



BOTTOM LINE
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Country Club Commercial Center
1575 COUNTRY CLUB DR
MADERA, CA 93638



Property Features

Shovel-ready gas station and retail building in North Madera. Great for **first-time developers**, completed due diligence and immediate **construction approval in hand**. Save valuable time and dive straight into construction to start your **cash flow**. Located in a rapidly growing area with new schools and planned residential developments. Brand **Chevron** with **incentives** or bring your own brand! **Great Build & Flip Potential for Profit**.

Address: 1575 Country Club Dr.
Madera, CA 93638

Price: Contact for Info

Land Area: 1.37 AC

APN: 003-250-026-000

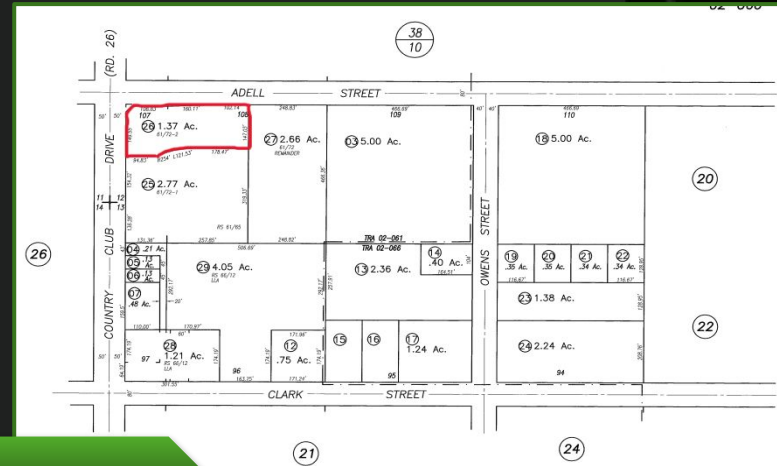
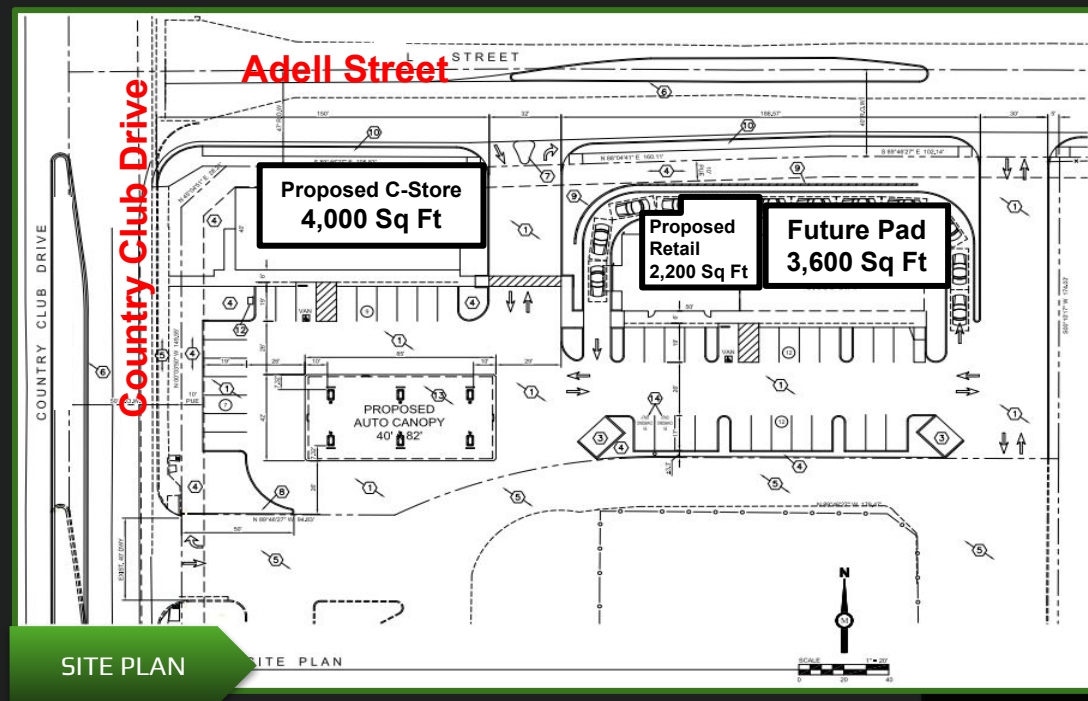
Parking: 40 Spaces

Zoning: C-1 Light Commercial

C-Store Size: 4,000 Sq ft

Retail Building Size: 2,200 Sq ft

- APPROVED CIVIL & BUILDINGS PLANS
- \$130,000 IN RENTAL INCOME POTENTIAL
- \$40,000 DEPOSIT FOR FUEL TANKS INCLUDED
- LUCRATIVE CHEVRON BRANDING PROPOSAL
- HIGH GROWTH LOCATION W/ NEW HOMES
- GREAT BUILD & FLIP POTENTIAL FOR PROFIT



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RETAIL MAP

Jack G. Desmond Middle School

NEW HIGH SCHOOL

FUTURE HOMES

New Apartments



Logos in callout box:

- THE WAREHOUSE
- Holiday Inn Express
- Starbucks
- Valero
- SONIC
- SUBWAY
- Central Valley Medical

Logos in callout box:

- Walmart
- IHOP
- Smart & Final
- CHASE
- Valvoline
- Dunkin' Donuts
- SALLY BEAUTY

Logos in callout box:

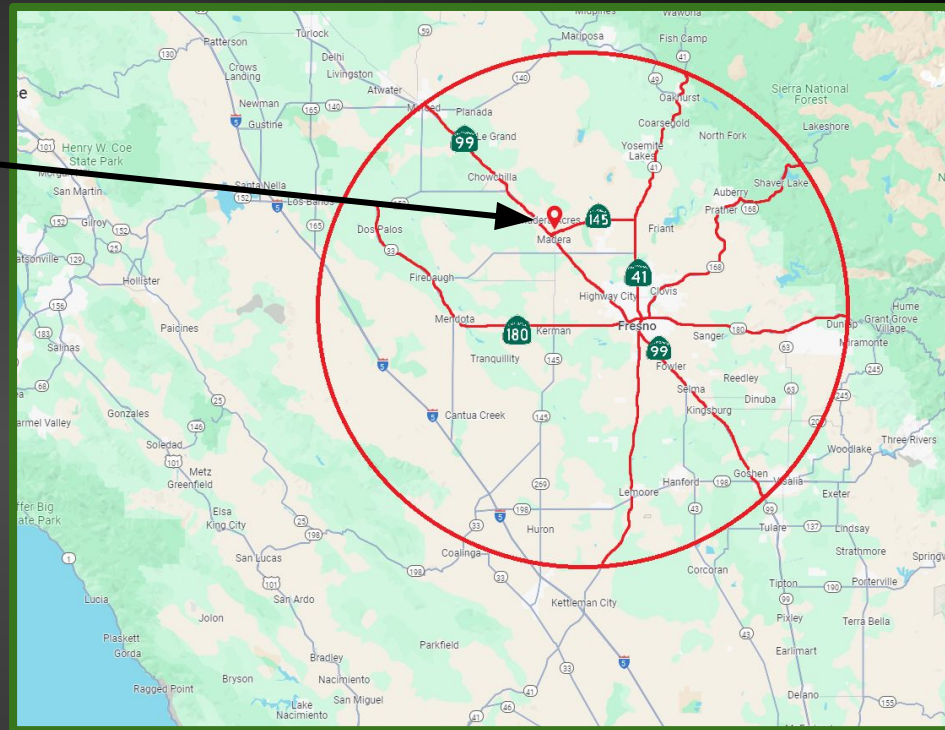
- TSC TRACTOR SUPPLY CO.
- Auto Zone
- O'Reilly
- 99c ONLY
- BIG LOTS!
- Starbucks
- BURGER KING
- Mobil
- WELLS FARGO
- CVS
- Curis Jr.
- Jack In the Box
- DUTCH BROS
- SUBWAY
- gradwell
- MADERA TOYOTA - CHEVROLET
- HARBOR FREIGHT
- KFC

Logos in callout box:

- McDonald's
- Lowe's
- UPS THE UPS STORE
- Marshall's
- IN-N-OUT
- Dollar Tree
- BIG 5
- BOOT BARN
- W
- LESLIE'S
- petco



REGIONAL MAP

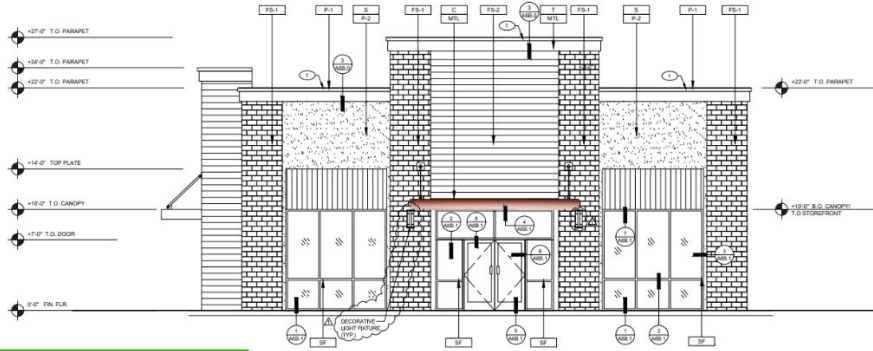


15,806 DAILY TRAFFIC COUNT

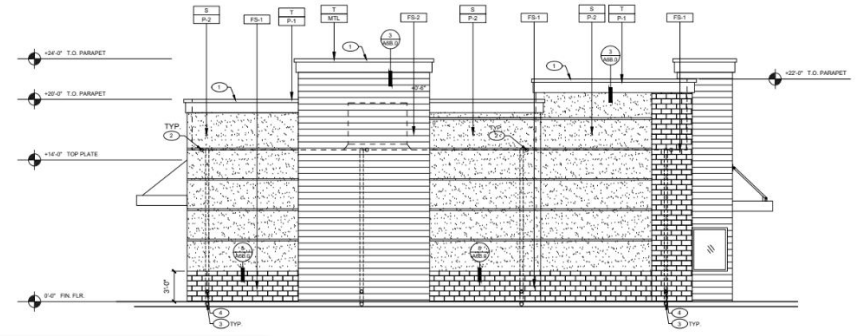


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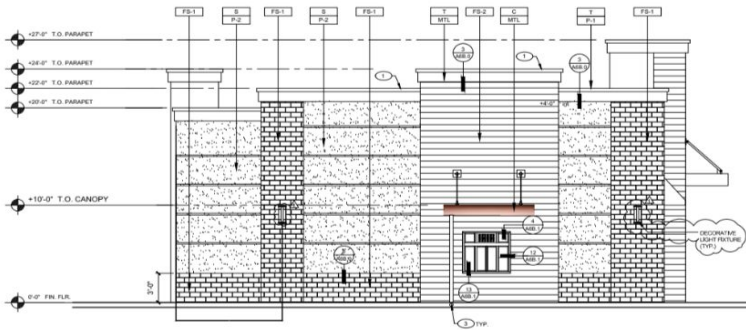
RETAIL BUILDING ELEVATIONS



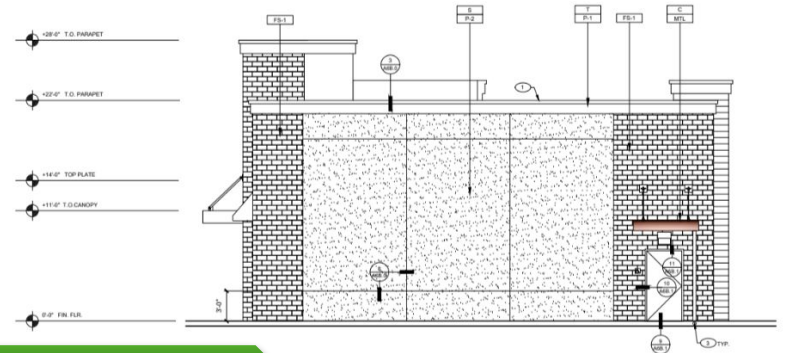
SOUTH ELEVATION



NORTH ELEVATION



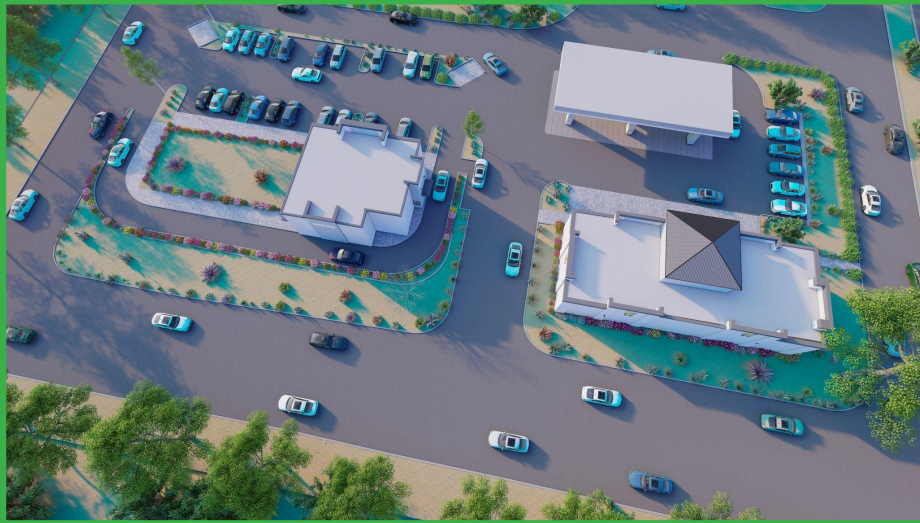
WEST ELEVATION



EAST ELEVATION



C-STORE AND RETAIL RENDERING



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FOR MORE INFORMATION, CONTACT:



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