

Prime Commercial Land Located off Country Club Dr in Madera, CA



Sale Price	\$995,000
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OFFERING SUMMARY

Available SF:	115,869 SF
Lot Size:	2.66 Acres
Zoning:	C1: Commercial
Market:	Fresno
Submarket:	Suburban Madera
Dimensions:	466' x 248'
Cross Streets:	Country Club Dr & Adell St
APN:	003-250-027

PROPERTY HIGHLIGHTS

- ±2.66 Acres of Vacant Land Zoned Commercial
- High Identity Location | Shovel Ready | Rectangle Parcel
- Prime Land w/ Country Club Dr 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
- Surrounded By Madera's Highest Trafficked Roads & Major Arterials
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- Surrounded By Growth, Both Residential & Commercial
- Close to Transit and Public Transportation
- Average Household Income Is \$77,958 (5 Miles)

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PROPERTY DESCRIPTION

±2.66 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.

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

Parcel is located on Country Club Dr & Adell St in Madera, CA. Strategically located off the interchange of CA-99 & Cleveland Ave. The parcel is north of Clark St, east of Country Club Dr, south of Adell St, & west of Owens St. Easy North/South Hwy 99 access & will benefit from this large, expanding commercial/residential 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.



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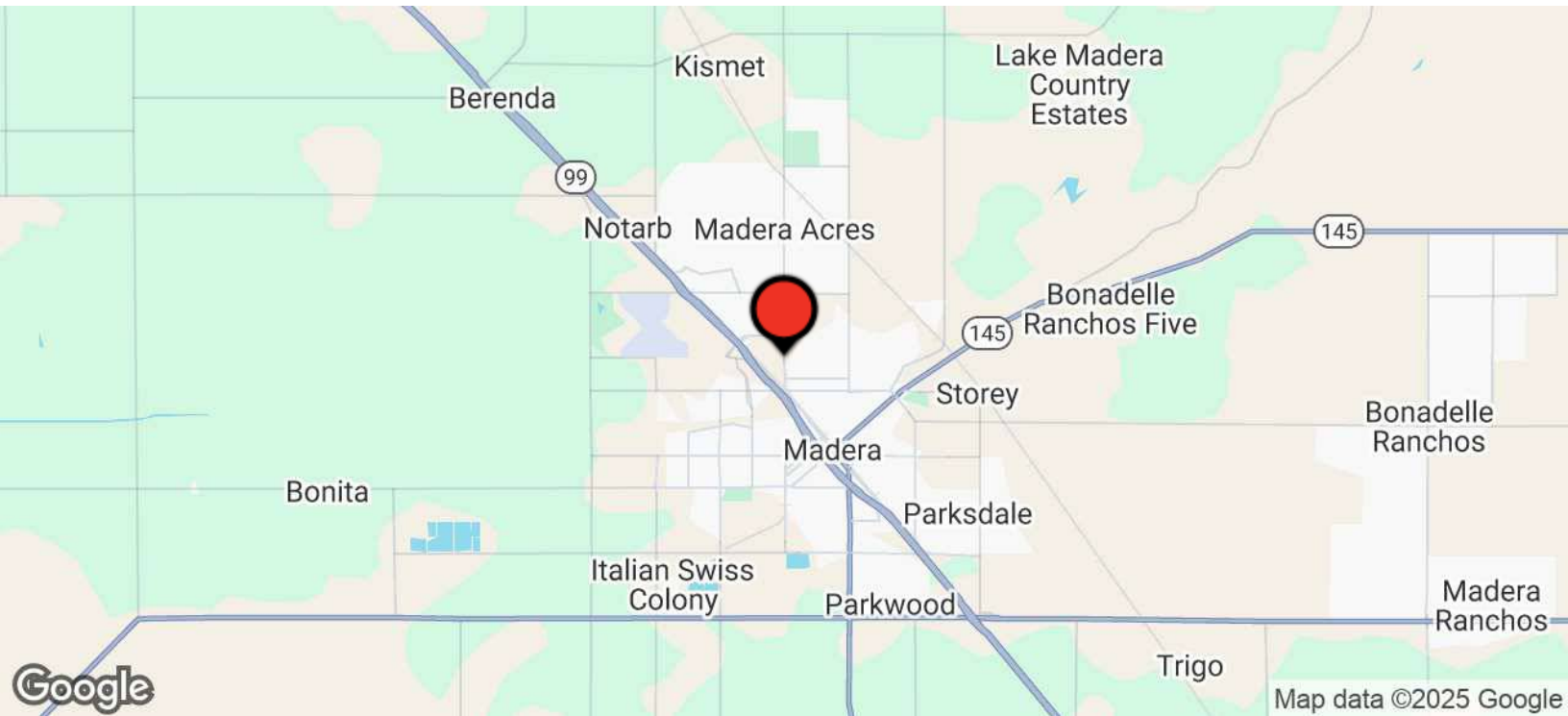
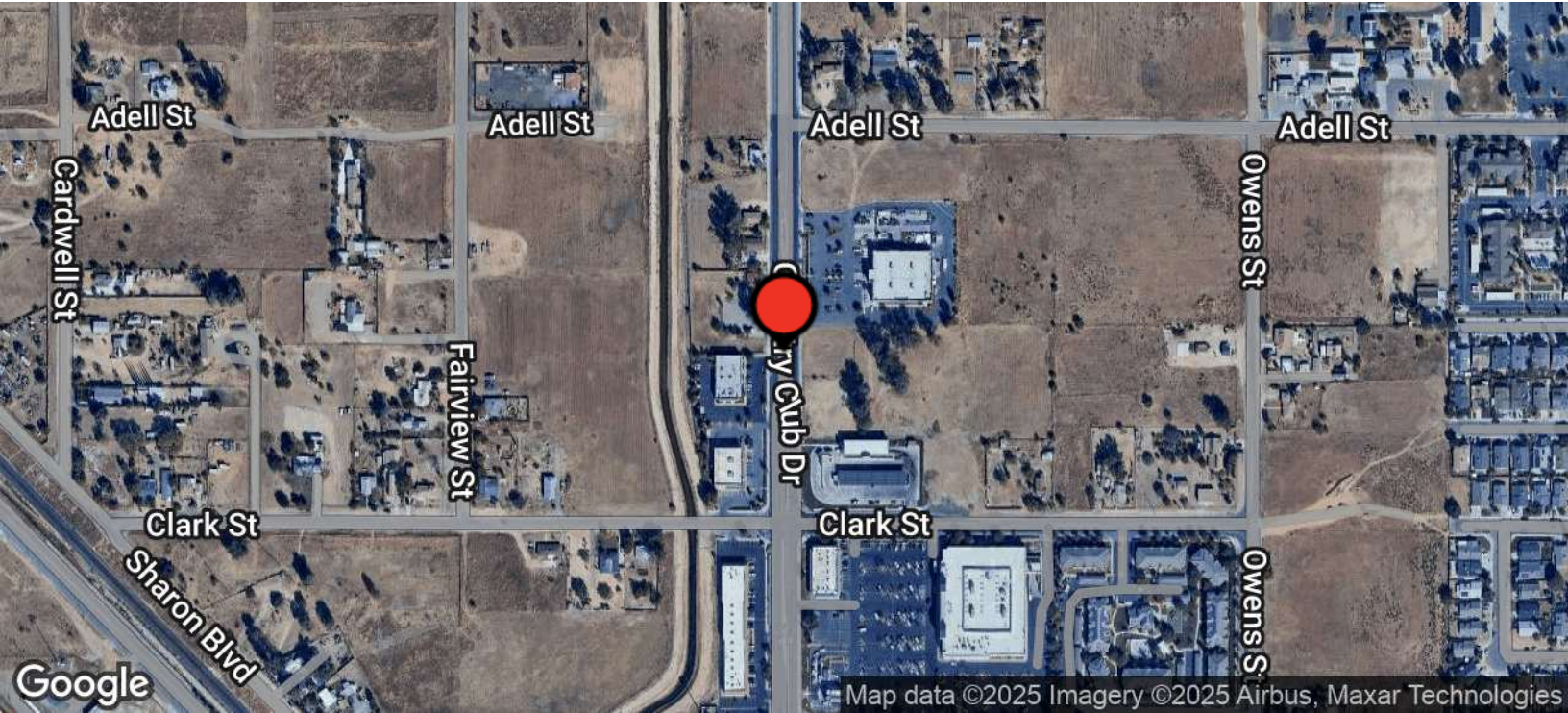
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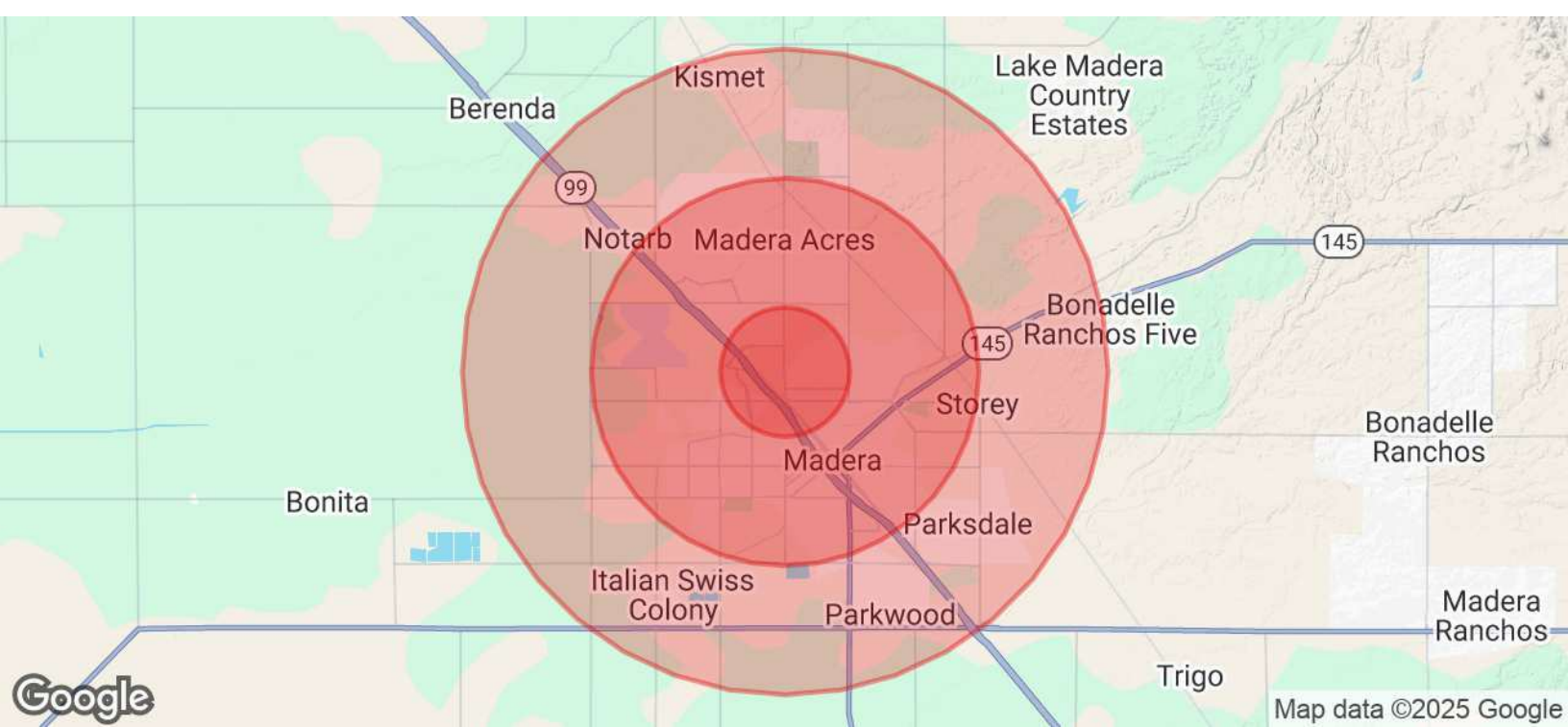
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,339	75,001	88,852
Average Age	33	34	34
Average Age (Male)	32	33	33
Average Age (Female)	34	35	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,992	20,310	23,733
# of Persons per HH	3.8	3.7	3.7
Average HH Income	\$74,599	\$84,572	\$85,522
Average House Value	\$328,574	\$399,797	\$406,791
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	86.4%	82.2%	82.3%

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