



Real Estate

## EXECUTIVE SUMMARY

1. **Type Property:** Land and buildings formerly an Aero Squadron Facility
2. **Site Address & Location:** 19500 Rd. 28 ½ - Madera, CA. (Approx. 3 mi. NE of the City of Madera)
3. **APN:** 031-142-002
4. **Parcel Size:** Approximately 40.91 Ac; basically square in shape with an approximate 630 long by 60 ft. wide easement or driveway into the property from Rd. 28 ½ - The parcel is approx. 1,320 by 1,320. The subject property does not have frontage on Rd. 28 ½ and is to the west of an approx. 17.85 Ac. of open land.
5. **Description of Improvements:** There are approximately 27 buildings on the subject site including 3 large, former multi-unit 2-story housing units, a single-family residence, a school building, gym, former mess hall and various mechanic and wood shops. It is estimated that the construction on these buildings began in approximately 1950.
6. **Zoning & Usage:** I – L (Light Industry)PIP (Planned Industrial Park) with all plans to be approved by the Madera Building and Planning Department. History of previous use was multi-person residential, administration offices, auto mechanics, cafeteria-style dining, electronic technology, and maintenance and repair.

7. **Services:** The resource management agency has completed a study which includes an analysis, findings and recommendations.

In 2009, a C.U.P. was issued which approved the development of 3 wineries, a chapel and a banquet hall—with conditions.

Jamie Bax, of Madera Planning, indicated that the applicant never complied with the conditions set forth. Mrs. Bax said that the C.U.P. is still active. (The report and findings are available upon request).

The Environmental Health Department has indicated that water and sewer services for any structures within the development must be connected to an approved community water system. This proposed development is located within a Community Water District and Community Sewer Maintenance District and therefore must connect to them.

Currently, the property has its own well and utilizes the county operated sewer system to the south of the subject property. The subject property is in Madera's 14<sup>th</sup> District.

8. **Potential Uses:** There are many possible uses for the subject property. Among them are: Transitional Security Facility, Private Schools, Specialized Training Facilities, Educational and Vocational Training, a Religious Campus, Manufacturing of Products, Health and Fitness, a Retreat for Groups, Agricultural/Manufacturing Equipment, etc.

9. **Asking Price:** **\$2,950,000** (Cash, cash to new loan, consider trades; submit all offers).

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