

# AVENUE 13 AND MADERA AVENUE

MADERA, CA 93637



PRESENTED BY:

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

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EXECUTIVE SUMMARY

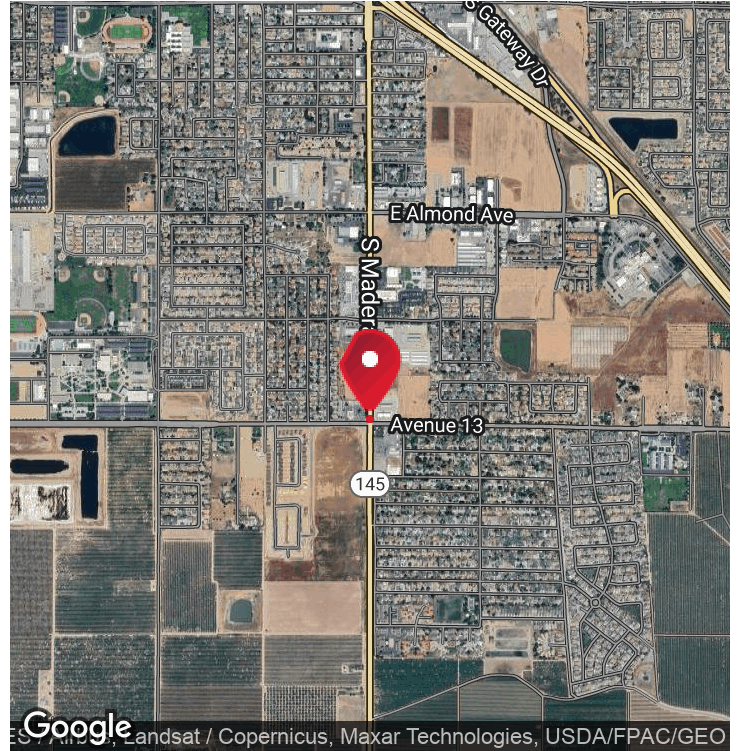
COMMERCIAL

10 ACRES HIGH DENSITY

32 ACRES RESIDENTIAL AND MEDIUM DENSITY

CUSTOM PAGE

# EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

Let me introduce you to this incredible Investment Opportunity! Five parcels of land with various zoning options: Parcel A, measuring 414,688 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.

## LOCATION OVERVIEW

Land is located near the southwest corner of Avenue 13 and Madera Avenue. This site is ideally located on a busy corner in Madera's fastest growing area, with shopping malls, schools, and housing in close proximity. It is just minutes away from Avenue 12 and Freeway 99, providing easy access to major transportation routes, and with 800 new rooftops planned for the next 5 years, this property presents an incredible opportunity for growth and development.

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# PARCEL A



## PARCEL A 414,688 SF (+/- 10 ACRES)

Land- Retail Pad      Sale Price \$3,807,970.00

An incredible opportunity to own a huge commercial plot located at Madera, CA 93637. The site consists of a parcel of 414,688 SF (+/- 10 acres) of vacant land which is zoned for commercial and located near the southwest corner of Avenue 13 and Madera Avenue.

The site is ideally located on a busy corner. Being located at Madera's fastest growing area, it has shopping center, schools and housing in close proximity. It is just minutes away from Avenue 12 and Freeway 99. There are 800 new rooftops planned for over next 5 years. Acreage next to it is also available for residential development.

There are 18,827 households and population of 71,073 within 5 miles of this site. This land lies in a commercial zone, Sub-divided in escrow. Agent is related to the owner.

This site definitely holds great potential in near future, and it is gem of an opportunity for investors or developers.

APN:012-480-012

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# PARCEL B



## PARCEL B 460,616 SF (+/- 10 ACRES)

Land- Multifamily -Apartments

Sale Price \$1,586,143.00

Welcome to a prime parcel B which consist of 460,616 SF (+/- 10 acres) of land at the intersection of Hwy 145 and Ave 13, boasting zoning for apartment construction. This strategically located property offers exceptional visibility and accessibility, with proximity to major highways. Surrounded by scenic landscapes and urban amenities, it presents a significant development opportunity, allowing for the creation of modern, multi-family housing units. With its growth potential and investment appeal, this land represents an attractive prospect for developers and investors looking to contribute to the region's growth and meet the rising demand for quality rental housing.

APN:012-480-013

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# PARCEL C AND REMEINDER



## **PARCEL C APN:012-480-014 (+/- 12 ACRES) AND REMAINDER APN:012-480-016 (+/- 12 ACRE)**

Land- ZONED RESIDENTIAL Sale Price \$125,000 PER ACRE

A parcel residential zoned of land siting just off Avenue 12 ¼ and Highway 145 in Madera, CA 93637. While located in a high development potential area, the site is situated near existing newer housing developments.

This development friendly land is ideally located in the fastest growing side of the town. The site is boasting of features such as a large park, easy access to the highway 99. In close proximity, we have a 12-acre plot of land destined to become a shopping center. All the above features will add on to the convenience of future residential communities.

Currently the site is being sold at \$125K per acre, providing a gem of opportunity for residential developers or investors. There are 18,780 households and 71,100 population within 5 miles of this development site. Average house value is \$464k within one mile of this site.

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# PARCEL D



## PARCEL D 366,460 SQUARE FOOT (+/- 8 ACRES)

LAND-Multifamily SALE PRICE \$1,051,595.00

Introducing an incredible opportunity for investors and developers alike! We present to you a sprawling 366,460 square foot (+/- 8 acres) parcel of land, strategically zoned for medium density homes. This prime piece of real estate is a blank canvas just waiting to be transformed into a thriving community. With its generous size, this land offers endless possibilities for future development.

APN:012-480-015

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## LOCATION INFORMATION

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AERIAL MAP

# AERIAL MAP



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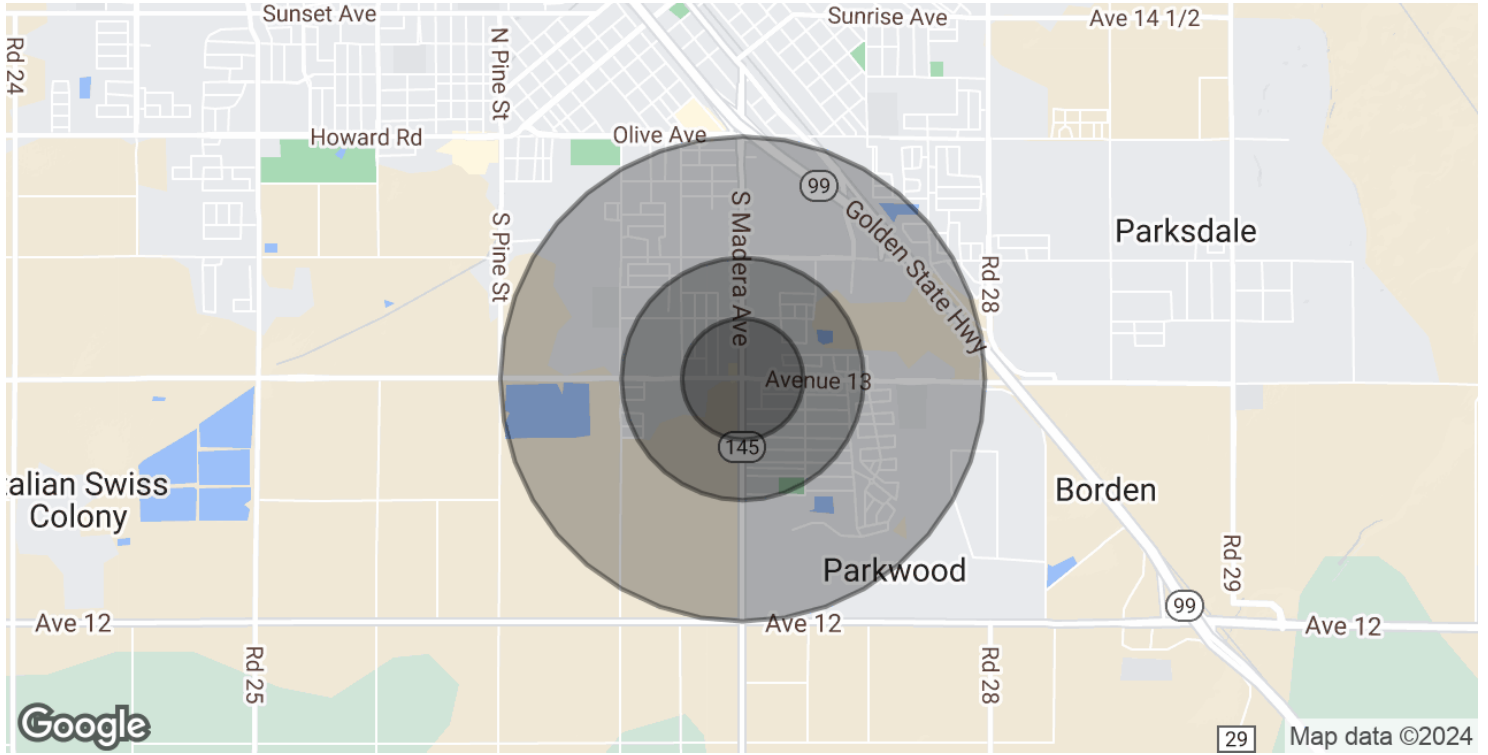
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## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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

LAND  
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ADVISOR  
BIOS

**IN THIS SECTION**

ADVISOR BIO 1

# //ADVISOR BIO 1

**KIRK ATAMIAN**

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**PROFESSIONAL BACKGROUND**

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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