

26023 ADELL STREET

MADERA, CA 93638



PROPERTY DESCRIPTION

Situated in the thriving Madera area, this impressive property presents an exceptional investment opportunity for prospective land and other investors. Boasting a prime location, this property offers convenient access to a wide range of amenities and business opportunities. The property is undergoing rezoning to C1 commercial. This property provides a solid foundation for various development endeavors. Its strategic positioning in the sought-after Madera area and proximity to key transportation routes make it an attractive prospect for forward-thinking investors seeking to capitalize on the region's growth and potential. With its desirable location and promising potential, this property is poised to support diverse investment strategies and yield significant returns.

OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	1.59 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	45	425	2,620
Total Population	173	1,762	10,268
Average HH Income	\$75,737	\$68,111	\$73,548

**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

26023 ADELL STREET

MADERA, CA 93638

Property Type	Land
APN	038-100-003-000
Lot Size	1.59 Acres

Situated in the thriving Madera area, this impressive property presents an exceptional investment opportunity for prospective land and other investors. Boasting a prime location, this property offers convenient access to a wide range of amenities and business opportunities. The property is undergoing rezoning to C1 commercial. This property provides a solid foundation for various development endeavors. Its strategic positioning in the sought-after Madera area and proximity to key transportation routes make it an attractive prospect for forward-thinking investors seeking to capitalize on the region's growth and potential. With its desirable location and promising potential, this property is poised to support diverse investment strategies and yield significant returns. House on property has an income of \$1,200 per month.



- Prime location in the thriving Madera area
- Ample space for diverse development opportunities
- Proximity to key transportation routes
- Potential for high investment returns
- Versatile usage options for land or other development
- Infrastructure-ready for efficient development
- Access to a range of local amenities
- Strategic positioning for long-term investment growth
- Zoning conducive to various development projects
- A solid foundation for diverse investment strategies

**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

26023 ADELL STREET

MADERA, CA 93638



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

26023 ADELL STREET

MADERA, CA 93638



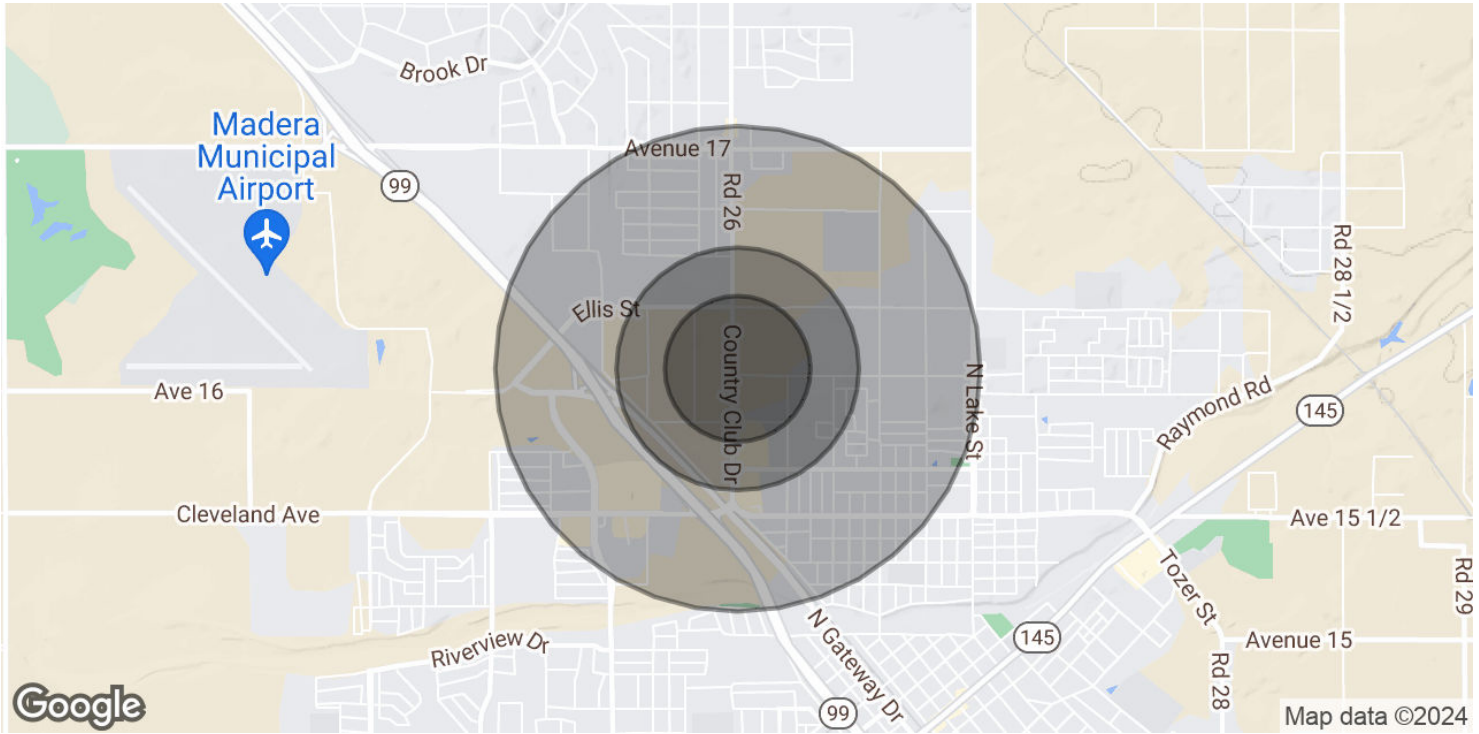
RE/MAX GOLD
 Each office independently owned and operated

KIRK ATAMIAN
 Commercial Specialist
 559.246.0000
 kirkatamian@gmail.com
 CalDRE #02127378

501 North E St, Suite H
 Madera, CA 93638

26023 ADELL STREET

MADERA, CA 93638



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	173	1,762	10,268
Average Age	33	31	33
Average Age (Male)	32	31	32
Average Age (Female)	33	32	33

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	45	425	2,620
# of Persons per HH	3.8	4.1	3.9
Average HH Income	\$75,737	\$68,111	\$73,548
Average House Value	\$326,261	\$285,234	\$315,662

Demographics data derived from AlphaMap



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