

32 ACRES ON MADERA AVE/HIGHWAY 145

HIGHWAY 145 AND AVE 12 1/4, MADERA, CA 93637



OFFERING SUMMARY

Sale Price:	\$4,250,000
Available SF:	32 Acres
Lot Size:	32 Acres
Price / Acre:	\$132,813

PROPERTY OVERVIEW

One APN with 32 acres consisting of 22 acres of residential and 10 acre of medium density homes.

PROPERTY HIGHLIGHTS

- Fastest Growing side of town
- Situated Near Existing Newer Housing Developments
- 12 Acre shopping center plan next door
- Large park
- Easy access to highway 99



RE/MAX GOLD

Each office independently owned and operated

KIRK ATAMIAN

Commercial Specialist

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CalDRE #02127378

7050 N Fresno St | #204
Fresno, CA 93720

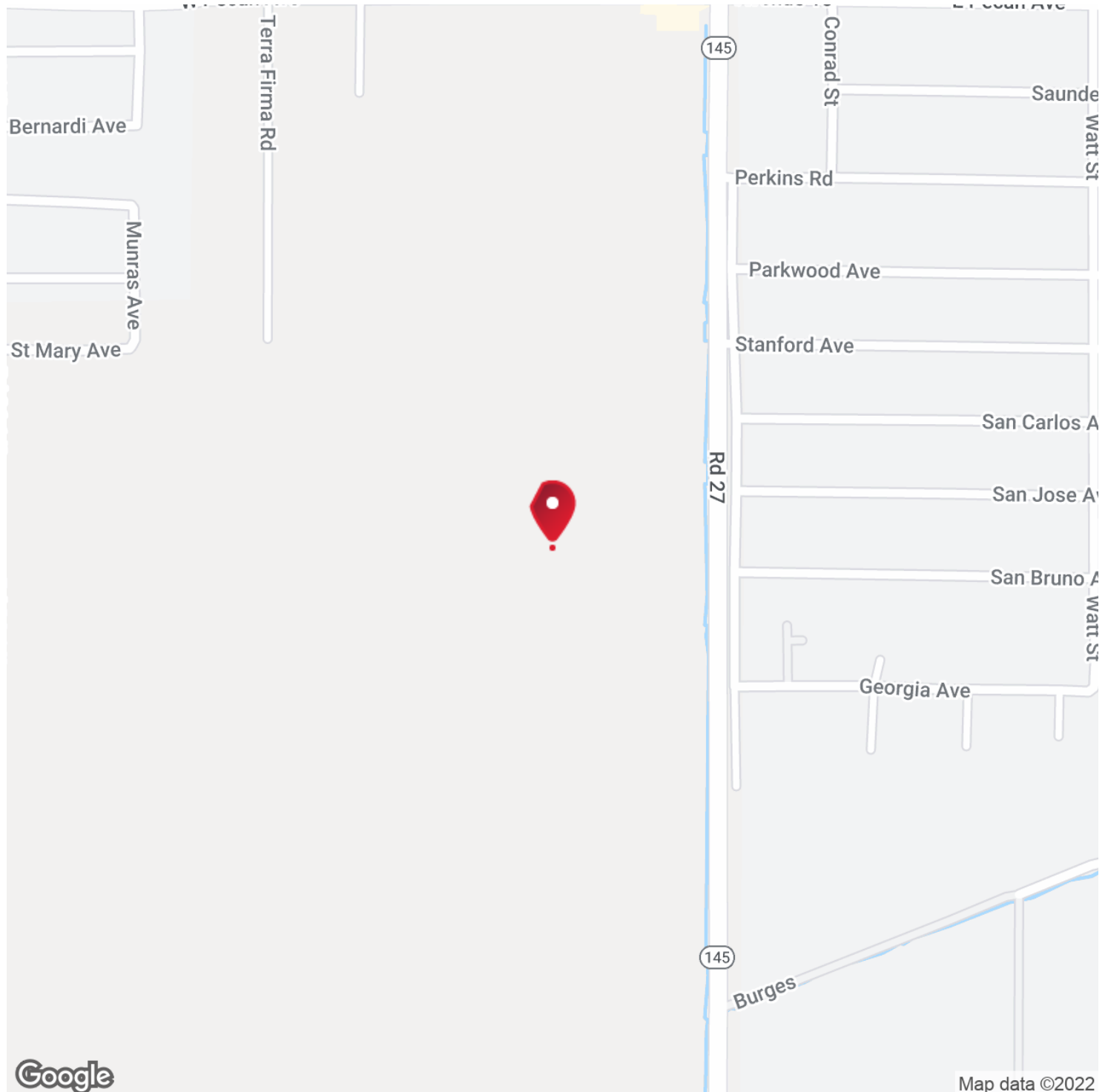
FOR SALE

LAND

LOCATION MAP

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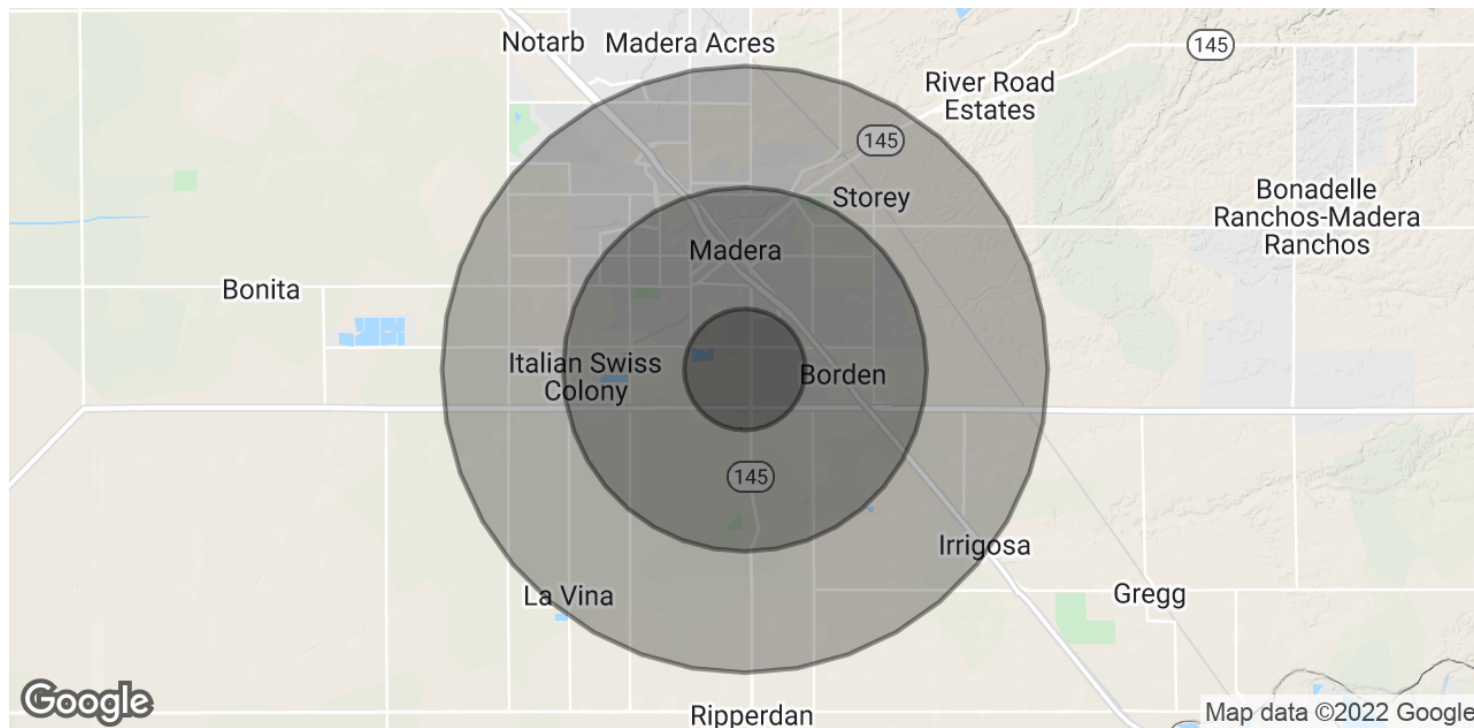
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,626	49,327	71,100
Average Age	23.0	27.2	27.4
Average Age (Male)	21.3	25.5	25.6
Average Age (Female)	24.3	28.8	28.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,610	12,922	18,780
# of Persons per HH	4.1	3.8	3.8
Average HH Income	\$46,219	\$47,776	\$49,871
Average House Value	\$464,289	\$320,761	\$322,643

* Demographic data derived from 2010 US Census



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