

AVENUE 13 AND MADERA AVENUE

MADERA, CA 93637



PROPERTY DESCRIPTION

Let me introduce you to this incredible Investment Opportunity! Five parcels of land with various zoning options: Parcel A, measuring 414688 SF for commercial, Parcel B measuring 460,616 SF for apartments. Parcel C and remainder measuring 525,633 SF for residential, and Parcel D measures 366,460 SF for medium density. This land is perfect for visionary investors looking to shape a thriving community.

OFFERING SUMMARY

Sale Price:	\$1,051,595 - \$3,807,970
Lot Size:	106 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	175	688	2,818
Total Population	690	2,712	11,125
Average HH Income	\$73,198	\$72,990	\$64,784



RE/MAX GOLD
Each office independently owned and operated

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Google

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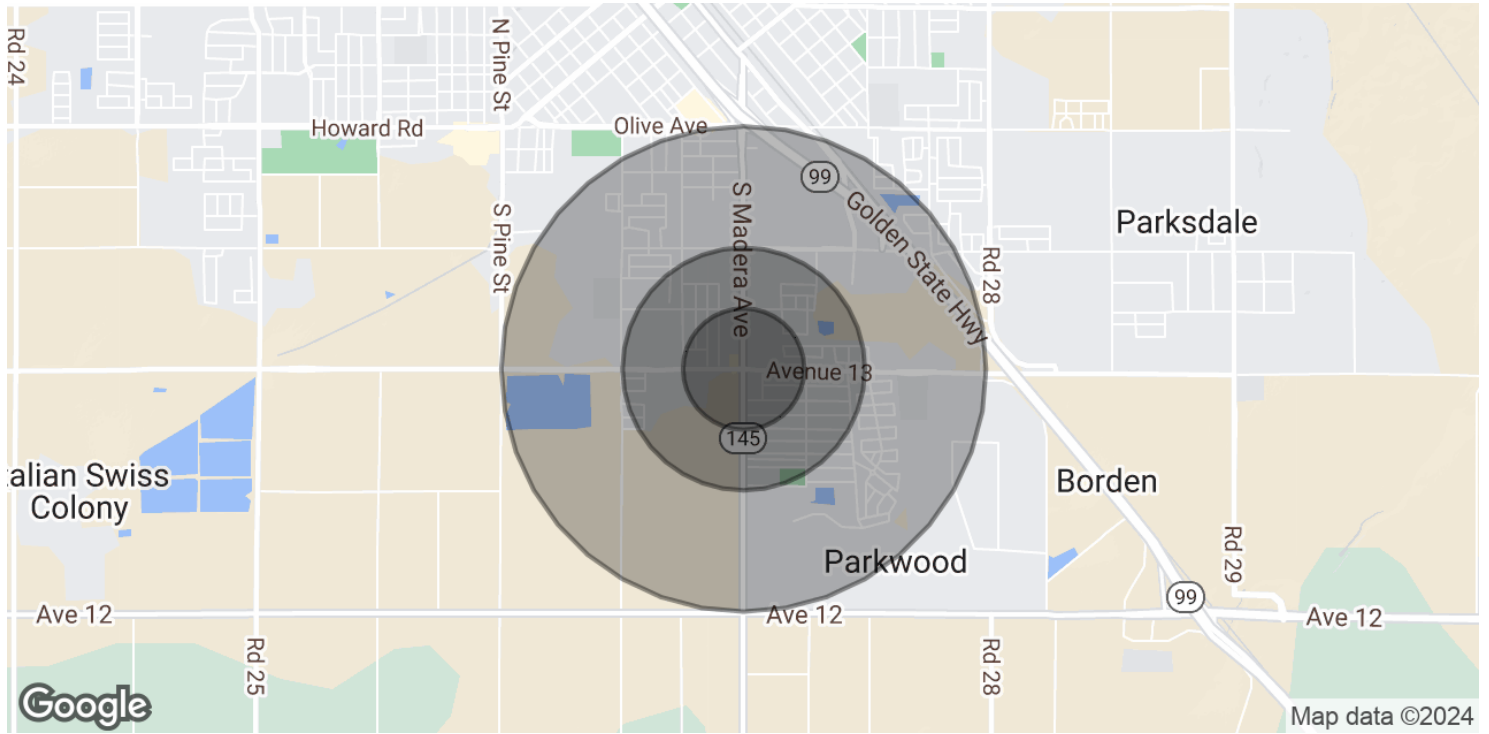
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	690	2,712	11,125
Average Age	29.1	29.1	27.6
Average Age (Male)	30.5	30.4	28.7
Average Age (Female)	27.2	27.1	26.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	175	688	2,818
# of Persons per HH	3.9	3.9	3.9
Average HH Income	\$73,198	\$72,990	\$64,784
Average House Value	\$181,741	\$183,213	\$207,042

* Demographic data derived from 2020 ACS - US Census



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