

DEVELOPMENT OPPORTUNITY: 10 AC ZONED APARTMENTS

MADERA, CA 93637



PROPERTY DESCRIPTION

Discover an unparalleled investment opportunity with this 10-acre parcel of raw land, perfectly positioned for a thriving residential development. Zoned for apartments and situated next to a proposed shopping center, this property is ideal for developers looking to capitalize on a growing area. APN 012-048-013

PROPERTY HIGHLIGHTS

- **Strategic Location:** Located just off Highway 99, offering seamless access for future residents and excellent connectivity for commuters.
- **Walkable Community:** Walking distance to nearby schools, ensuring convenience for families and adding appeal to potential renters or buyers.
- **Adjacent Amenities:** Neighboring a new proposed shopping center, providing future residents with easy access to retail, dining, and entertainment options.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	10 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	175	688	2,818
Total Population	690	2,712	11,125
Average HH Income	\$73,198	\$72,990	\$64,784



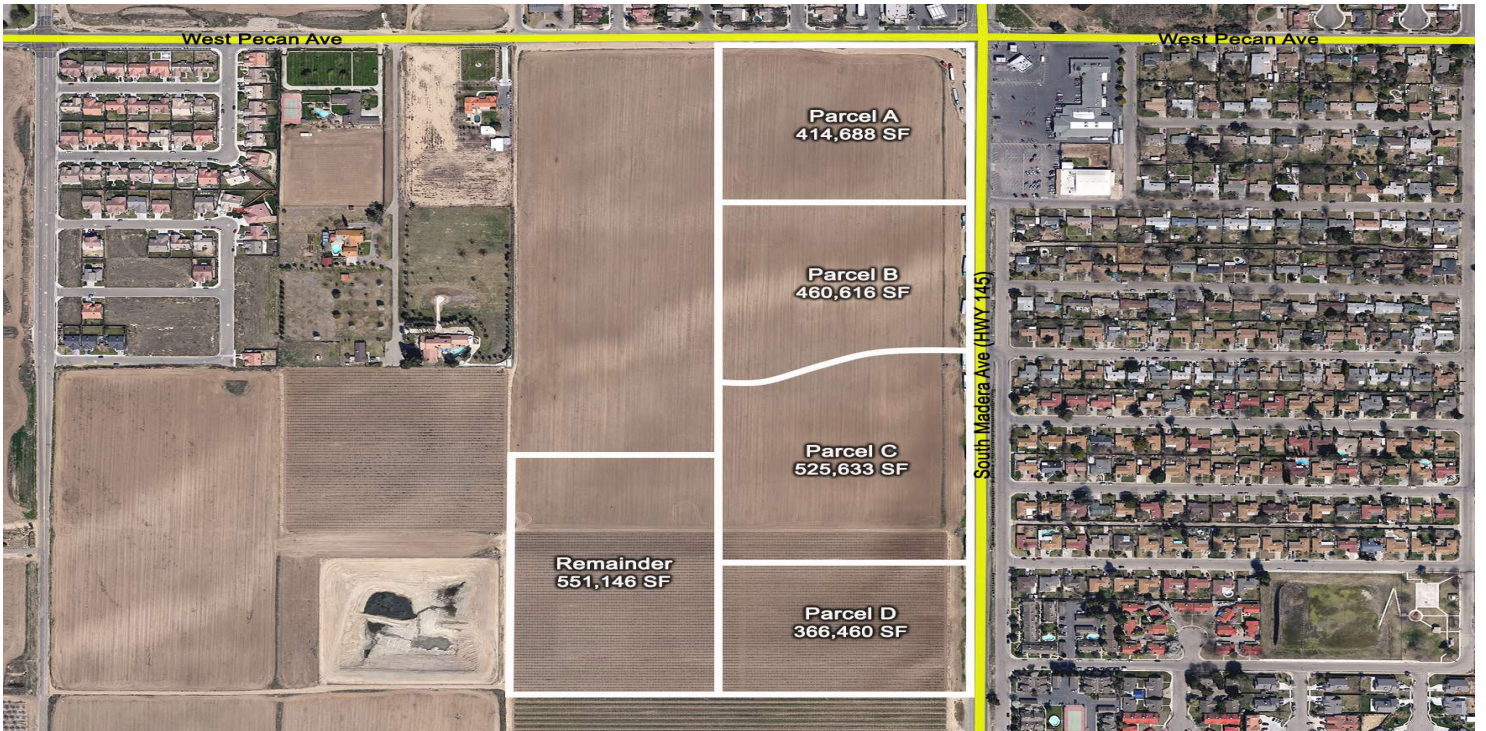
RE/MAX GOLD - KIRK ATAMIAN
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378

501 North E St, Suite H, Madera, CA 93638

AVENUE 13 AND MADERA AVENUE

MADERA, CA 93637



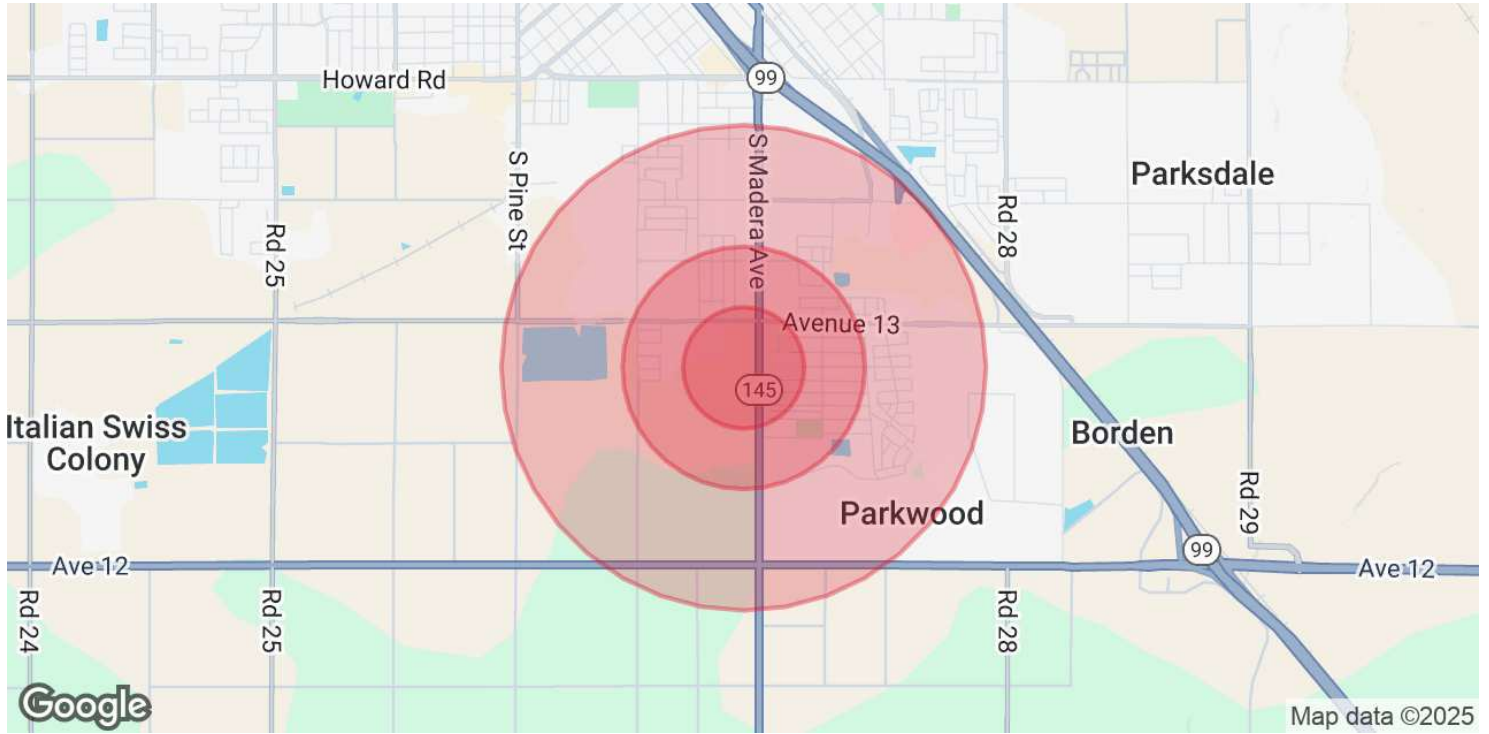
RE/MAX GOLD - KIRK ATAMIAN
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378

501 North E St, Suite H, Madera, CA 93638

AVENUE 13 AND MADERA AVENUE

MADERA, CA 93637



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	690	2,712	11,125
Average Age	29.1	29.1	27.6
Average Age (Male)	30.5	30.4	28.7
Average Age (Female)	27.2	27.1	26.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	175	688	2,818
# of Persons per HH	3.9	3.9	3.9
Average HH Income	\$73,198	\$72,990	\$64,784
Average House Value	\$181,741	\$183,213	\$207,042

2020 American Community Survey (ACS)



RE/MAX GOLD - KIRK ATAMIAN
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378

501 North E St, Suite H, Madera, CA 93638