



OFFERING MEMORANDUM

COMMERCIAL PROPERTY

12000 RD 25
MADERA, CA

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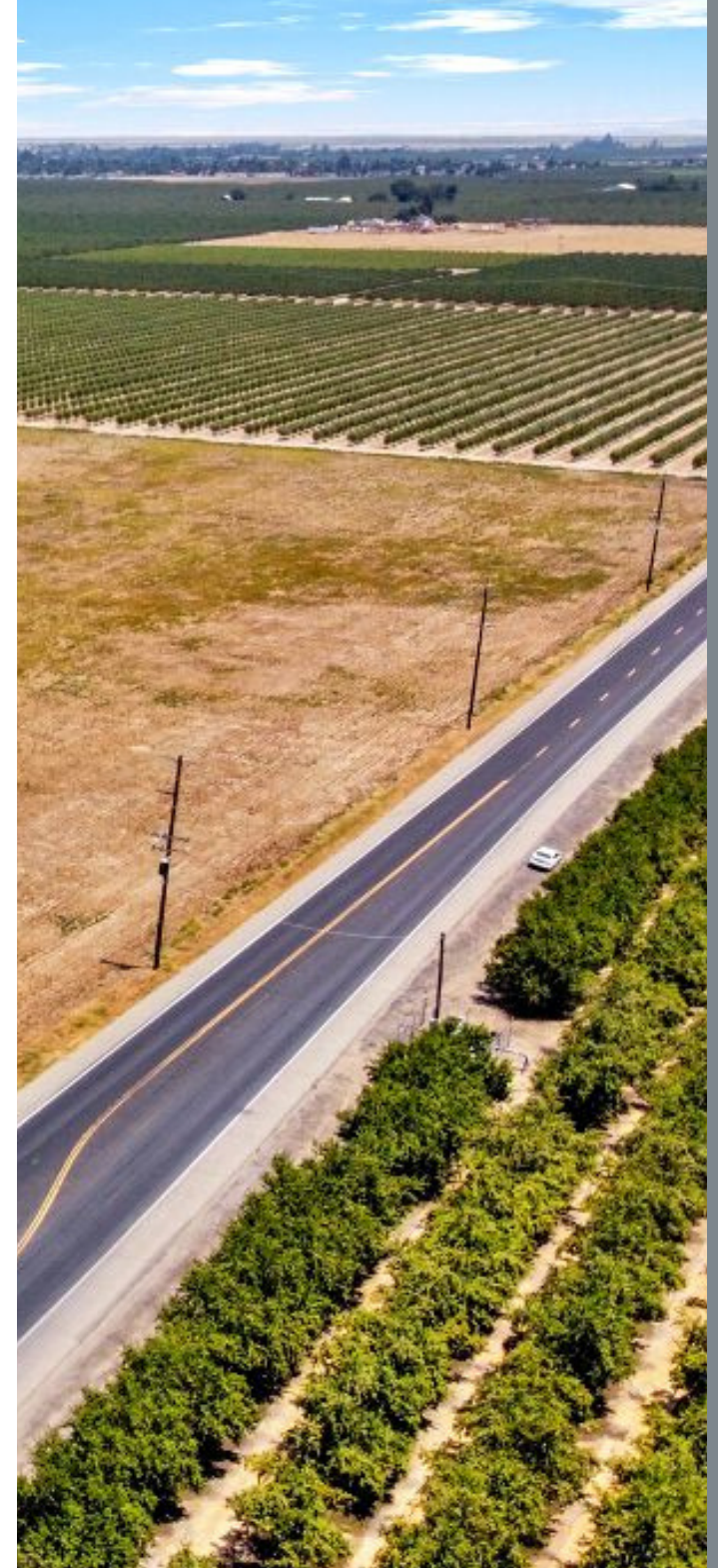




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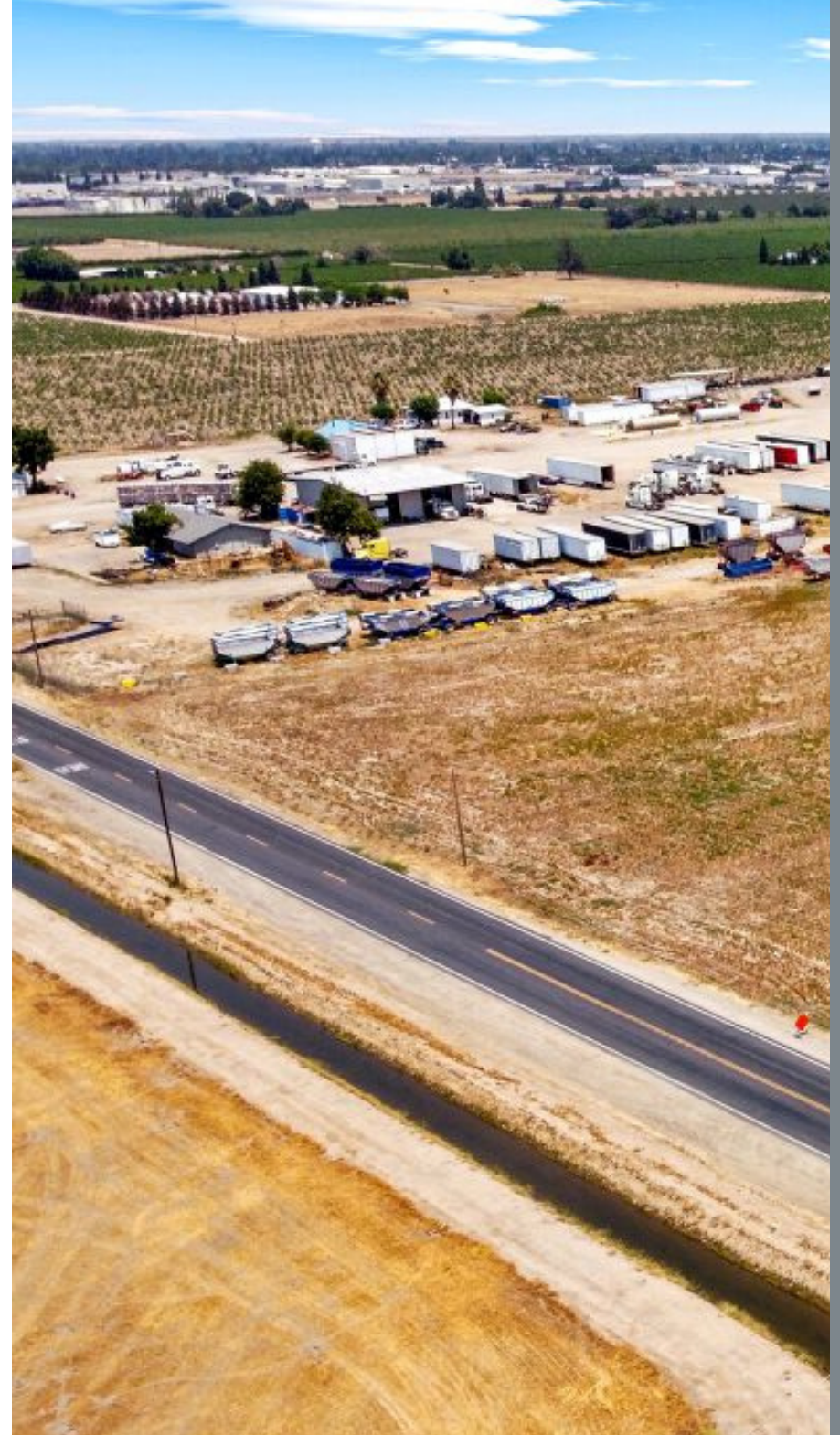
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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

Available now: 19.2 AC at 12000 Rd 25 in Madera. Off of Avenue 12 near busy area. Great for truck parking or warehousing. Raw land zoning. Perfect for industrial or commercial use.

PROPERTY ADDRESS	12000 Rd 25
LOT SIZE	19.2 AC
PARCEL NUMBER	046-020-050-000
ASKING PRICE	\$1,728,000





PROPERTY SUMMARY

This unique industrial-zoned property offers a prime location just 1 mile from Madera city limits and a short drive from the Avenue 12 freeway exit. Situated on a busy corner, the site presents an excellent opportunity for truck parking or warehousing operations. The strategic position near major transportation routes makes it ideal for logistics and distribution businesses. Additionally, the corner location provides potential for a gas station development, catering to both commercial and passenger vehicles. With its versatile zoning and high-traffic exposure, this property is well-suited for a variety of industrial and commercial uses, making it a valuable investment opportunity in the growing Madera area.



HIGHLIGHTS

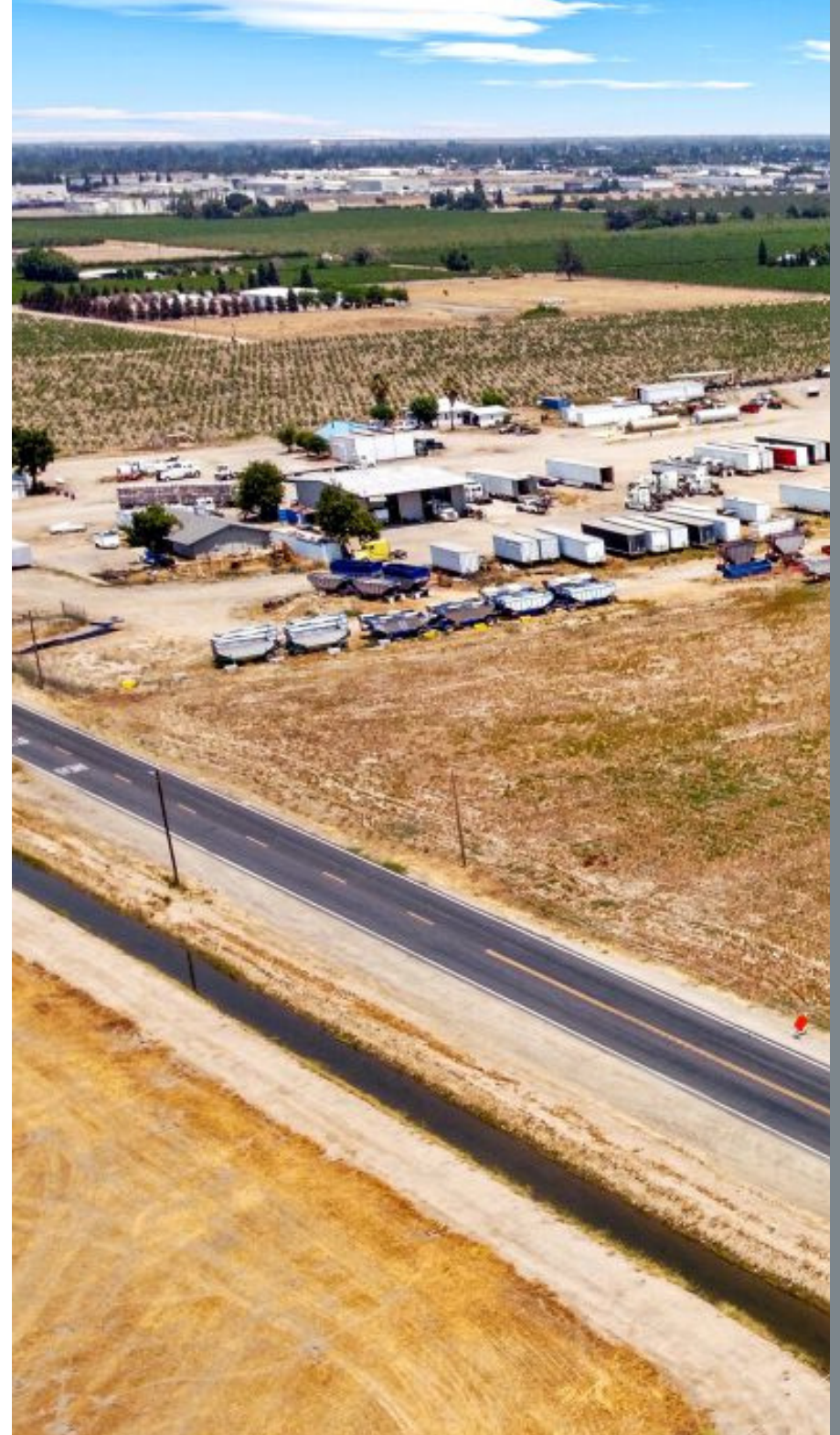
- Off freeway exit
- Busy traffic flow area
- Versatile zoning

02

AREA OVERVIEW

AREA OVERVIEW

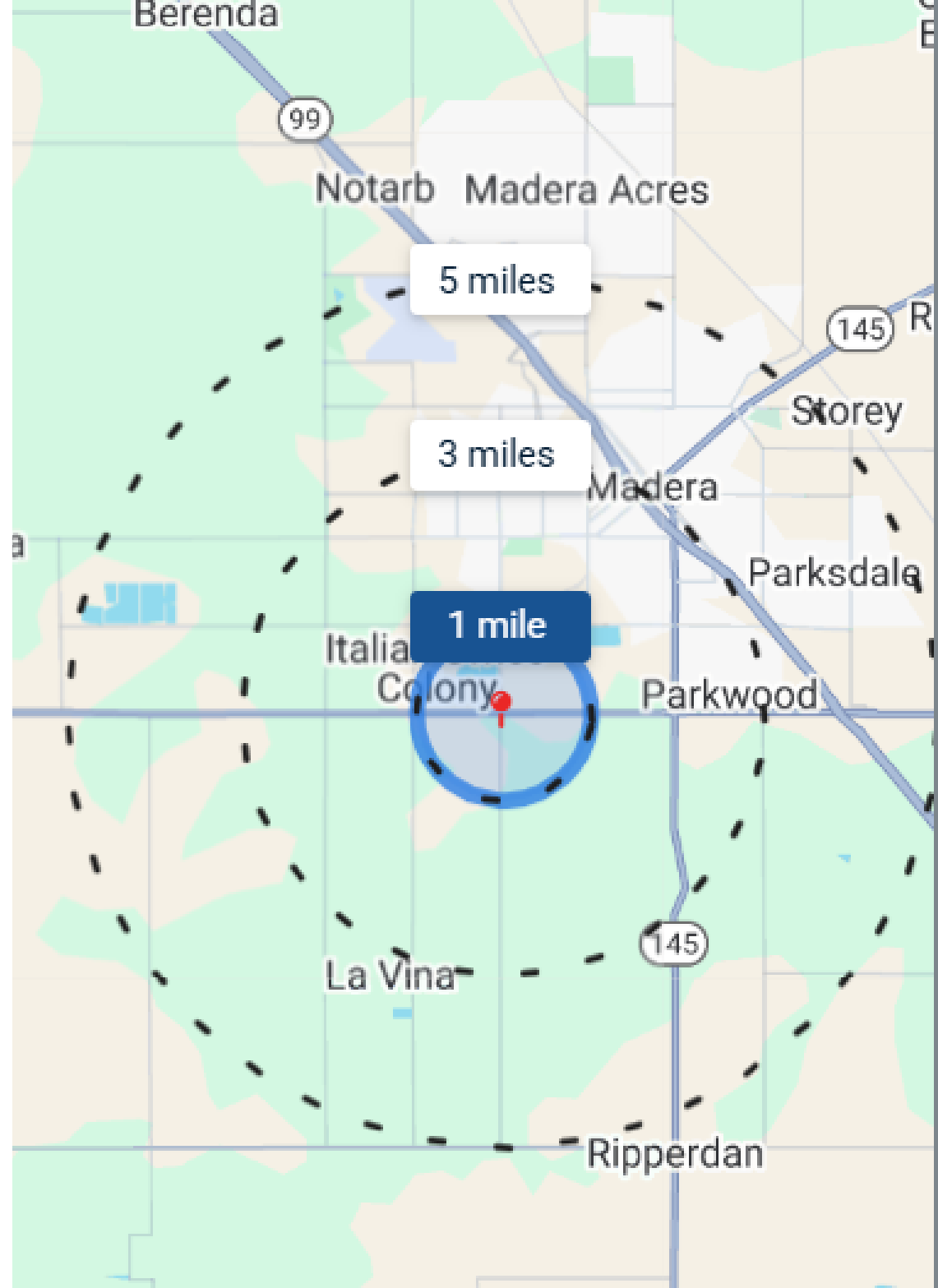
NEARBY AMENITIES



AREA OVERVIEW

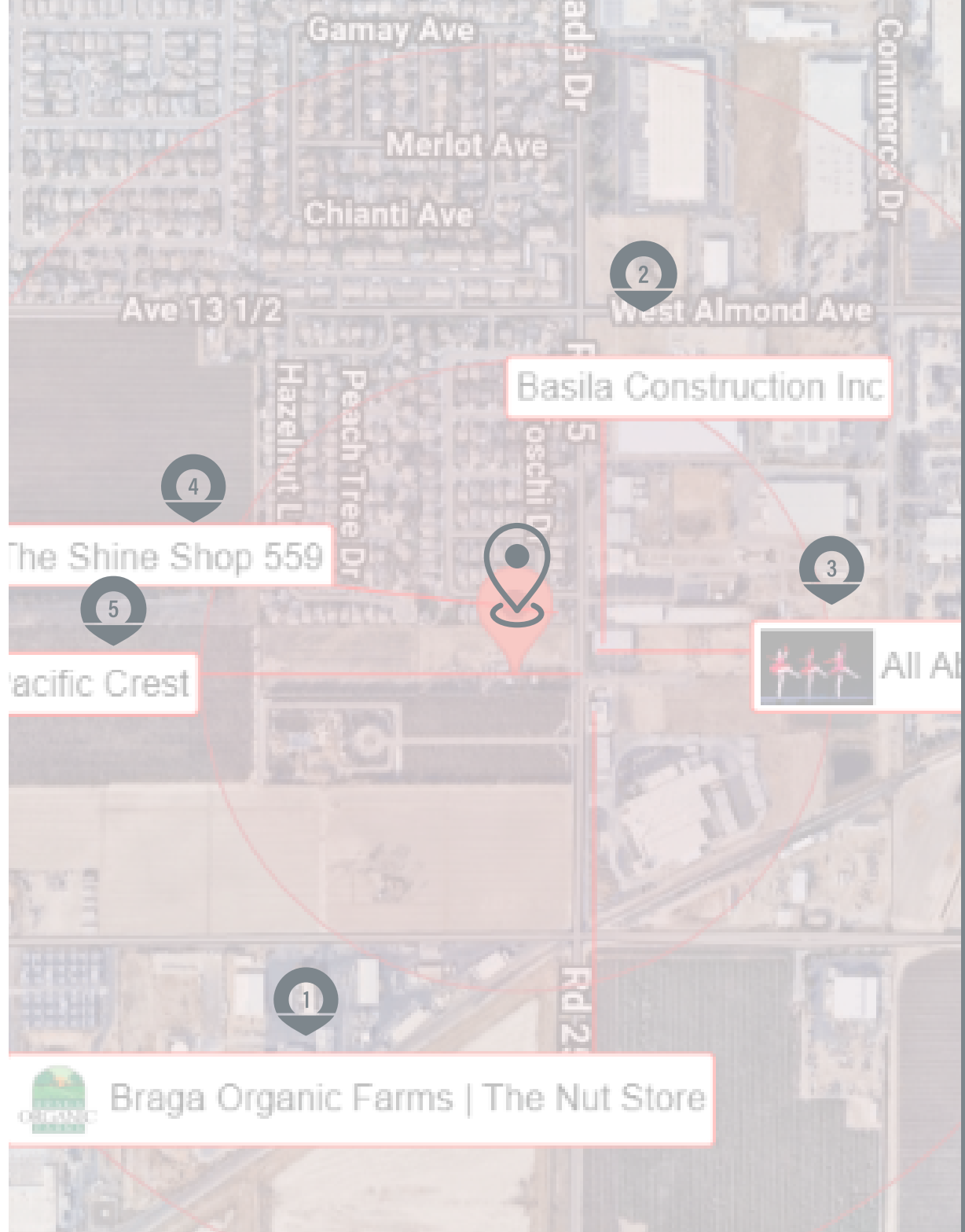
MADERA, CA

Nestled in the heart of California's Central Valley, the area surrounding 12000 Rd 25 in Madera (ZIP code 93637) offers a blend of rural charm and urban convenience. With a population of approximately 42,000 and a median age of 32.7, the community is youthful and vibrant. The local economy is rooted in agriculture and administrative support industries, reflecting the region's rich farming heritage. Housing remains affordable, with a median home value of \$355,000, making it an attractive option for families and investors alike. Residents enjoy a variety of recreational activities, from exploring the Madera District Fairgrounds to relaxing at Pan-Am Park. The area's proximity to Fresno and other neighboring cities ensures access to a wide range of amenities, while maintaining the tranquility of a close-knit community. With its combination of economic opportunity, recreational offerings, and community spirit, the vicinity of 12000 Rd 25 presents an appealing setting for prospective homeowners.



NEARBY AMENITIES

- 1 Braga Organic Farms
- 2 Basila Construction Inc
- 3 All About Dance
- 4 The Shine Shop 559
- 5 Pacific Crest



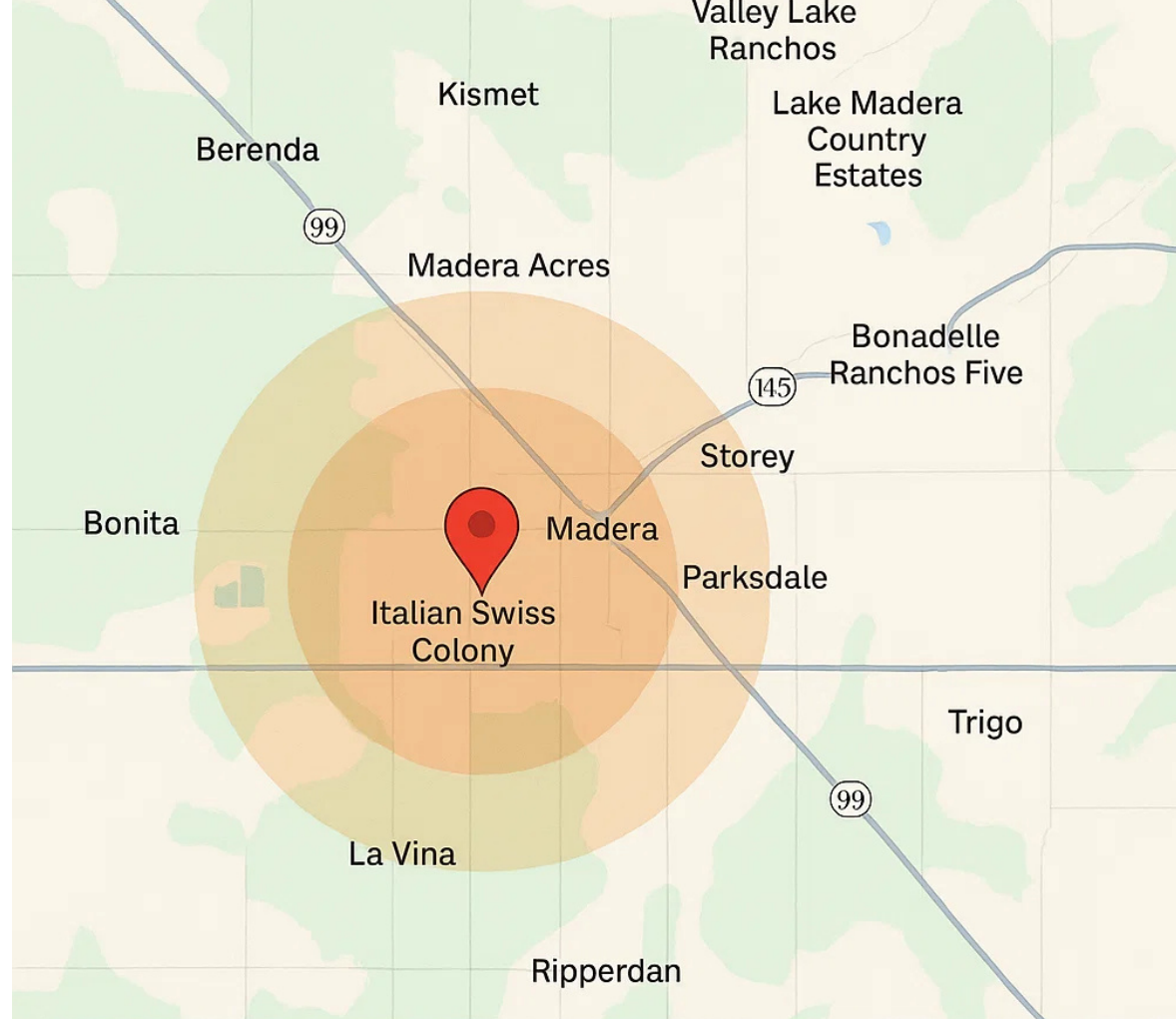
03

MAPS & DEMOGRAPHICS



MAPS

DEMOGRAPHICS



Population	1 Mile	1 Mile	5 Miles
Male	3,524	3,667	38,366
Female	3,183	2,915	36,719
Age	0-14	1.57le	5 Miles
Unc 0-14	1,644	1,264	16,821
15-25-44	2,727	1,782	35, 44
45-64 44	4,564	7,320	67,319
65-65	945	1,945	1,246
Income	Media	3 Mile	5 Miles
Unde: 15,000	\$15,000	1,056	31,9,47
\$15,000-\$44,999	151	251	1,686
\$50,000-\$39,999	266	1,888	3,873
\$75,000 - \$44,999	607	1,999	3,899



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