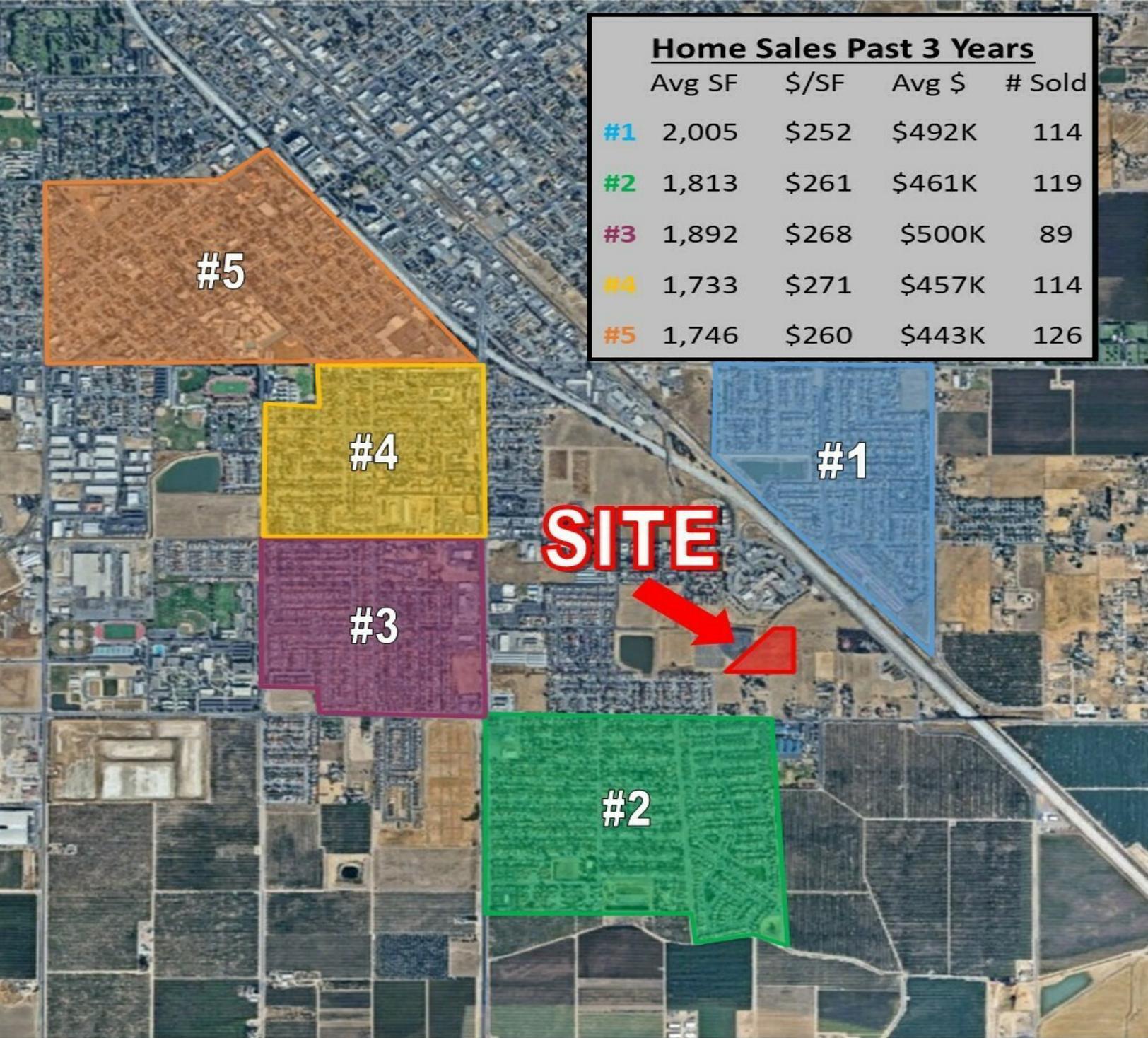
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Home Sales Past 3 Years				
	Avg SF	\$/SF	Avg \$	# Sold
#1	2,005	\$252	\$492K	114
#2	1,813	\$261	\$461K	119
#3	1,892	\$268	\$500K	89
#4	1,733	\$271	\$457K	114
#5	1,746	\$260	\$443K	126

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**Residential Property Analysis
950 E Gary Ln, Madera, CA 93637**

Assumptions:

Total Acreage	8.46
Minimum 12,500 SF Lots	
Lot Yield Per Acre Assumption	3.48
Total Lots =	29

Average Home Values

Average Home Size	1,746
Value per Square Foot	\$252.00
Average Home Value	\$439,992

Land Residual Calculation (per lot)

Home Sales Price		\$439,992
Incentives		-\$5,000
Home Construction Cost PSF	\$100.00	-\$174,600
Builder Gross Profit	20%	-\$87,998
Commissions and Closing Costs	5%	-\$22,000
Model Expense @\$150,000 per model	3	-\$15,285
Impact Fees		-\$16,185
School Fees (per square foot)	\$4.10	-\$7,159
Building Permit Fees		-\$2,500
Land Entitlement Costs	\$1,500.00	-\$1,500
Land Development Costs	\$45,000.00	-\$45,000
Residual Land Value Per Lot		\$62,765
Current Land Value (Total)		\$1,847,866
Current Land Value Per Acre		\$218,423.90

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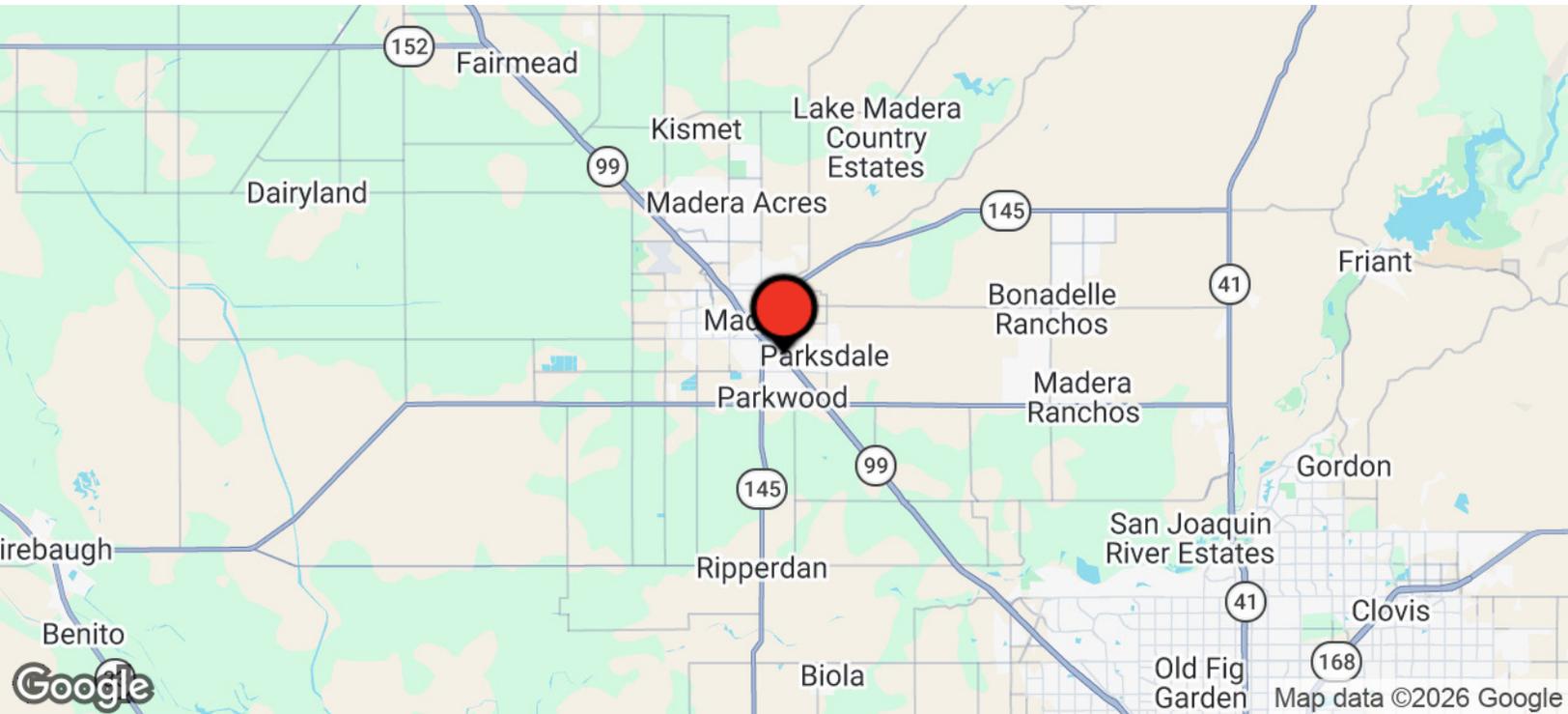
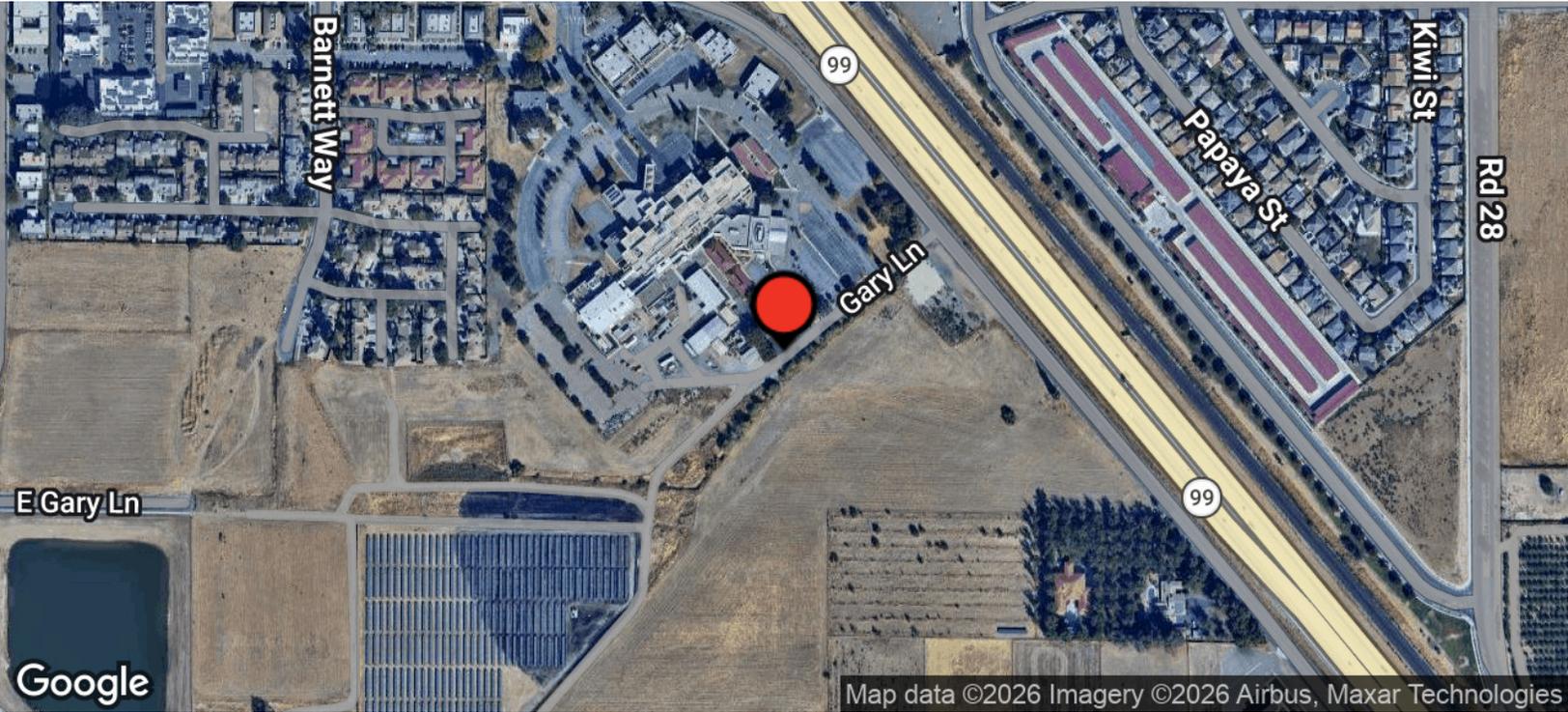
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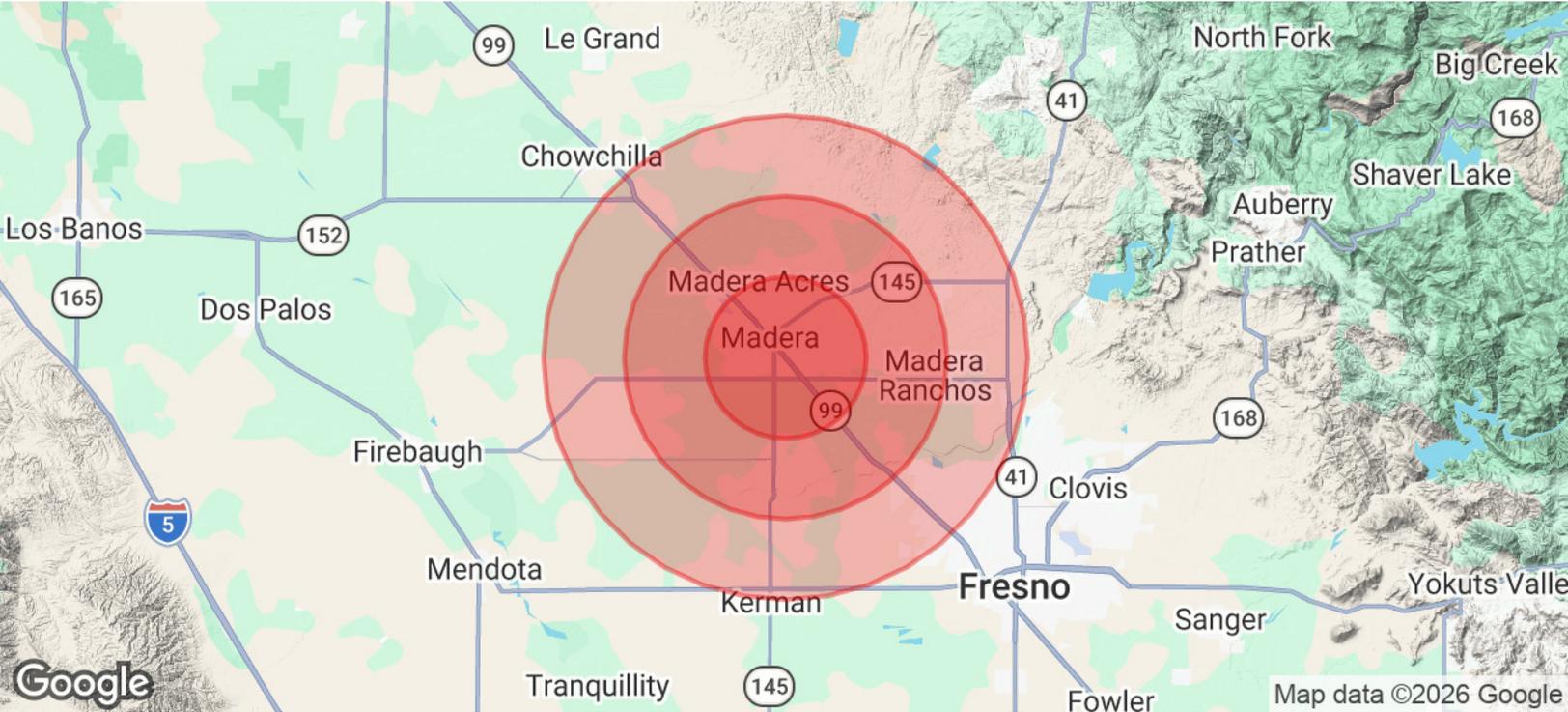
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	82,893	107,460	238,073
Average Age	33	34	37
Average Age (Male)	33	34	36
Average Age (Female)	34	35	37

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,034	29,118	71,234
# of Persons per HH	3.8	3.7	3.3
Average HH Income	\$82,441	\$91,413	\$102,525
Average House Value	\$410,259	\$452,247	\$478,076

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	82.7%	77.1%	60.2%

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