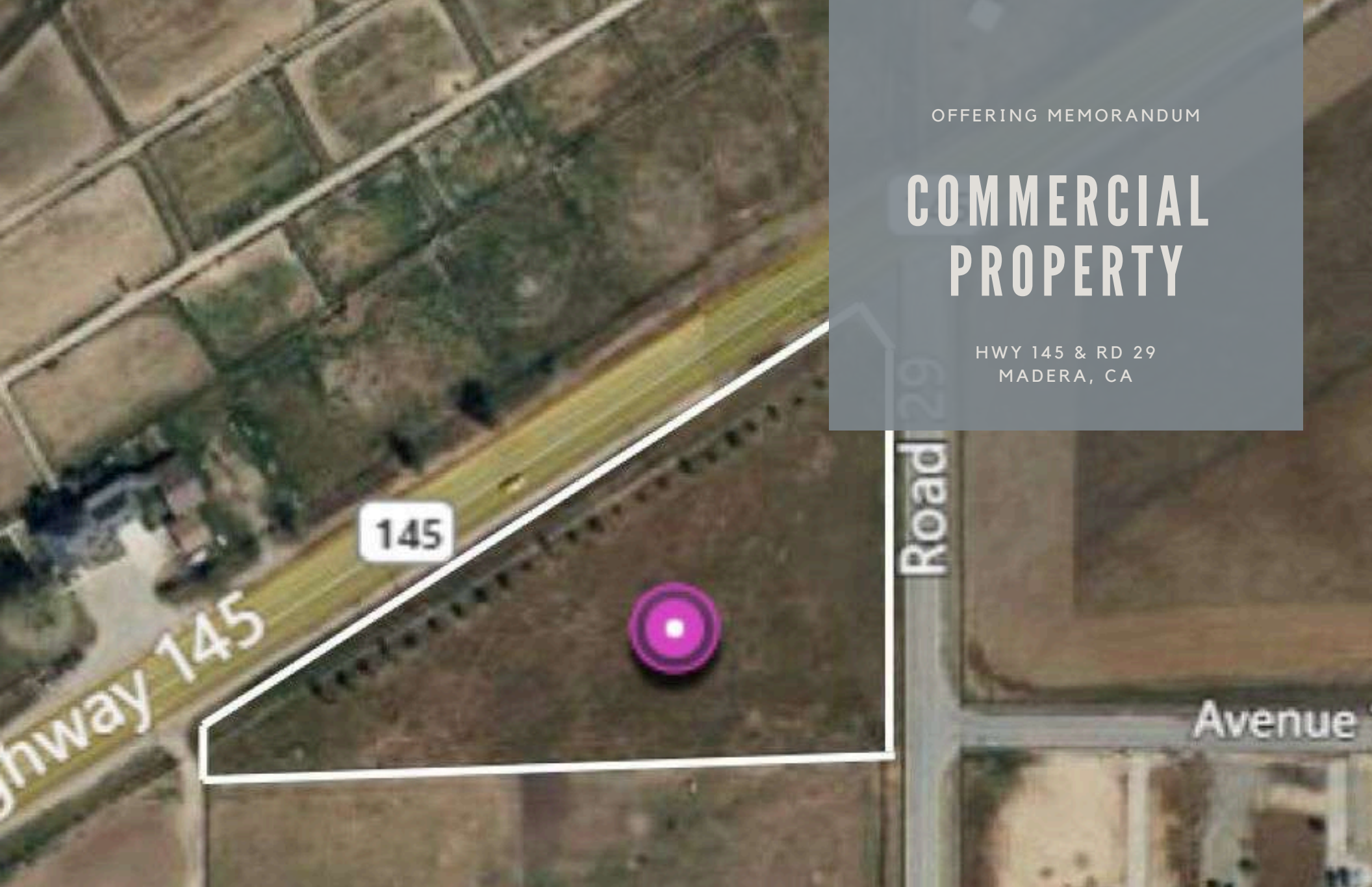


OFFERING MEMORANDUM

COMMERCIAL PROPERTY

HWY 145 & RD 29
MADERA, CA



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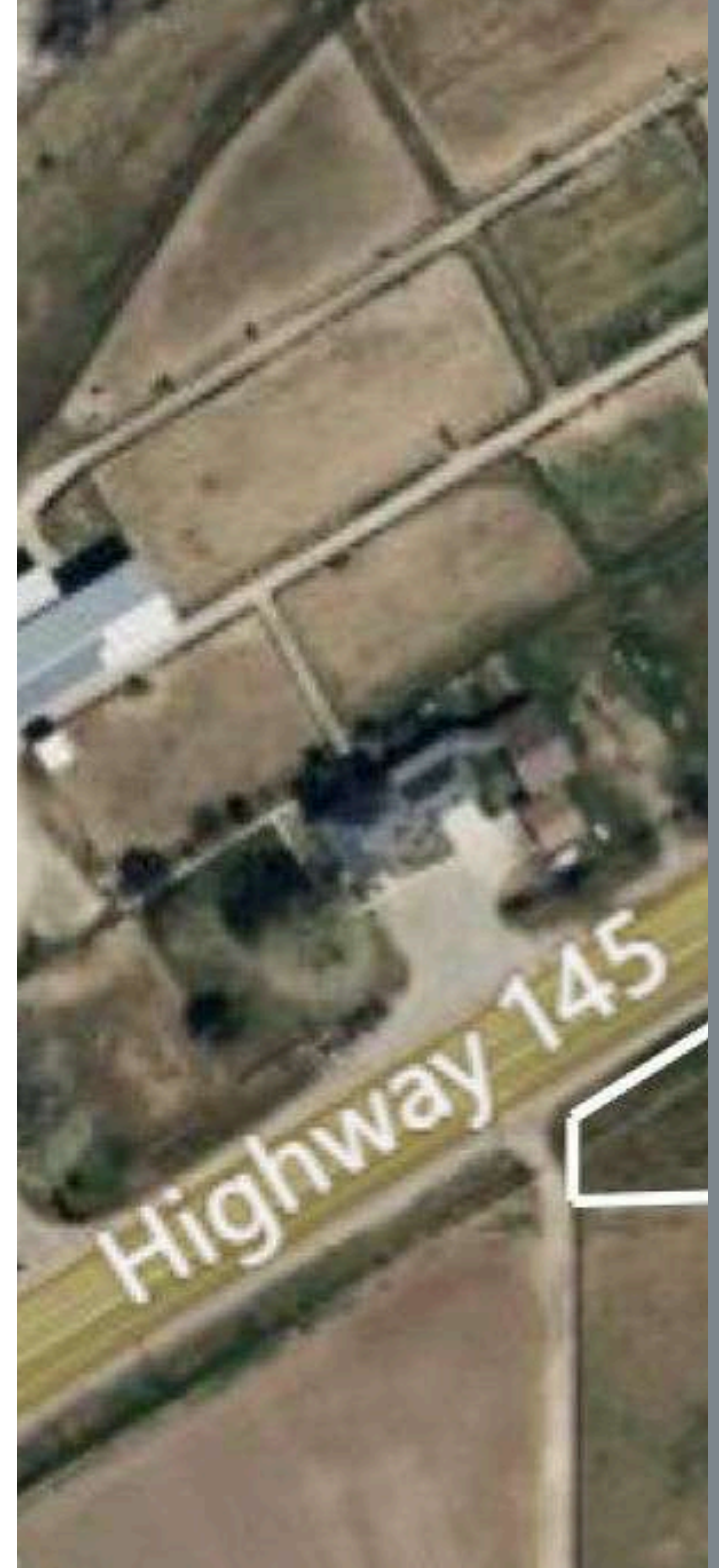




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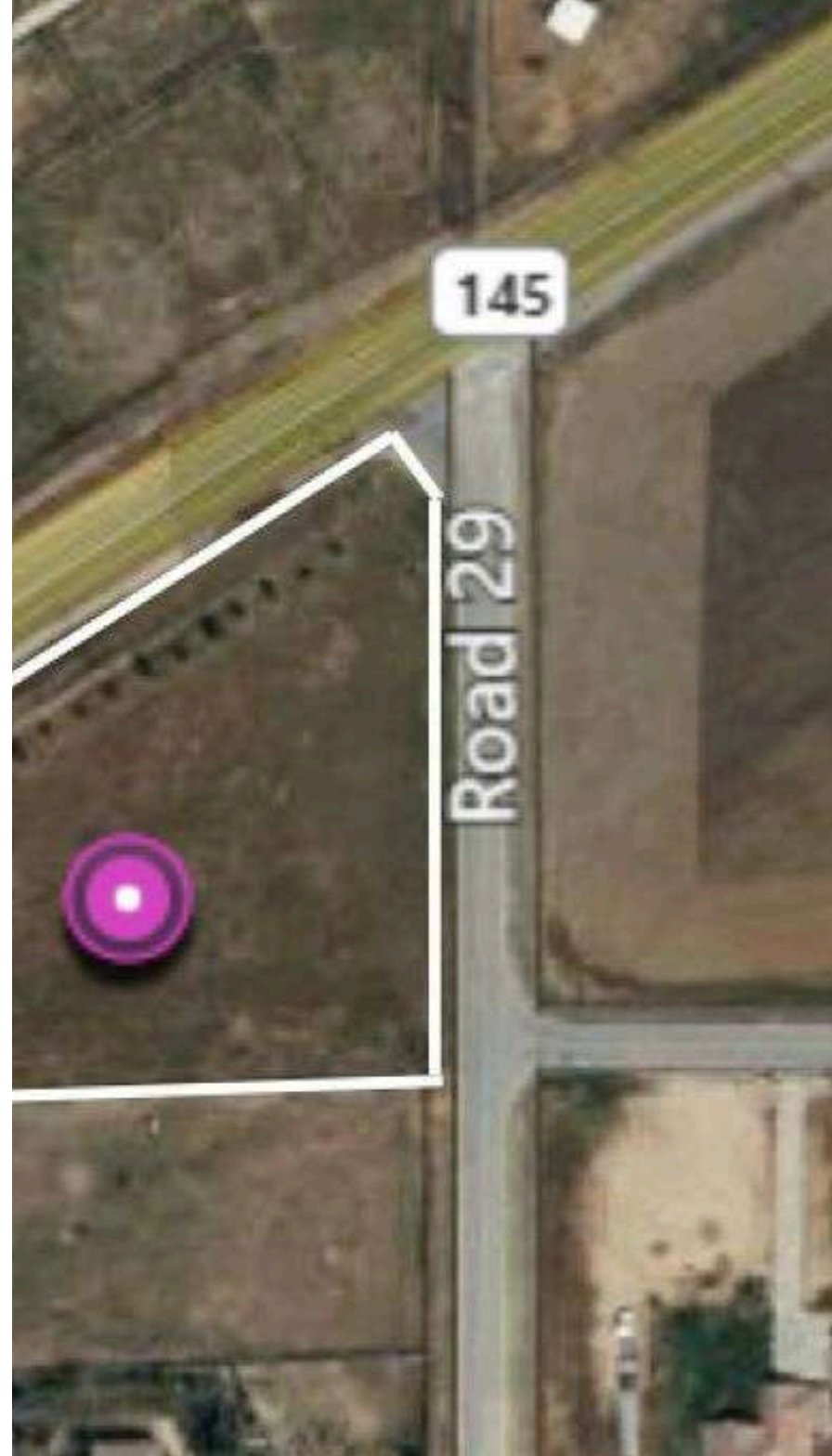
- 01 IMPORTANT DISCLOSURES
- 02 AREA OVERVIEW
- 03 MAPS & DEMOGRAPHICS

01

INVESTMENT OVERVIEW

THE OFFERING

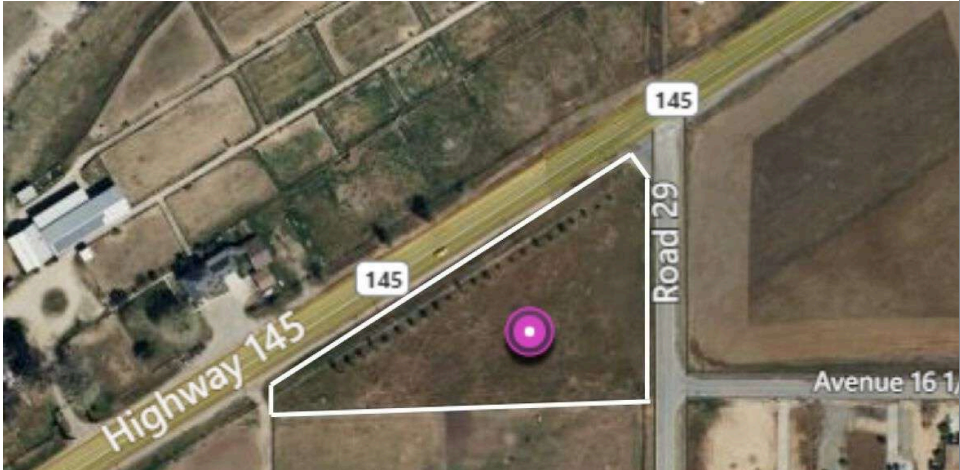
PROPERTY SUMMARY

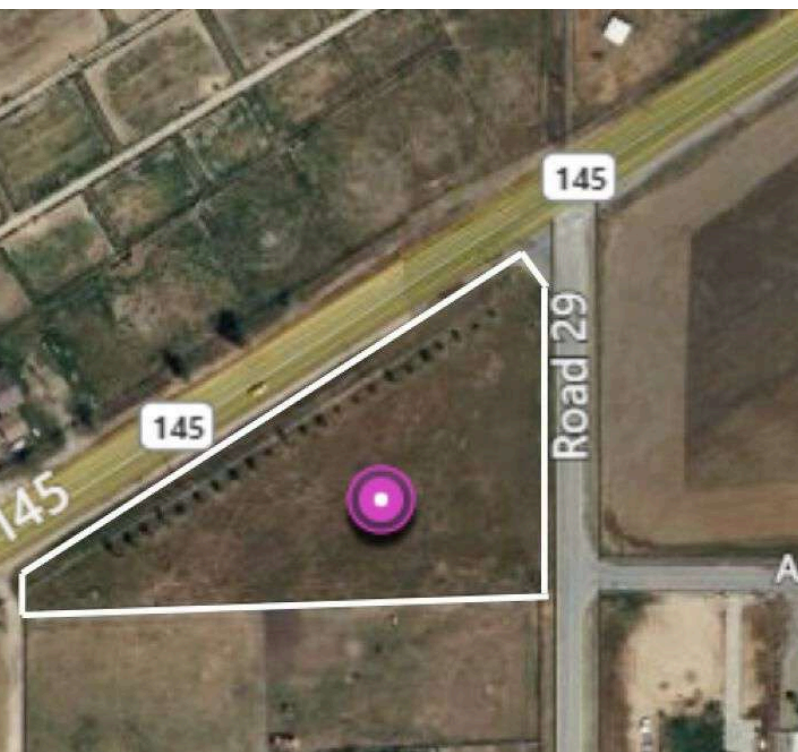


THE OFFERING

Available now: 2 acres at Hwy 145 & Rd 29 in Madera. Area includes high visibility and great traffic flow. Gateway to destinations and property includes existing water flow and electrical connections. Prime location for gas stop or string center.

PROPERTY ADDRESS	Hwy 145 & Rd 29
LOT SIZE	2 AC
PARCEL NUMBER	031-282-005-000
ASKING PRICE	\$400,000





PROPERTY SUMMARY

Strategic Location: Situated at a highly visible and accessible corner, this property benefits from the heavy traffic flow, making it an ideal spot for a gas station and a strip center. **Gateway to Destinations:** Positioned in route to Yosemite National Park and a popular casino, this location serves as the last refueling and dining stop for travelers, ensuring consistent patronage. **Development-Ready:** The property owner has thoughtfully prepared detailed renderings, offering a visionary blueprint for a state-of-the-art gas station and retail complex. **Potential for High Returns:** The unique combination of its strategic location, high traffic volume, and lack of similar facilities within a 20-mile radius presents a lucrative opportunity for substantial returns on investment.

Please note property has existing water and electrical connections. Whether you aim to capitalize on the daily commuter traffic, cater to the bustling tourism to Yosemite, or capture the casino-going clientele, this property is poised to be transformed into a cornerstone of convenience and service.

HIGHLIGHTS

- Great Location
- Perfect for commercial development
- Gateway to destinations
- Property owner has thoughtfully prepared detailed renderings, offering a visionary blueprint for a gas station and retail complex.

02

AREA OVERVIEW

AREA OVERVIEW

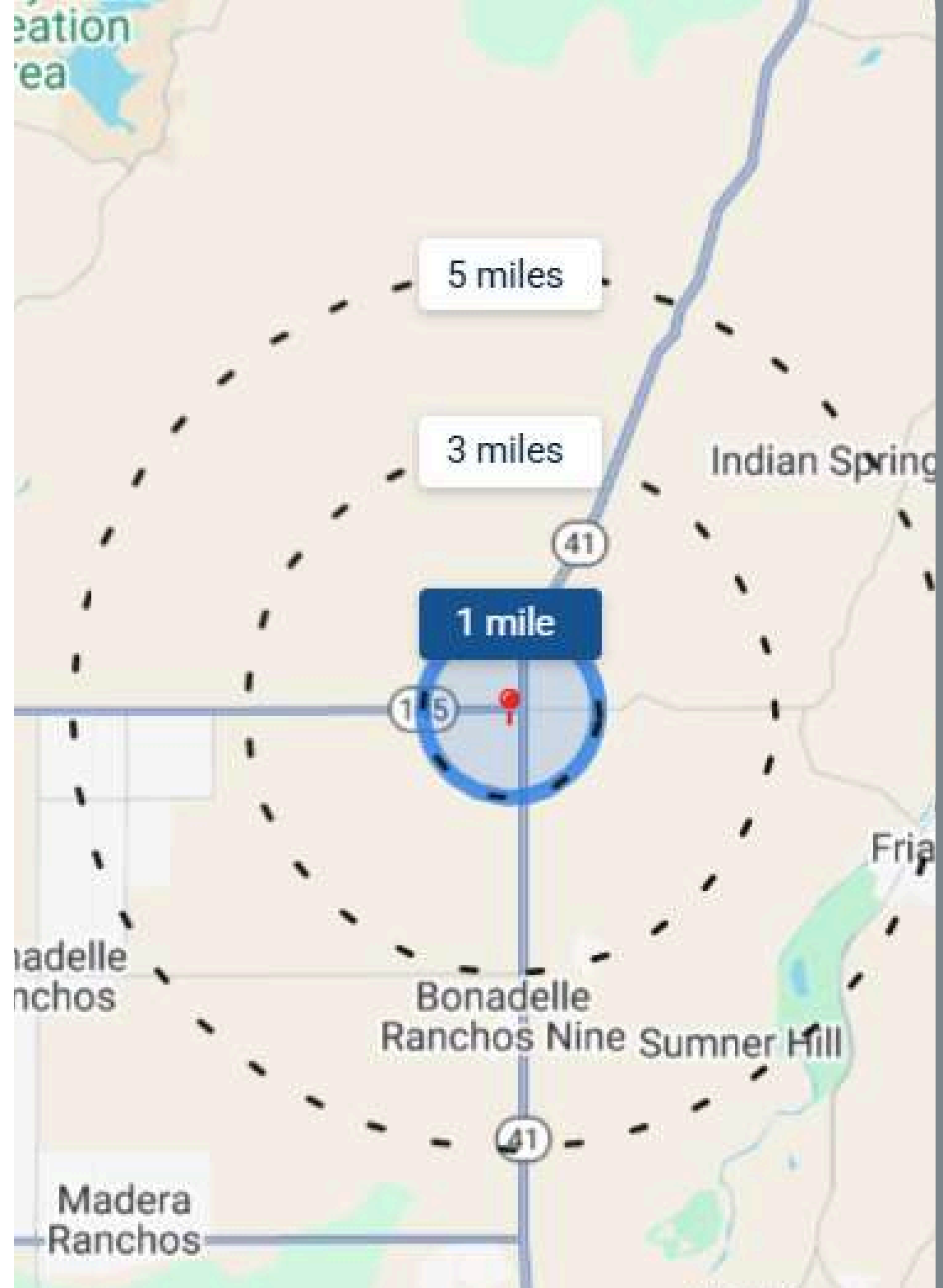
NEARBY AMENITIES



AREA OVERVIEW

MADERA, CA

Situated at the intersection of Highway 145 and Road 29 in Madera's 93636 ZIP code, this area offers a tranquil rural lifestyle with convenient access to urban amenities. The community is characterized by spacious properties, a median home value of approximately \$483,300, and a high median household income of \$124,024, reflecting its appeal to families and professionals seeking both space and comfort. With a low population density of 86 people per square mile, residents enjoy privacy and open spaces, while still being within reach of Madera city and the greater Fresno-Visalia metropolitan area. This location combines the serenity of country living with the benefits of nearby city conveniences, making it an ideal setting for those looking to enjoy the best of both worlds.



NEARBY AMENITIES

- 1 Hwy 41 RV & Boat Storage
- 2 Hwy 41/Rd 145-Park & Ride
- 3 Ta Contento
- 4 P+R Madera
- 5 Four Corners Park & Ride
- 6 Los 3 Chavalones

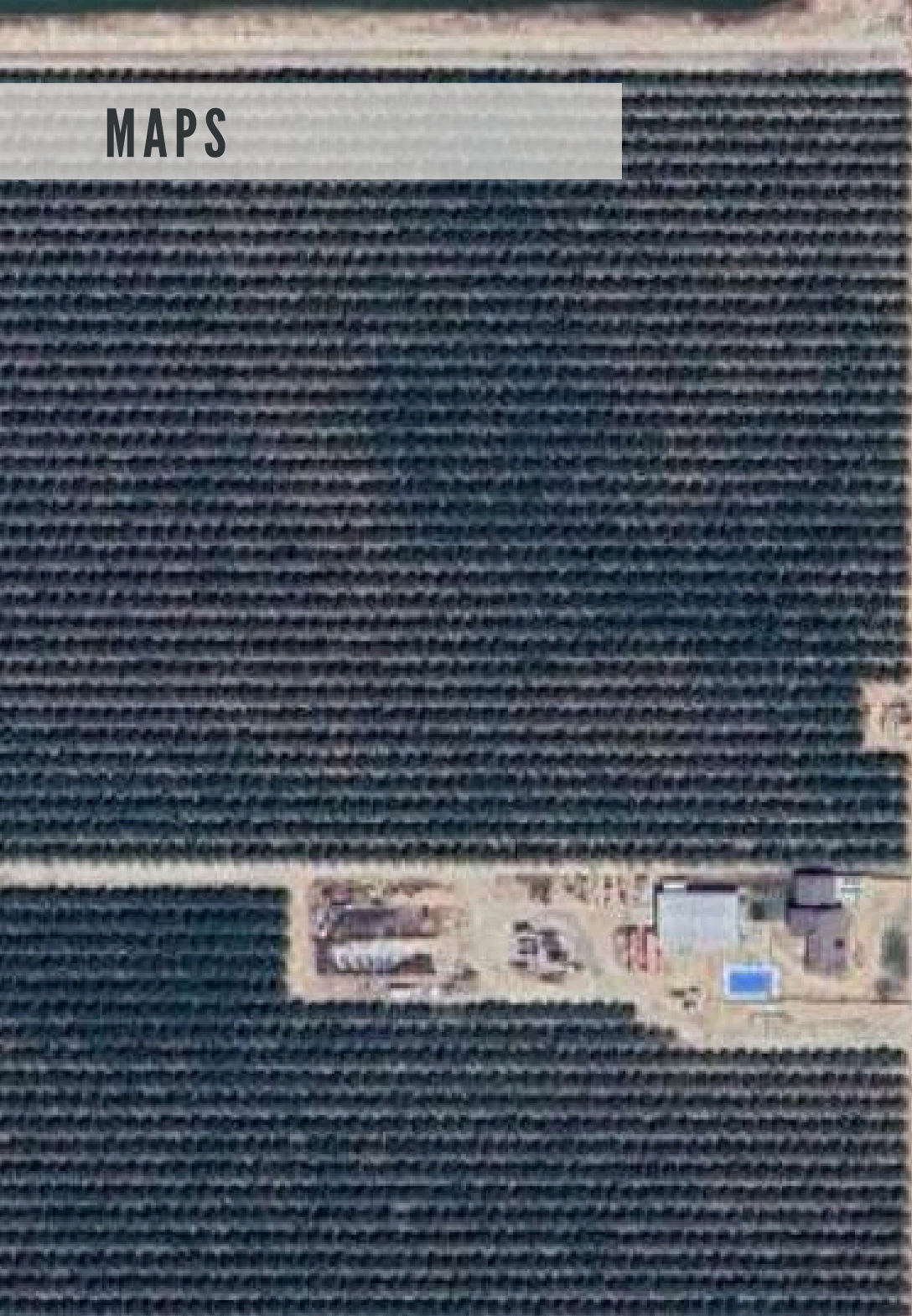


03

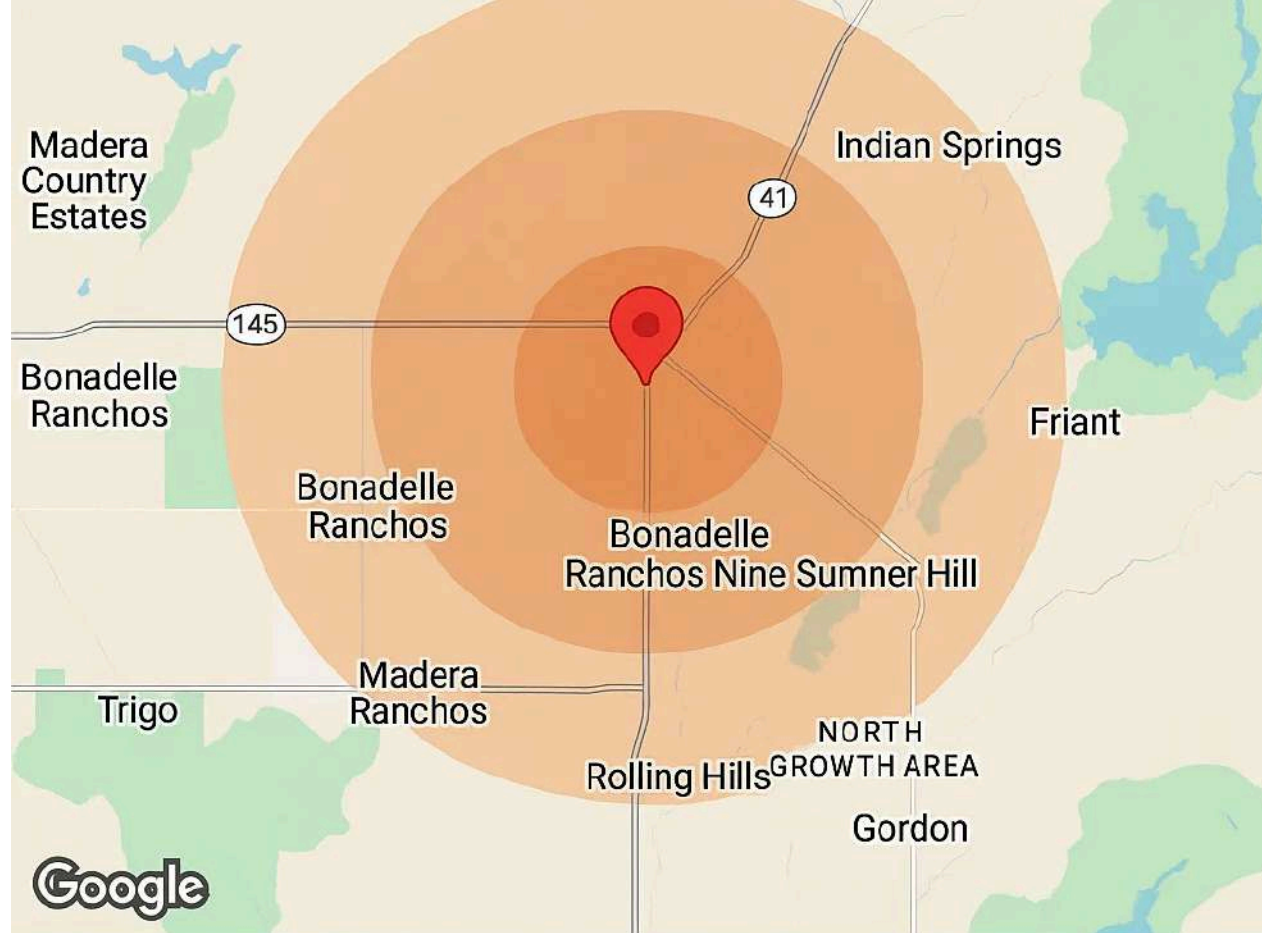
MAPS & DEMOGRAPHICS



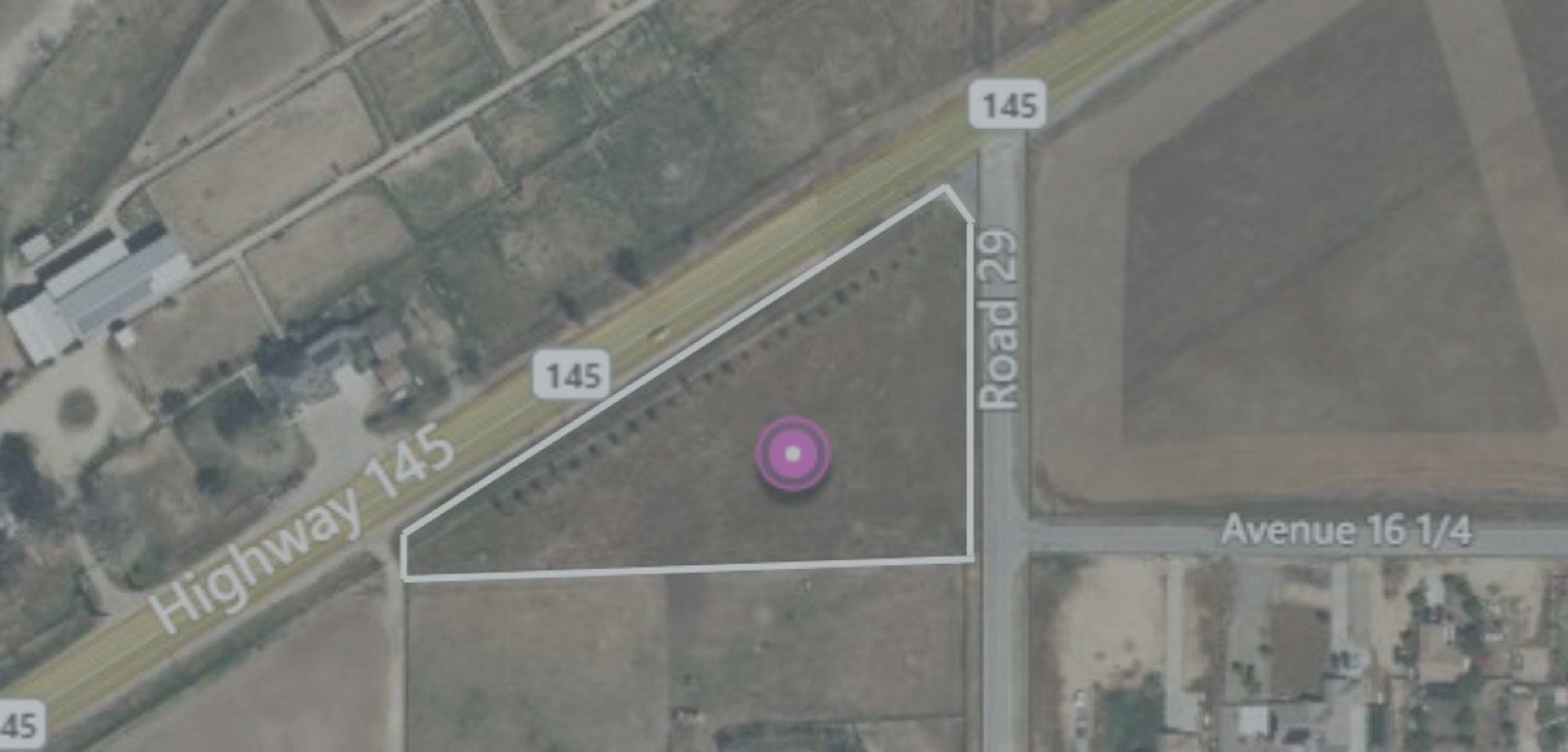
MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	Housing	
Male	N/A	1,767	Total Housing	1,694
Female	N/A	1,330	Occupied	1,545
Total Population			Owner-occupied	1,408
			Renter-occupied	107
			Vacant	56
Age	1 Mile	5 Miles	Housing	
0-14	N/A	377	Total Housing	1,694
15-74	N/A	1,332	Occupied	1,545
Ages 0 lder	N/A	413	Owner-occupied	1,438
			Renter-occupied	107
			Vacant	56
Income			Housing	
<\$50,000	N/A	181		
\$50,000-99,999	N/A	301		
\$100,000-149,999	N/A	175		
\$150,000+	N/A	161		



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