

Recreational Development Property for Sale in Madera

36119 Avenue 12, Madera CA



FOR MORE INFORMATION PLEASE CONTACT

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36119 Ave 12, Madera, CA 93636

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Avenue 12

OFFERING SUMMARY

PROPERTY SUMMARY

The property located at **36119 Avenue 12 in Madera, CA** is a 2.66 acre parcel positioned on a hard corner. A hard corner is one of the most sought after site characteristics for national retailers and fuel operators evaluating new locations in the Central Valley.

A 2.66 acre hard corner site gives a national retailer or fuel operator the footprint they need for a building, a canopy, ingress and egress from two frontages, and the parking and stacking room their prototype requires. That combination does not come up often in Madera, and it is the reason this parcel should be marketed directly to the users who build on corners like this one.

Madera continues to grow, and Avenue 12 is part of that growth. Hard corner parcels along active corridors are exactly what national retail site selection teams and convenience store or gas station operators look for when they expand into a new market. This is not a speculative land play. It is a development-ready site for a specific type of buyer.

Offering Summary

Sales Price:	\$ 990,000
Parcel Numbers:	APN: 049-371-002
Lot Size:	2.66 Acres

Highlights

- Signalized Corner Location
- Frontage Along Avenue 12
- Possible Commercial Rezone OpportunityRRM –
- Potential for Multifamily Development
- Across from the High School
- Residential Rural Multiple Family Zoning
- High-Visibility Ranchos Location
- Strong Access and Exposure
- Ideal for Investor or Developer Use
- Surrounded by Established Residential Growth
- Flexible Long-Term Redevelopment Potential

PROPERTY FEATURES

- » **RRM Zoning** – Zoned Residential Rural Multiple Family.
- » **Multifamily Development Potential** – Current marketing indicates potential for two apartment buildings with up to 10 units each.
- » **Signalized Hard Corner** – Located at the intersection of Avenue 12 and Road 36
- » **Across from Liberty High School** – Provides strong visibility and exposure to the surrounding community.
- » **Commercial Rezone Potential** – May offer future commercial redevelopment opportunities, subject to governmental approval.
- » **High-Visibility Frontage** – Positioned along the established Avenue 12 corridor with strong accessibility.
- » **Established Surrounding Area** – Near residential neighborhoods and community amenities in Madera Ranchos.
- » **Existing ±1,945 SF Improvement** – Public property records indicate an existing structure of approximately 1,945 SF.
- » **Redevelopment Opportunity** – Suitable for investors or developers pursuing residential or potential future commercial uses.
- » **Approximately 10 miles** from both Fresno and Madera, offering convenient access to two major Central Valley markets.



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