

OFFERING MEMORANDUM

# COMMERCIAL/RESIDENTIAL PROPERTY

PECAN AND MADERA AVE  
MADERA CA 93637



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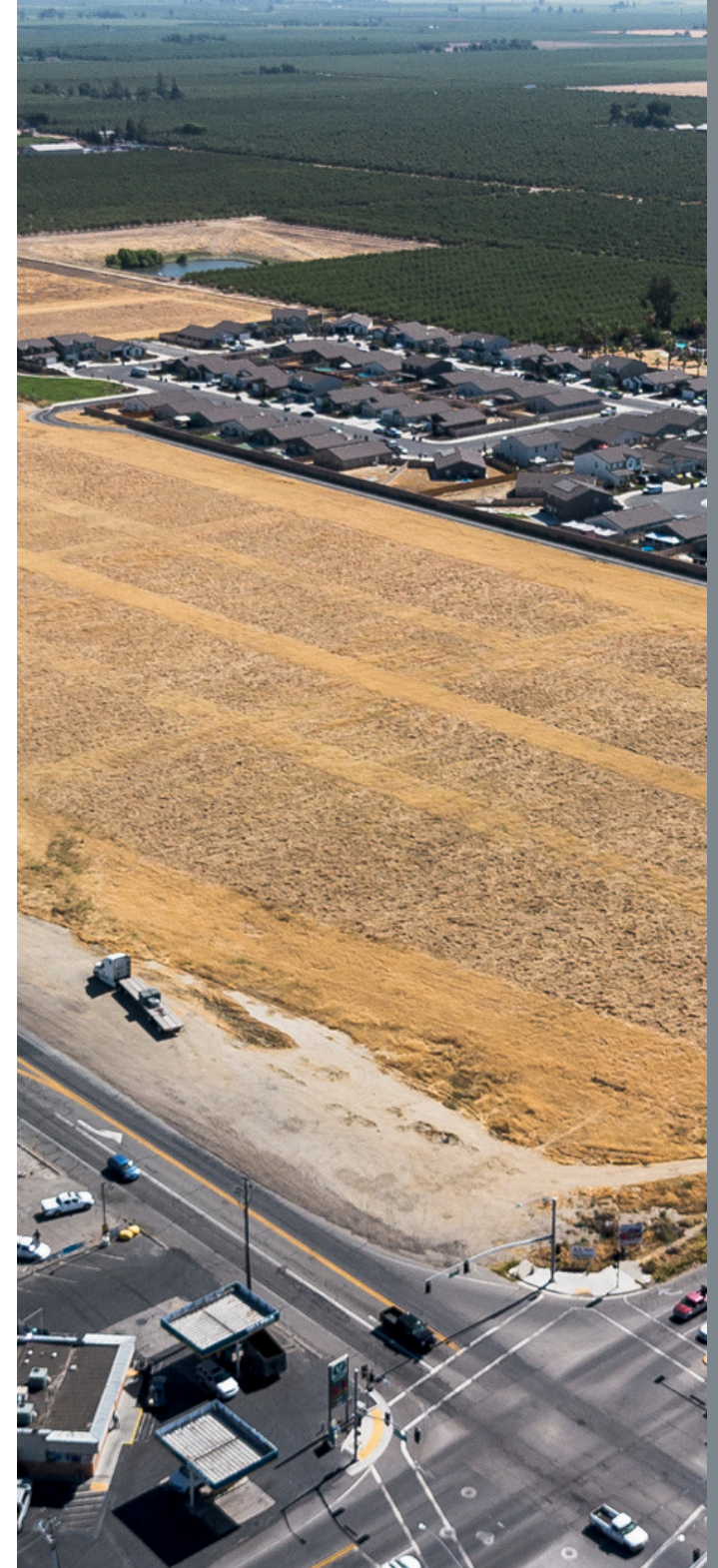
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# 01

## INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



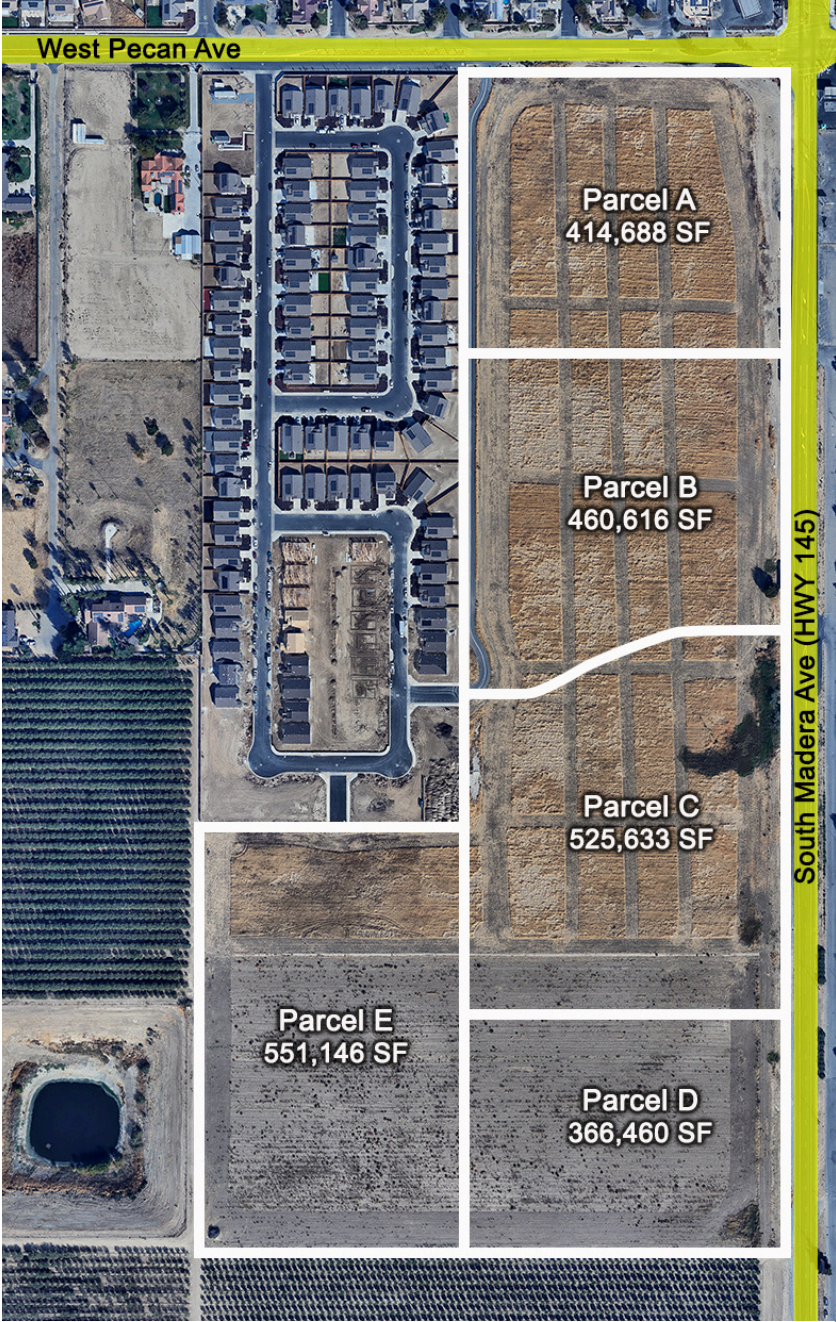


EXCLUSIVE OFFERING MEMORANDUM

# THE OFFERING

Available now: 10 AC on Avenue 13 and Madera Ave in Madera. Great for residential development. Raw land zoning. Perfect for developers looking to capitalize on a growing area.

PROPERTY ADDRESS	Avenue 13 and Madera Ave
PARCEL A COMMERCIAL	414,688 SF (Commercial)
PARCEL B RESIDENTIAL	460,616 SF (High Density)
PARCEL C RESIDENTIAL	525,633 SF (Medium Density)
PARCEL D RESIDENTIAL	366,460 SF (Low Density)
PARCEL E RESIDENTIAL	551,146 SF (Low Density)
ASKING PRICE	\$1,500,000 - \$4,800,000







## PROPERTY SUMMARY

Five separate parcels (APNs) with a mix of zoning—commercial, multifamily, residential raw land—create a unique chance to develop across multiple uses. Perfect for builders, investors, or developers looking to take advantage of strong growth in the area.

## HIGHLIGHTS

- **Strategic Location:** Located just off Highway 99, offering seamless access for future residents and excellent connectivity for commuters.
- **Walkable Community:** Walking distance to nearby schools, ensuring convenience for families and adding appeal to potential renters or buyers.
- **Adjacent Amenities:** Neighboring a new proposed shopping center, providing future residents with easy access to retail, dining, and entertainment options.





# 02

## PROPERTY PHOTOS



PROPERTY PHOTOS







# 03

## AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES





# AREA OVERVIEW

## MADERA, CA

The intersection of Pecan(Avenue 13) and Madera Avenue in Madera, CA is a prime location for commercial development. With high traffic visibility, flexible zoning (commercial, residential, multifamily), and proximity to Highway 99, it offers strong potential for retail, service, or mixed-use projects. The area is supported by a growing population, young demographics, and above-average household incomes. Surrounding neighborhoods and infrastructure are expanding, making this a strategic site for investors, developers, and tenants seeking growth in an underserved market.





# 04

## AERIALS & MAPS





# MAPS

West Pecan Ave

West Pecan Ave

Parcel A  
414,688 SF

Parcel B  
460,616 SF

Parcel C  
525,633 SF

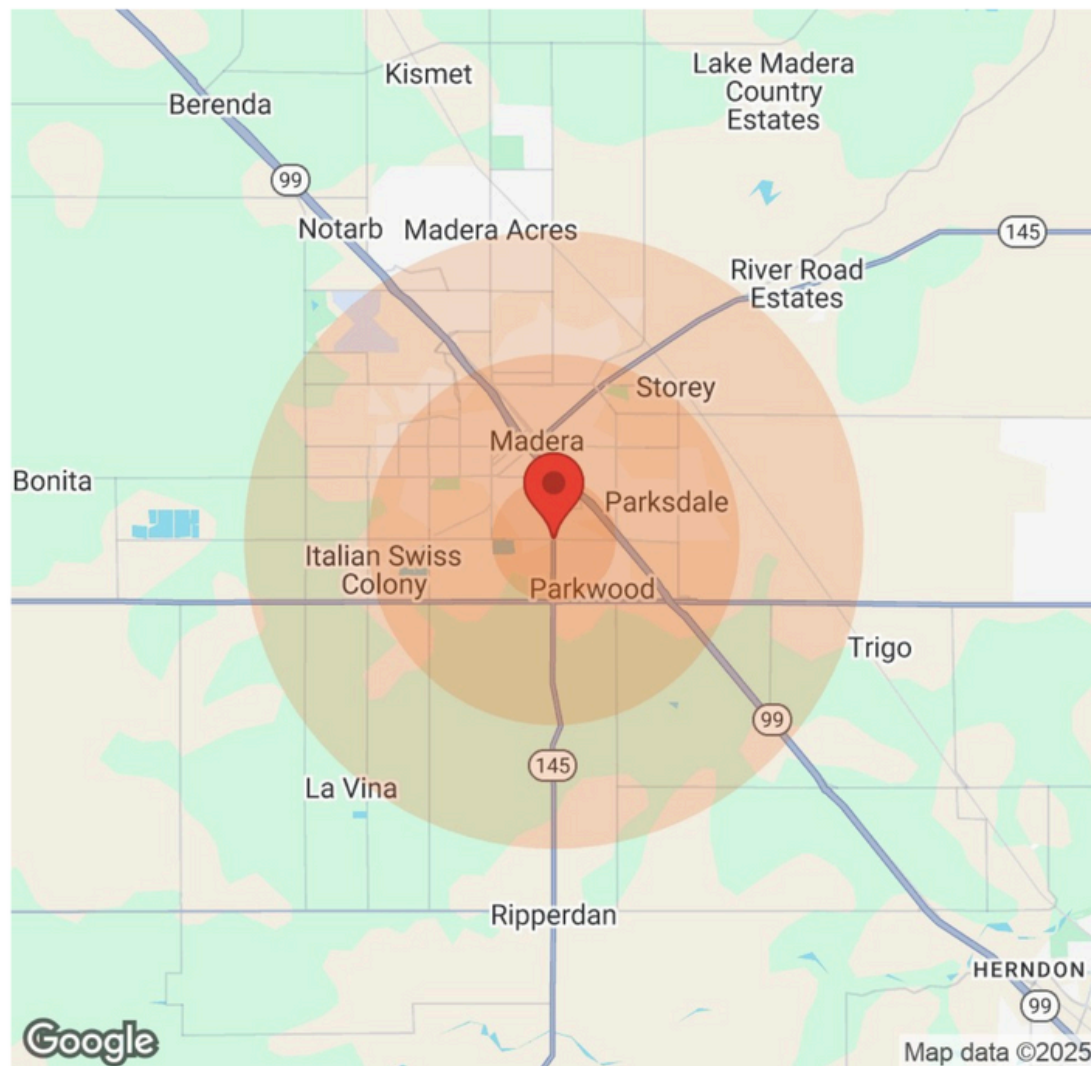
Parcel E  
551,146 SF

Parcel D  
366,460 SF

South Madera Ave (HWY 145)



# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	6,108	34,808	38,364
Female	5,897	34,671	38,515
Total Population	12,005	69,479	76,879

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,605	19,672	21,652
Ages 15-24	2,093	11,786	12,977
Ages 25-54	4,369	26,536	29,229
Ages 55-64	841	5,135	5,941
Ages 65+	1,097	6,350	7,080

Income	1 Mile	3 Miles	5 Miles
Median	\$36,325	\$35,563	\$37,361
< \$15,000	421	2,786	3,008
\$15,000-\$24,999	500	2,677	2,870
\$25,000-\$34,999	341	2,429	2,700
\$35,000-\$49,999	615	3,069	3,406
\$50,000-\$74,999	613	3,575	4,094
\$75,000-\$99,999	233	1,542	1,724
\$100,000-\$149,999	263	1,189	1,465
\$150,000-\$199,999	44	261	297
> \$200,000	N/A	279	336

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,345	19,304	21,548
Occupied	3,092	18,058	20,140
Owner Occupied	1,569	9,293	10,596
Renter Occupied	1,523	8,765	9,544
Vacant	253	1,246	1,408





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