

**1.41 Acres Commercial Development
Land for Sale in Madera, California**

Rare Corner Lot Development Opportunity

APN

**009-350-022-000
009-350-023-000**

FOR MORE INFORMATION PLEASE CONTACT

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1.41-Acre Raw Land Site for Sale

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OFFERING SUMMARY

PROPERTY SUMMARY

Positioned at a highly visible corner location in Madera, California, this approximately 1.41-acre vacant land offering consists of two parcels (APNs 009-350-022-000 and 009-350-023-000). The site benefits from strong frontage, convenient access, and excellent exposure along a well-traveled corridor within an established industrial area.

Surrounded by a mix of industrial businesses and residential neighborhoods, the property is strategically located to serve both local residents and the area's growing workforce. Its location may be suitable for a variety of commercial, industrial, or owner-user development opportunities, including a convenience store, gas station, contractor yard, service-oriented business, retail project, or light industrial use, subject to city approvals and development requirements.

As Madera continues to experience growth and investment, this corner parcel presents an opportunity for developers, investors, and business owners seeking land with strong visibility and accessibility. Properties of this size and location are increasingly difficult to find, particularly those offering direct access to both industrial activity and nearby residential demand.

Buyer is advised to independently verify zoning, land use regulations, utility availability, access, environmental conditions, traffic counts, development standards, and all other property information with the City of Madera and applicable agencies.



Offering Summary

Sales Price: \$850,000

Parcel Numbers: 009-350-022-000 & 009-350-023-000

Lot Size: Approximately 1.41 Acres

Highlights

- 1.41± acres of vacant land
- Two parcels: APNs 009-350-022-000 & 009-350-023-000
- High-visibility hard corner location
- Strong traffic exposure and frontage
- Located within an established industrial corridor
- Residential neighborhoods directly across the street
- Potential for retail, gas station, convenience store, or light industrial use (subject to approval)
- Serves both residential and industrial markets
- Prime development opportunity in growing Madera, CA

PROPERTY FEATURES

- » **High-Visibility Corner Location:** Situated on a hard corner with strong traffic exposure, offering excellent visibility for future commercial or industrial development.
- » **1.41± Acres of Vacant Land:** Comprised of two parcels (APNs 009-350-022-000 & 009-350-023-000), providing flexibility for a variety of development concepts.
- » **Industrial Corridor Positioning:** Located within an established industrial area surrounded by active businesses and workforce traffic.
- » **Residential Demand Nearby:** Residential neighborhoods directly across the street create potential access to a built-in customer base.
- » **Flexible Development Potential:** Suitable for retail, convenience store, gas station, contractor yard, service business, or light industrial uses, subject to city approval.
- » **Strong Frontage & Accessibility:** Easy ingress and egress with prominent street frontage on a well-traveled intersection.
- » **Large Freestanding Asset:** Featuring approximately 25,650 square feet of building area on a 26,250 square foot lot, the property provides scale rarely available in Fresno's urban core.
- » **Central Valley Location:** Positioned in Madera, California, with convenient access to the greater Fresno market and surrounding communities.
- » **Owner-User or Investment Opportunity:** Well-suited for developers, investors, and business owners seeking a strategically located land acquisition.
- » **Growing Commercial Market:** Opportunity to develop in a market experiencing continued residential, commercial, and industrial growth.



LOCATION MAP

APN

009-350-022-000
009-350-023-000

1.41-ACRE
RAW LAND SITE
FOR SALE

E AVENUE 14
GRANADA



LOCATION OVERVIEW

Fresno County, established in 1856, is the largest agricultural county in the U.S., with a 2020 population of 1,008,654, and a key component of the Fresno Metropolitan Statistical Area (MSA), which includes Madera County and saw a 0.5% population increase in 2024. Renowned for producing grapes, almonds, pistachios, dairy, and livestock, the county’s economy is diversifying into healthcare and manufacturing driving population growth and a strong rental market.

The 95-acre Fancher Creek Town Center, located at Clovis and Tulare Avenues, is a pivotal mixed-use development driving Southeast Fresno’s economic resurgence featuring 1 million square feet of retail and 740 residences, with the first phase, The Marketplace at Fancher Creek, offering 250,000 square feet of retail anchored by a 147,000-square-foot Target (opening October 2025), Sprouts Farmers Market, In-N-Out Burger, PetSmart, Michaels, and potential tenants like Chipotle and HomeGoods.

The City of Fresno’s Southeast Development Area Specific Plan outlines nearly 9,000 acres of future growth, targeting 45,000 new homes and 37,000 jobs by 2050. The plan emphasizes higher density, diverse housing options, and a multimodal transportation network, all framed around fiscal responsibility, social equity, and environmental sustainability. Anchored by mixed-use centers, employment districts, and open space, SEDA is designed to create vibrant, complete communities that support long-term economic and population growth in Fresno.



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