

**Prime Commercial & Residential
Development Land in Madera**

Ave 13 & Madera Ave, Madera, CA

Parcel D
366,460 SF

Parcel E
551,146 SF

Parcel C
525,633 SF

Parcel B
460,616 SF

Parcel A
414,688 SF

South Madera Ave (HWY 145)

West Pecan Ave

FOR MORE INFORMATION PLEASE CONTACT

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West Pecan Ave

West Pecan Ave

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OFFERING SUMMARY

PROPERTY SUMMARY

Excellent investment and development opportunity located near the southwest corner of **Avenue 13 and Madera Avenue** (Highway 145) in one of Madera's growing development corridors.

This property offers approximately 50 acres across five parcels, with a combination of commercial, multifamily, medium-density, and low-density residential development opportunities.

Strategically positioned near established residential neighborhoods, schools, and shopping centers, the property offers strong visibility, convenient access to Highway 99, and excellent connectivity to Fresno and surrounding Central Valley communities.

With continued residential expansion in southwest Madera, this property presents an opportunity to develop retail services, housing, and other neighborhood-serving uses.



Offering Summary

Sales Price:	\$1,500,000
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Parcel Numbers:	APN 012-048-013
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Lot Size:	10 AC
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Highlights

- Commercial retail development opportunities
- Multifamily and residential development potential
- High-visibility location along Madera Avenue
- Minutes from Highway 99 and Avenue 12
- Near schools, established neighborhoods, and shopping
- Opportunity for developers, builders, and investors
- Parcels offer flexibility for various development projects, subject to city approvals

PROPERTY FEATURES



- » **Prime Location on Madera Avenue (Highway 145)** - Strategically located along a major Madera transportation corridor, providing excellent visibility, accessibility, and exposure to local and regional traffic.
- » **Commercial Development Potential** - Portions of the property offer opportunities for retail centers, restaurants, convenience stores, professional offices, and neighborhood-serving businesses, subject to zoning and city approvals.
- » **Multifamily Residential Opportunities** - Potential for apartments, townhomes, and other multifamily housing projects to accommodate Madera's growing demand for residential housing, subject to applicable land-use regulations.
- » **Convenient Highway 99 Access** - Located within convenient driving distance of Highway 99, connecting the property to Fresno, Merced, and other major Central Valley markets.
- » **Established Surrounding Neighborhoods** - Situated near existing residential communities, schools, shopping, and local services, creating opportunities for both housing and neighborhood-oriented commercial development.
- » **Growing Southwest Madera Market** - Located in an area positioned to benefit from continued residential and commercial development, making it attractive to builders, developers, and long-term investors.
- » **Investment and Long-Term Growth Potential** - A substantial land investment opportunity in the Central Valley, with potential for future appreciation, development, or resale as surrounding infrastructure and communities expand.



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