

41737 AVE 13 MADERA CA 93636

41737 AVENUE 13, MADERA, CA 93636



PROPERTY DESCRIPTION

Unlock the potential of this 37.2-acre parcel at 41737 Ave 13, strategically positioned in a burgeoning part of town that is poised for remarkable growth. Situated in a key development zone, this property is part of a well-thought-out scheme that promises a dynamic future. With plans for development already in motion, this is your chance to secure a pivotal piece of real estate that can play a significant role in shaping the expansion of this thriving community.

This unique property stands out as one of the few that still holds water rights, providing an unbeatable advantage compared to the surrounding land. Nestled near Hwy 41, it offers prime accessibility and visibility, ensuring a strategic position for diverse development opportunities. Priced at \$200,000 per acre, don't miss out on being a cornerstone in the exciting growth of this part of town!

OFFERING SUMMARY

Sale Price:	\$7,440,000
Lot Size:	37.2 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	74	9,436	105,183
Total Population	215	25,323	279,521
Average HH Income	\$129,279	\$142,355	\$97,525

**RE/MAX GOLD**

Each office independently owned and operated

KIRK ATAMIAN

Commercial Specialist

559.246.0000

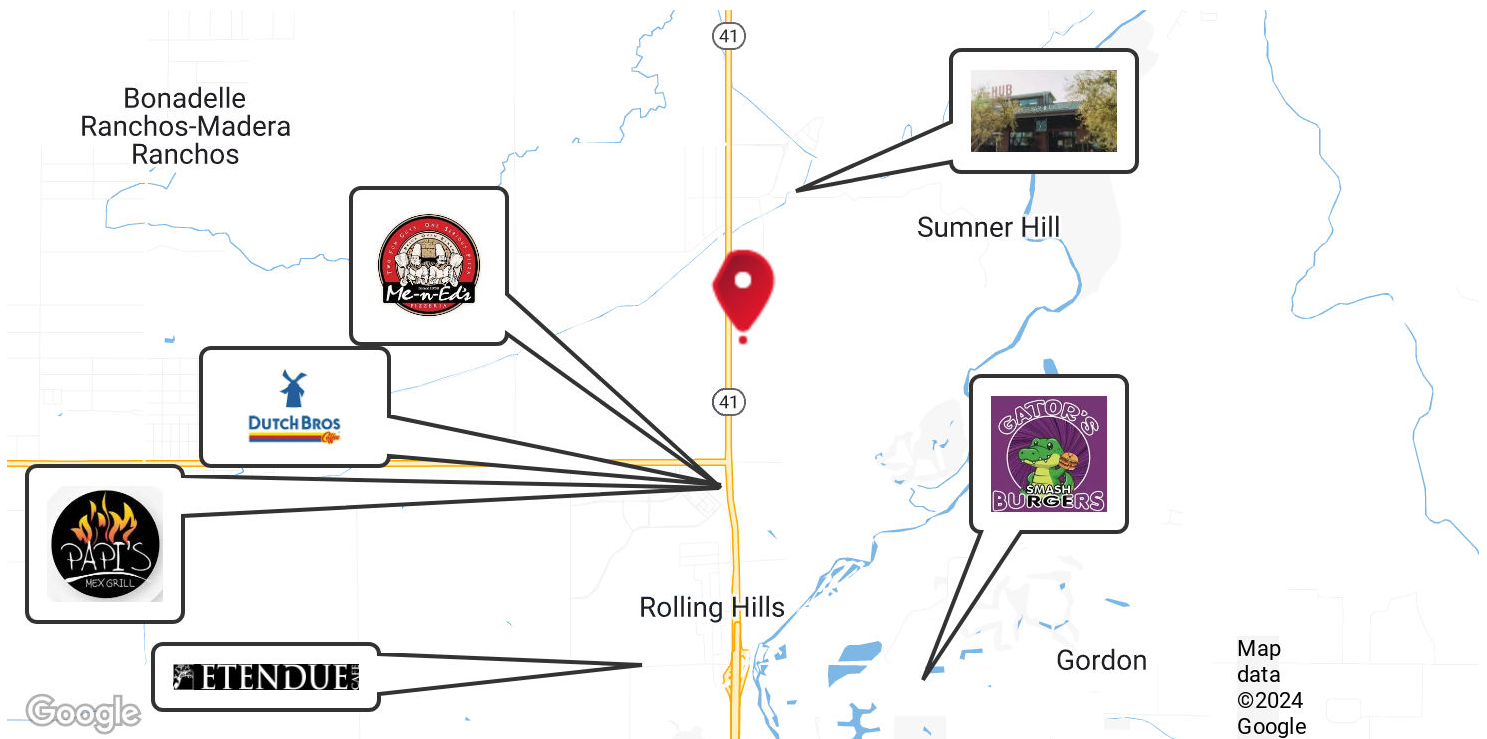
kirkatamian@gmail.com

CalDRE #02127378

501 North E St, Suite H
Madera, CA 93638

41737 AVE 13 MADERA CA 93636

41737 AVENUE 13, MADERA, CA 93636



HIGHLIGHTS

Prime Location: Nestled strategically near Hwy 41 in Madera, this 37.2-acre parcel boasts a prime location, enhancing accessibility and visibility.

Booming Development Area: Situated in a rapidly growing part of town, the property is surrounded by active development plans, ensuring a dynamic and flourishing community.

Key Zone Inclusion: Positioned within a key development zone, this property is already part of a well-designed scheme, making it an integral player in the area's expansion.

Strategic Growth Potential: With varied development opportunities, this parcel is poised to be a significant contributor to the strategic and planned growth of the surrounding community.

Competitive Price: Priced attractively at \$200,000 per acre, seize the opportunity to invest in a pivotal piece of real estate that holds immense potential in the exciting development of Madera, CA.



RE/MAX GOLD
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist

559.246.0000

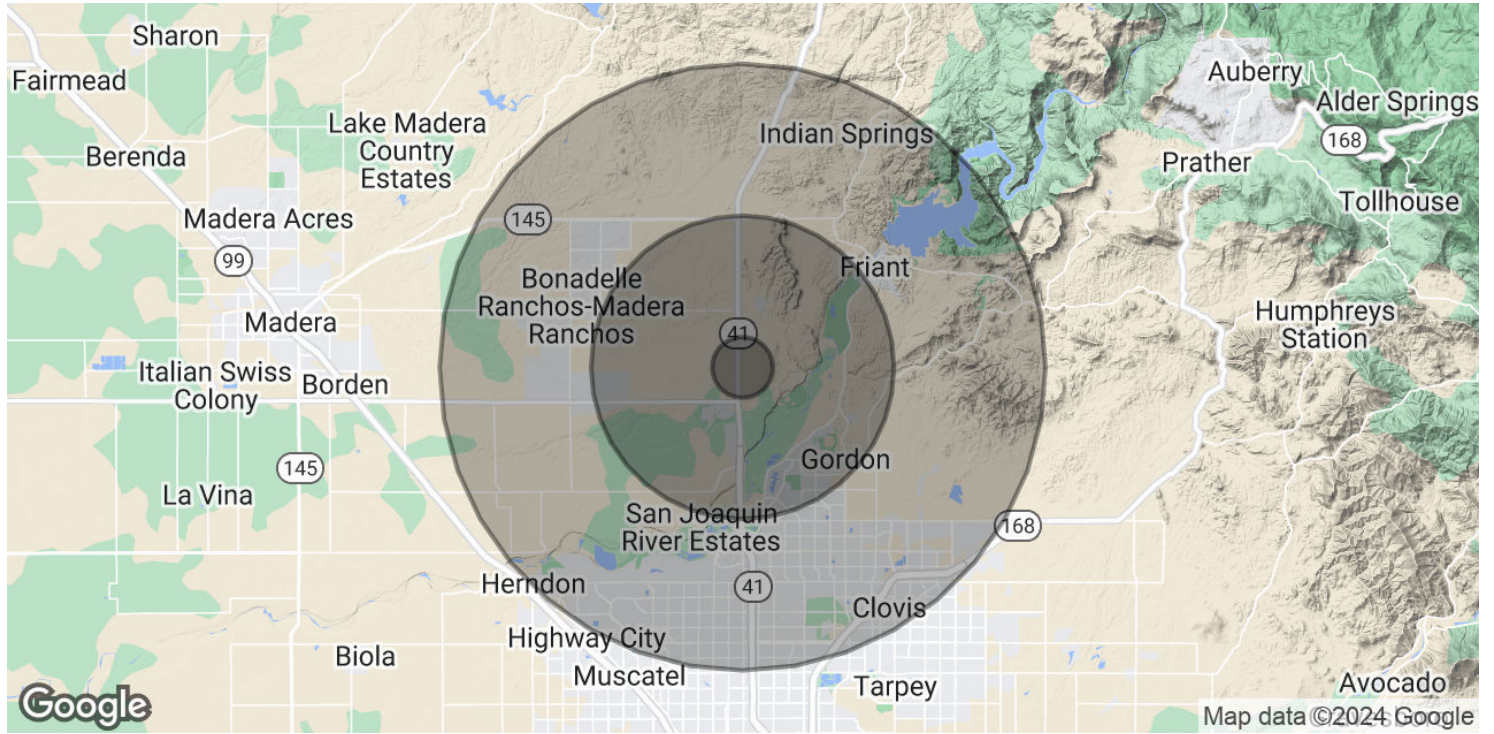
kirkatamian@gmail.com

CalDRE #02127378

501 North E St, Suite H
Madera, CA 93638

41737 AVE 13 MADERA CA 93636

41737 AVENUE 13, MADERA, CA 93636



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	215	25,323	279,521
Average Age	49.5	42.1	37.6
Average Age (Male)	51.0	38.7	35.9
Average Age (Female)	47.6	45.5	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	74	9,436	105,183
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$129,279	\$142,355	\$97,525
Average House Value	\$396,552	\$464,046	\$322,087

* Demographic data derived from 2020 ACS - US Census



RE/MAX GOLD
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378
501 North E St, Suite H
Madera, CA 93638