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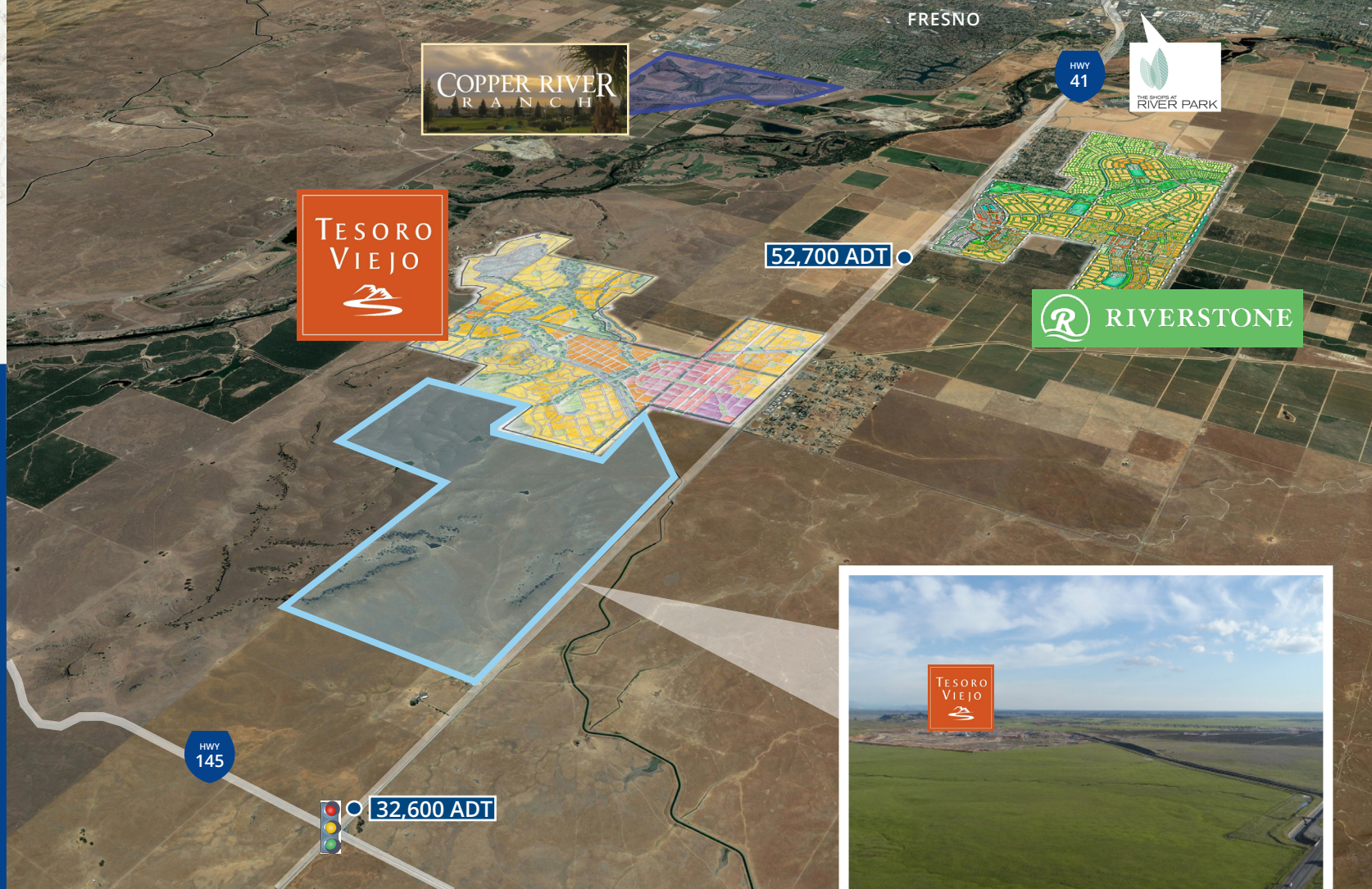
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NOW AVAILABLE FOR SALE!

±1,221 Acres Build-to-Suit Opportunity

SOUTH OF THE SE CORNER OF HIGHWAYS 41 & 145 | MADERA COUNTY, CA

Built-to-suit development **land available for sale** is directly north of Madera County's highly-anticipated Tesoro Viejo retail/residential development and a stone's throw from North Clovis' Copper River Ranch and Riverstone residential development sites. The **±1,221 AC** property is in close proximity to a signalized intersection at Highways 41 and 145, with access to Highway 99 via Highway 145, providing a **convenient access point between the sought-after N. Fresno County submarket and Madera County's designated growth areas specified by the Rio Mesa Area Plan.**

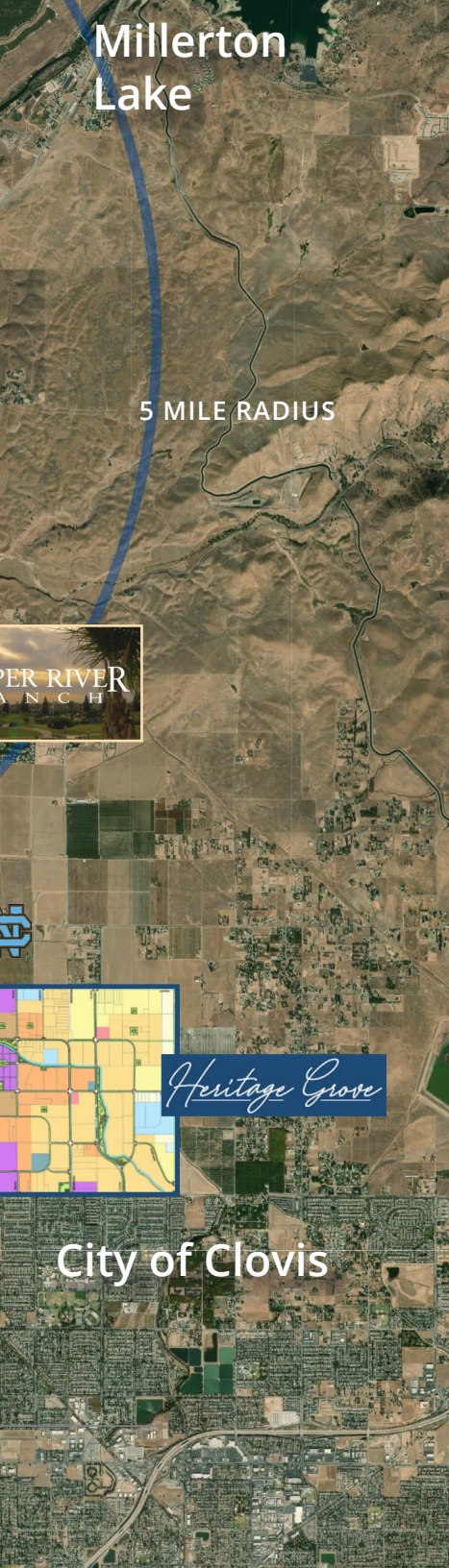
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THE VIEW FROM THE SW CORNER OF HIGHWAY 41 & AVE 14½ | MADERA COUNTY, CA

NOW FOR SALE!

±1,221 Acre Build-to-Suit Opportunity

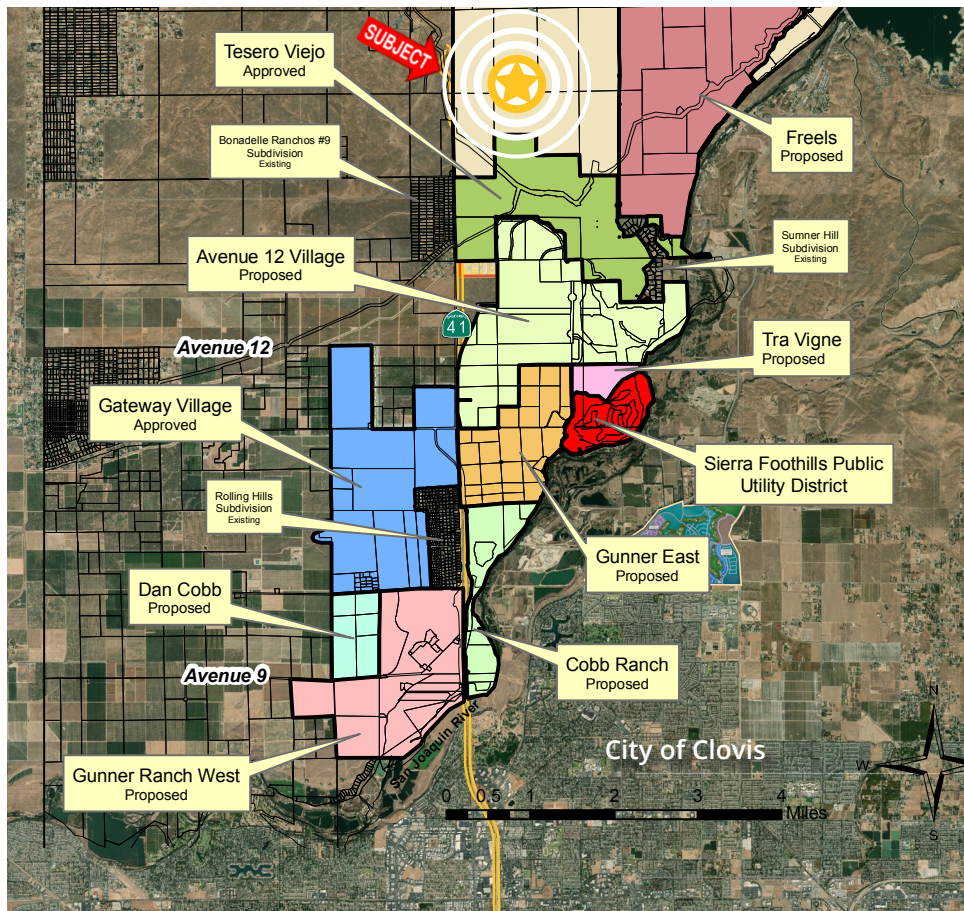
SOUTH OF THE SE CORNER OF HIGHWAY 41 & 145 | MADERA COUNTY, CA

Site Details	
Total Land Area	±1,221 Acres Over 4 Separate Parcels
APN	051-186-002 (±316.37 AC); 051-192-001 (±320.00 AC); 051-215-002 (±185.19 AC)*; 051-220-001 (±400.00 AC)*
Price	\$23,216,000
Land Zoning	Property is situated within the Rio Mesa General Plan Study Area & Sphere of Influence. According to the Madera County Planning Department, this land has not yet been given any land use designation yet, other than Agricultural Land in the Madera County General Plan. Property was officially removed from the Williamson Act in 2016.
Entitlement Process	Madera County would like to see this property “master planned” for General Business Park uses such as office, light industrial and retail commercial uses. Single family residential, multi-family residential and mixed-use development is highly encouraged as well. County Officials estimated that the processing time for obtaining the necessary entitlements is ±18-24 months. An Environmental Impact Report (EIR) will be required as well.
Utilities & Water	Most of the developed and undeveloped properties obtain water from the Madera Irrigation District Canal (runs east to west) which is south of the subject property. Seller owns the ±556 acres (2 large parcels) immediately north of the subject property. There currently are no water easements across these 4 parcels from the MID Canal, however, the easement agreements have been prepared by Seller's attorney but not yet recorded. These will be recorded before a sale of these parcels is completed. The allocation, distribution, quantity and quality of water on the Sale property are to be determined and evaluated by Buyer. Another option is to investigate joining a new water district (Root Creek Water District) formed by Castle & Cooke, a larger developer who formerly owned 2,225 acres nearby for development of a major residential community which is now underway, called Riverstone.

*Parcels to be combined under one new APN

Local Developments

The **Rio Mesa Area Plan** specifies 15,000 acres for potential large-scale development in an area bounded by Highway 41, the San Joaquin River, Millerton Lake, and North Fresno County. This site is noted by local government officials to “be around the same size as the City of Clovis”, an area that is **currently home to over 100,000 residents**. The subject site at the South of the SE corner of Highway 41 & 145 is excellently located to the **north of the Rio Mesa Area Plan** to take advantage of this growth as it develops, presenting the lucrative opportunity to become an **established staple** in the locale.



Winner of the American Planning Associations' "Outstanding Planning Award", and eventual centerpiece of the Rio Mesa Area Plan. The community-style site is designed complete with town center, new schools, retail and entertainment venues. Set to become major local hub in a

RESIDENTIAL
5,190 Units

BUSINESS PARK
150 Acres

COMMERCIAL
3 Million SF



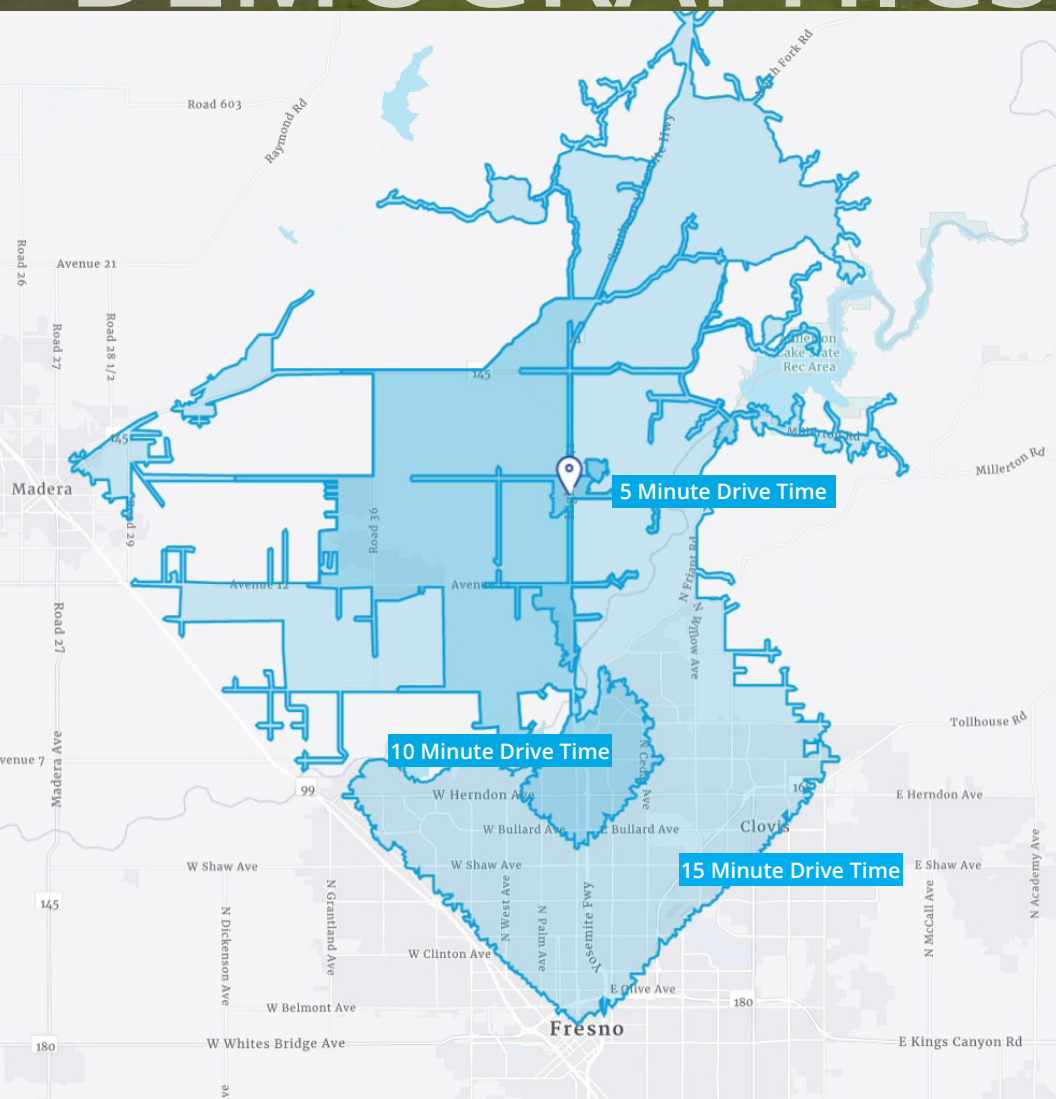
America's Best Master-Planned Community from the National Association of Homebuilders and the CVLUX 2019/2020 Community of the Year, Riverstone seamlessly connects Tesero Viejo with N. Fresno County and provides additional homes, retail and schooling

RESIDENTIAL
6,578 Units

PARKS & REC
115 Acres

COMMERCIAL
88+ Acres

LOCAL DEMOGRAPHICS



	5 Minue Drive Time	10 Minute	15 Minute
TOTAL AVERAGE POPULATION			
2010 Census	1,047	50,098	364,284
Current (2019)	1,985	52,587	383,181
AVERAGE HOUSEHOLD INCOME			
Current (2019)	\$129,328	\$94,613	\$82,532
2024 Forecasts	\$148,007	\$106,476	\$92,343
OWNER-OCCUPIED HOUSING UNITS			
2010 Census	358	11,703	71,663
Current (2019)	723	11,898	71,964
2024 Forecasts	806	12,295	74,349

Demographics as reported by ESRI Research and forecast data

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