

Development Opportunity for Sale in Madera

36119 Ave 12, Madera, CA 93636



Avenue 12

Road 36

Topper Rd

Topper Rd

Charlton Rd

Avenue 12

FOR MORE INFORMATION PLEASE CONTACT

Kirk Atamian DRE #02127378

☎ 559.246.0000

✉ kirk@cckss.com

Madera- 501 North E #C, Madera CA 93638

Fresno- 8050 N Palm #300, Fresno CA 93711

Visalia- 4840 E Mineral King Ave #214, Visalia CA 93292

KA
KIRK ATAMIAN

RE/MAX
COMMERCIAL

Development Opportunity for Sale in Madera

36119 Ave 12, Madera, CA 93636

TABLE OF CONTENTS

OFFERING SUMMARY	3
PROPERTY FEATURES	4
EXCLUSIVELY PRESENTED LOCATION	5

Road 36

Topper Rd

FOR MORE INFORMATION
PLEASE CONTACT

Kirk Atamian

559-248-0000 kirk@ckss.com

www.ckss.com

KA
KIRK ATAMIAN

RE/MAX
COMMERCIAL

Avenue 12

Avenue

OFFERING SUMMARY

PROPERTY SUMMARY

36119 Ave 12 presents a prime ±2.66-acre redevelopment opportunity at the signalized intersection of Avenue 12 and Road 36 in Madera Ranchos. Positioned on a prominent hard corner directly across from Liberty High School, the property offers excellent visibility, accessibility, and exposure within an established and growing community.

The property is currently zoned RRM (Residential Rural Multiple Family), with current marketing materials indicating the zoning allows for two apartment buildings with up to 10 units each. This creates an attractive opportunity for multifamily development while also offering potential for a commercial rezone and redevelopment, subject to applicable governmental approvals.

The site encompasses approximately 115,869 square feet (±2.66 acres) and benefits from its strategic position along the Avenue 12 corridor. Its location across from Liberty High School and near established residential neighborhoods provides strong exposure and makes the property well suited for developers and investors seeking a highly visible site in the Madera Ranchos area.

With its signalized hard-corner location, substantial acreage, multifamily zoning, and redevelopment potential, 36119 Ave 12 represents a compelling opportunity for residential development or a potential future commercial project.



Offering Summary

Sales Price:	\$ 990, 000
Parcel Numbers:	APN 049-371-002
Lot Size:	2.66 Acres

Highlights

- Commercial redevelopment/rezone potential, subject to applicable approvals
- Zoned RRM (Residential Rural Multiple Family)
- Zoned school district with strong rating
- Quiet, low-noise rural setting with minimal flood risk
- Signalized hard-corner site at Avenue 12 & Road 36
- Multifamily development potential under the existing zoning
- Potential commercial redevelopment/rezone opportunity
- Located in the Madera Ranchos–Bonadelle Ranchos community

PROPERTY FEATURES

- » **Signalized hard-corner location** at Avenue 12 and Road 36 in Madera Ranchos
- » **Zoned RRM (Residential Rural Multiple Family)** — 1-acre minimum lot size, permits single-unit, multi-unit, senior housing, and mobile home park uses, so the lot carries redevelopment or subdivision potential beyond the existing home
- » **Current zoning:** Reportedly allows for two apartment buildings with up to 10 units each
- » **Located in Madera Ranchos:** zoned school district with strong ratings: Webster Elementary (8/10), Ranchos Middle (7/10), Liberty High (7/10)
- » **Commercial redevelopment/rezone:** Potential, subject to applicable approvals
- » **Potential commercial redevelopment/rezone opportunity.** Subject to governmental approvals
- » **Located along heavily traveled Avenue 12:** Midway between Highway 41 and Highway 99, with strong visibility and access.
- » **Multiple Uses:** Permitted uses include single-unit, multi-unit, and senior housing, and mobile home park
- » **2.66-acre lot (115,870 SF):** well above the typical Ranchos parcel, with real land-value upside
- » **Approximately 10 miles** from both Fresno and Madera, offering convenient access to two major Central Valley markets.



Development Opportunity for Sale in Madera

36119 Ave 12, Madera, CA 93636



**FOR MORE INFORMATION
PLEASE CONTACT**

Kirk Atamian

☎ 559-246-0000

✉ kirk@ckss.com

🌐 www.ckss.com

DRE #02127378

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains confidential and proprietary information and is intended solely for the recipient to whom it has been delivered by RE/MAX Success – Kirk Atamian. No part of this document may be reproduced, distributed, or disclosed to any third party without the prior written consent of RE/MAX Success – Kirk Atamian.

By accepting this Offering Memorandum, the recipient agrees to maintain the confidentiality of all information contained herein. If the recipient has no interest in the subject property, this document should be returned promptly to RE/MAX Success – Kirk Atamian.

The information contained herein has been obtained from sources believed to be reliable; however, it has not been independently verified. RE/MAX Success – Kirk Atamian makes no representations or warranties, express or implied, regarding the accuracy or completeness of the information provided, including but not limited to the property's financial performance, physical condition, environmental status, legal compliance, dimensions, or tenant information.

Prospective purchasers are responsible for conducting their own independent investigations and due diligence and shall rely solely upon their own findings. All costs associated with such investigations shall be borne by the prospective purchaser.

