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RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR SALE

LAND

# 4.51 RAW RESIDENTIAL LAND

16341 OWENS STREET | MADERA, CA 93638



**4.51  
Acres**

PRESENTED BY:

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

CalDRE #02127378

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Positioned in the thriving Madera area, this exceptional property presents a prime opportunity for Land and Office investors. Boasting a strategically located address, the property offers excellent accessibility to nearby amenities, transportation routes, and business hubs within the greater Madera region. With a strong foundation in the surrounding community and a promising economic landscape, investors will find ample potential for development and growth. Additionally, the property's location in the Madera area puts it at the center of a dynamic and rapidly evolving business environment, making it an attractive investment prospect for those seeking to capitalize on the area's opportunities.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	4.51 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	323	2,016
Total Population	167	1,570	9,176
Average HH Income	\$76,059	\$66,465	\$65,912

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# PROPERTY DESCRIPTION



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4.51 acres of raw residential land for sale in Madera, California, located next door to the brand-new \$200 million Matilda Torres High School. This is a rare opportunity to secure school-adjacent residential development land in one of Madera's growing areas. The property is well positioned for future residential development, with nearby school traffic, surrounding housing growth, and continued demand for new residential opportunities in Madera County. For builders, developers, investors, or land bankers looking for raw land for sale in Madera CA, this parcel offers a strong location next to a major public investment that will continue to support long-term area growth. APN 003-290-010-000 offers 4.51 acres of investment land in Madera with potential for residential development, subject to zoning, utilities, city/county approvals, and buyer verification. Its location near Matilda Torres High School makes it attractive for future housing, small residential projects, or long-term land banking in the Central Valley. Located in the greater Madera growth path and near the Highway 99 area, this site benefits from access to the Fresno County corridor, Madera County population growth, and continued Central Valley residential development. As land near major schools becomes harder to find, this parcel offers a strong future development opportunity in a growing Madera market. Whether you are searching for residential land in Madera CA, raw land for sale in Madera, development land in Madera County, school-adjacent residential land, or a Central Valley residential development opportunity, this 4.51-acre parcel delivers location, scale, and long-term upside.

## LOCATION DESCRIPTION

Discover the vibrant city of Madera, CA, a prime investment location for Land and Office opportunities. Situated in the heart of the San Joaquin Valley, the area boasts a strategic central California location with convenient access to major transportation routes, including Highway 99. Investors will appreciate the proximity to key points of interest such as Madera Municipal Airport and the Madera County Government Center, positioning the area for continued growth and development. With a solid foundation in agriculture and a burgeoning business community, the dynamic environment of Madera offers a wealth of potential for the savvy investor looking to capitalize on the region's economic momentum.

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16341 OWENS ST

# AERIAL MAP

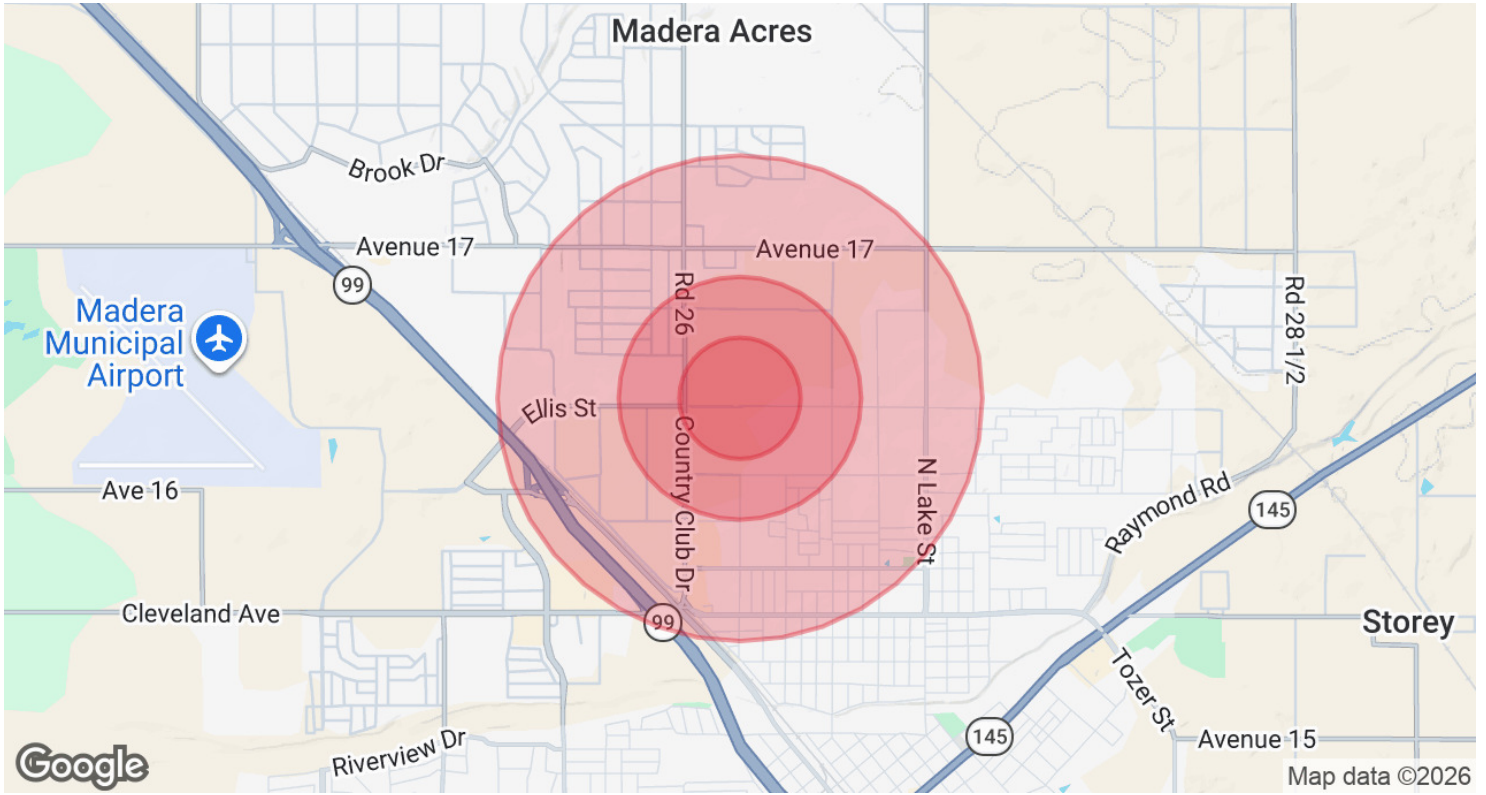


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	167	1,570	9,176
Average Age	26.9	25.9	26.5
Average Age (Male)	16.6	26.5	27.0
Average Age (Female)	30.5	23.6	25.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	31	323	2,016
# of Persons per HH	5.4	4.9	4.6
Average HH Income	\$76,059	\$66,465	\$65,912
Average House Value	\$19,853	\$189,124	\$240,306

2023 American Community Survey (ACS)

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# ADVISOR BIO 1



**KIRK ATAMIAN**

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## DISCLOSURE

The information in this brochure has been obtained from sources deemed reliable; however, Kirk Atamian and RE/MAX Commercial/Success make no representations or warranties — express or implied — as to the accuracy or completeness of the information herein. All property descriptions, square footage, financial figures, lease rates, and projections are approximate, for illustrative purposes only, and subject to change or withdrawal without notice. Prospective tenants are advised to independently verify all information to their own satisfaction prior to executing any agreement.

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Any photographs, virtual staging, or digitally enhanced images are for illustrative purposes only and may not reflect the current condition of the property. Digitally altered images are disclosed as such per California AB 723.

The submission of this brochure does not constitute an offer to lease or sell.

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E. & O.E. — Errors and Omissions Excepted

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.

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