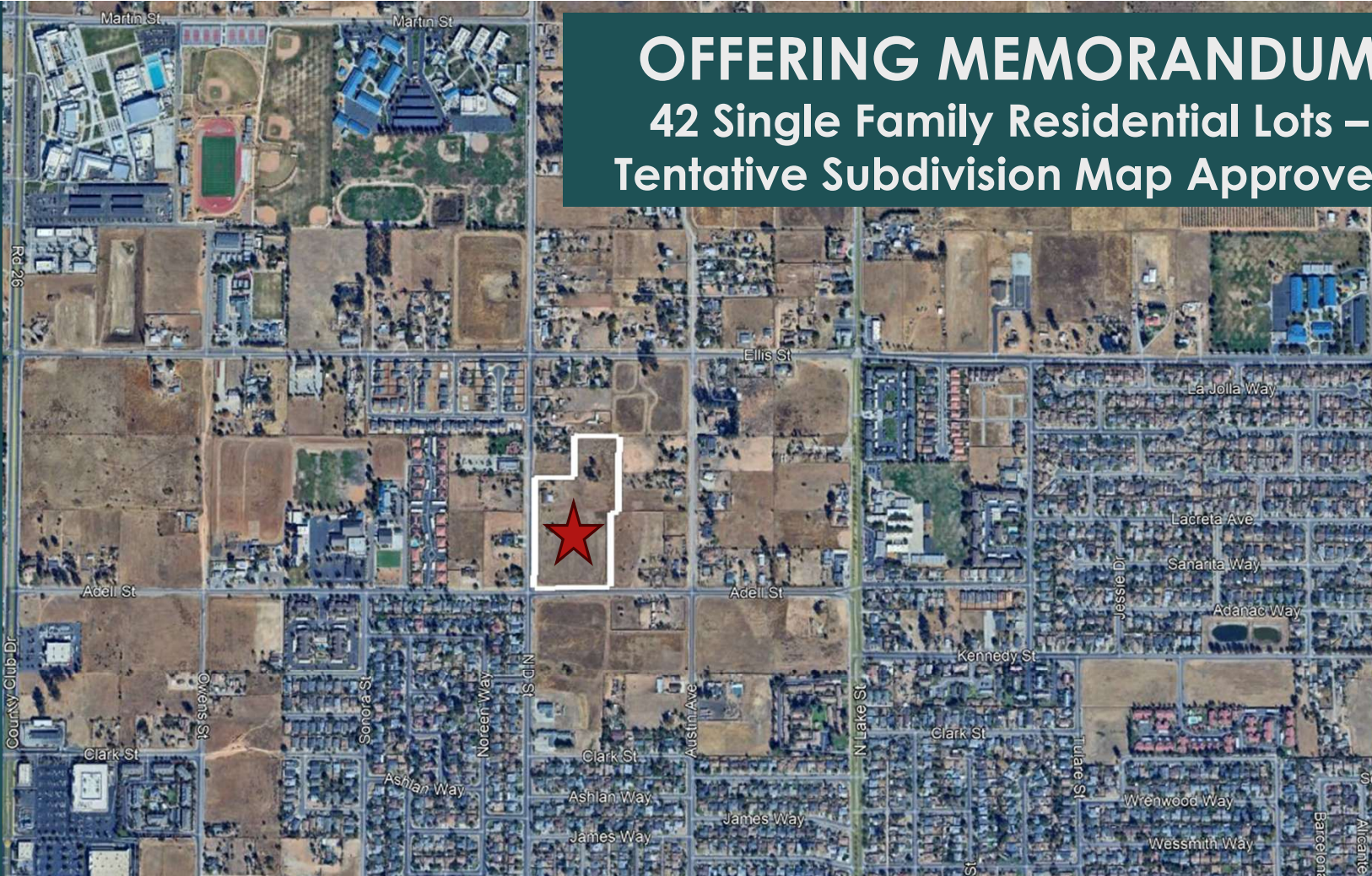


OFFERING MEMORANDUM

42 Single Family Residential Lots – Tentative Subdivision Map Approved



CITY OF MADERA
RESIDENTIAL DEVELOPMENT OPPORTUNITY

Contact:
Andrew Leonardo
Broker
DRE # 01888579
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C: (562) 728-7622

PROPERTY OVERVIEW

Residential Development Opportunity for a 42-Lot single-family home community on lot sizes of 50'x100'.

Entitlement Status

The Tentative Subdivision Map is approved, the annexation has recorded, and the improvement plans are in their second submittal. The property will be delivered shovel-ready with an approved set of improvement plans, and the final map will be in a ready-to-record position.

Location

The subject site is located 16227 N D Street, Madera, Ca 93638 and is being sold together with 16255 N D Street.
Driving directions: Starting from the 99 Freeway, exit Cleveland Avenue, go east. Cleveland curves and becomes Country Club Drive, continue north on Country Club Drive. Make a right at Adell Street, continue eastbound to North D Street. The property is located at the northeast corner of Adell Street and North D Street.

Assessor Parcel Numbers

038-090-009, & -010

Acreage

±9.12 acres Total.

Parcel -010 consists of 5 vacant acres of land.

Parcel -009 consists of 4.12 acres of land and has a single-family home. The Seller will retain the home and approx. 1.055 acres of land post-closing when the Final Map is recorded.

Topography

The subject property is relative flat.

Site Condition

The subject site is vacant land, currently in an unimproved condition.

School District

Madera Unified School District

Ownership

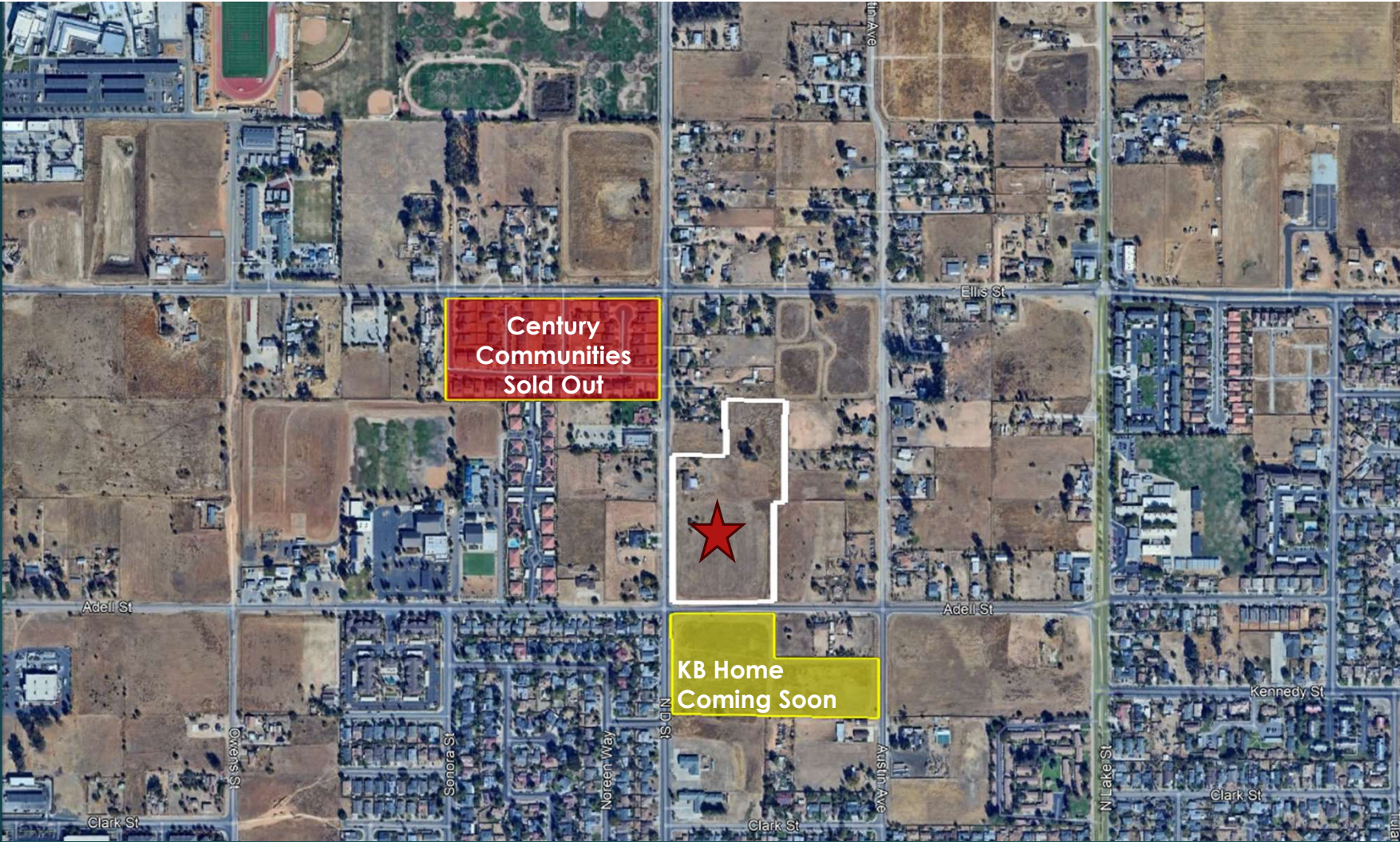
Nadeem Ahmad
Farooq Shahzada

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EXECUTIVE SUMMARY



AERIAL MAP

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Purchase Price

\$1,600,000.

Letter of Intent

A Letter of Intent should identify the purchase price, deal structure, terms, feasibility period, closing date, and source of capital which will be used to purchase the Property.

Feasibility Period

Buyer shall have a forty-five (45) day Feasibility Period in which to investigate all aspects of the Property commencing upon mutual execution of the Purchase & Sale Agreement.

Purchase & Sale Agreement

Buyer shall provide Seller with the initial draft of the Purchase & Sale Agreement.

Property Condition at COE

The property will be delivered in an "as-is, where-is" condition.

Close of Escrow

The close of escrow is to occur fifteen (15) days after the expiration of the Feasibility Period.

Title & Escrow

Seller prefers Chicago Title Company

Due Diligence Materials

A Dropbox link will be provided to interested parties upon request.

Offering Deadline

Please submit offers in writing by Thursday, May 15th, 2025.

Contact

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Broker

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Disclaimer

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OFFERING GUIDELINES