

36.95±
ASSESSED ACRES

HWY 41 OPEN LAND
MADERA COUNTY, CALIFORNIA

\$4,500,000
(\$121,786/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

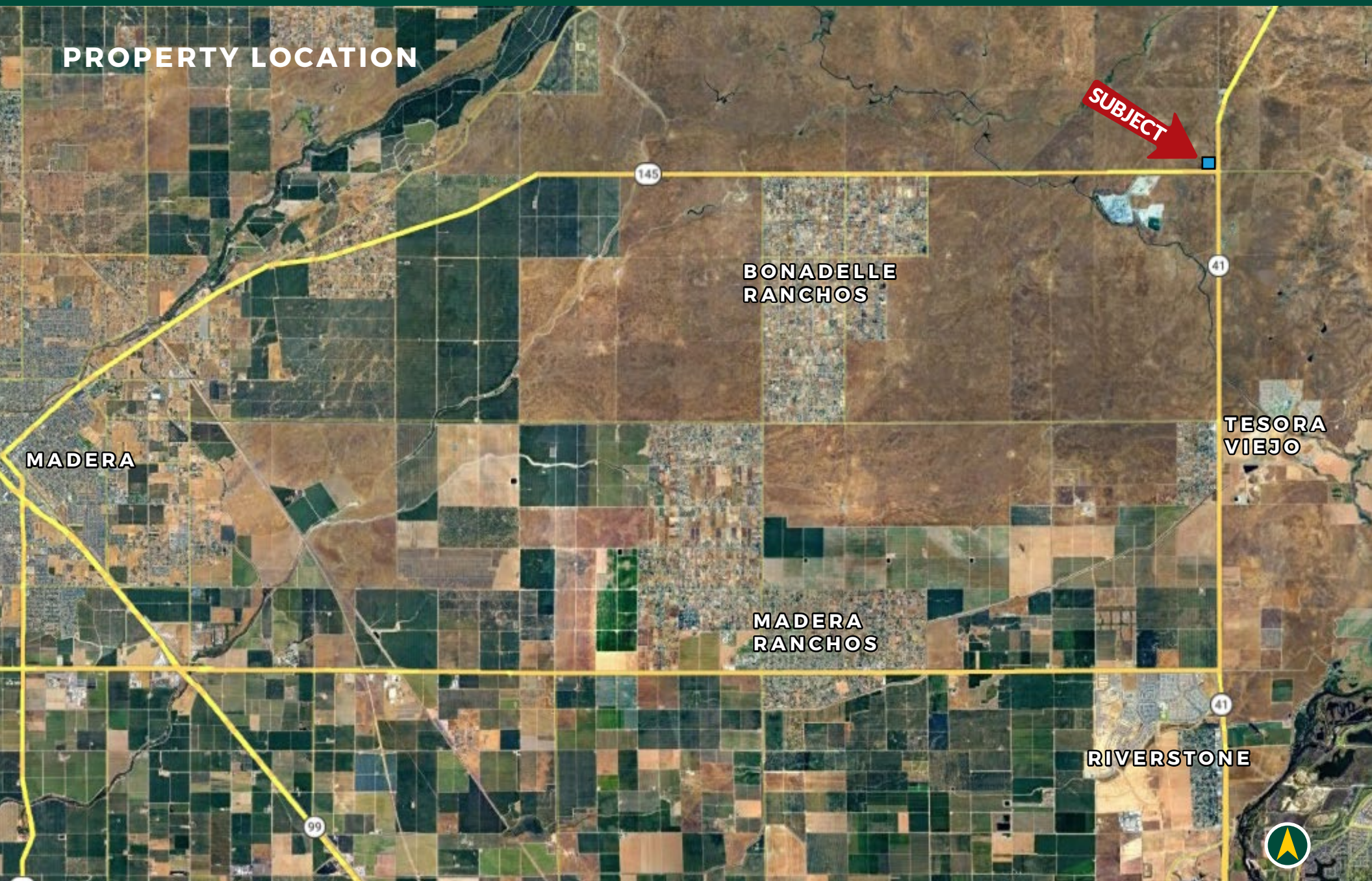
- HWY FRONTAGE
- CLOSE TO NEW HOUSING CONSTRUCTION
- DEVELOPMENT POTENTIAL

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This offering is located on the NWC of the highly traveled Hwy 41 and Hwy 145 in Madera County. The property is 36.95± acres and has over 1,000 feet of highway frontage on both Hwys 41 and 145 providing excellent visibility to travelers going to Yosemite and Oakhurst from the Fresno and Madera area. Located just north of Madera's recent developments of Tesora Viejo and Riverstone, this property provides an opportunity for future development. The property is immediately adjacent to the boundary of the Rio Mesa General Plan. (See map included)

LOCATION

NWC of Hwy 41 and Hwy 145 approximately 11 miles north of Fresno.

LEGAL

Madera County APN: 051-146-005. Located in a portion of Section 33, T10S, R20E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive, 20 ac. minimum parcel size. The property is NOT located within the Williamson Act.

BUILDINGS/STRUCTURES

None

TRAFFIC COUNT

Intersection Hwy 41 & 145

N/S/E/W = 38,326 average daily traffic

PLANTINGS

Native Land

WATER/IRRIGATION

One submersible pump and well in unknown condition.

PRICE/TERMS

\$4,500,000 cash at close of escrow.

Seller to retain existing mineral rights.

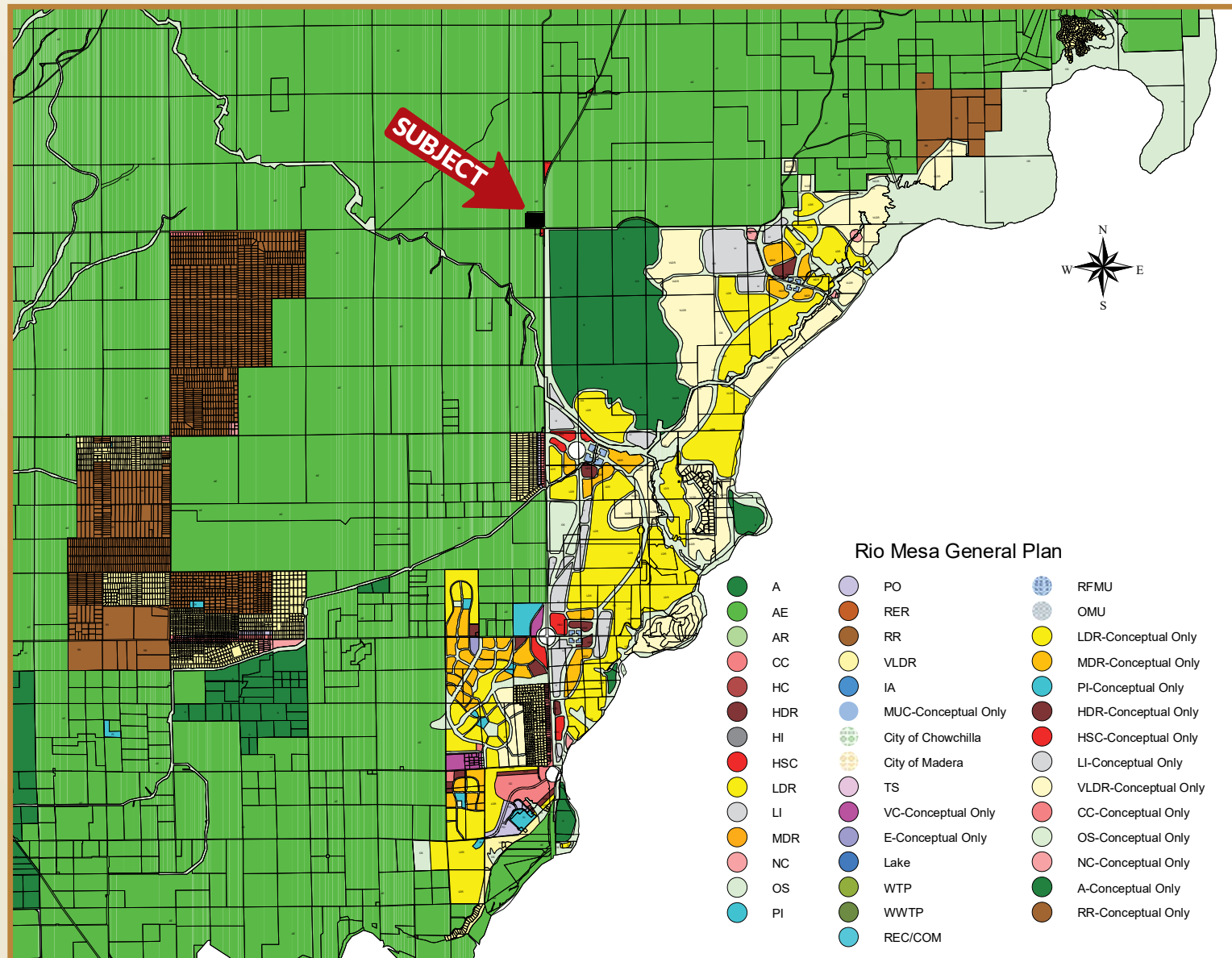


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RIO MESA GENERAL PLAN

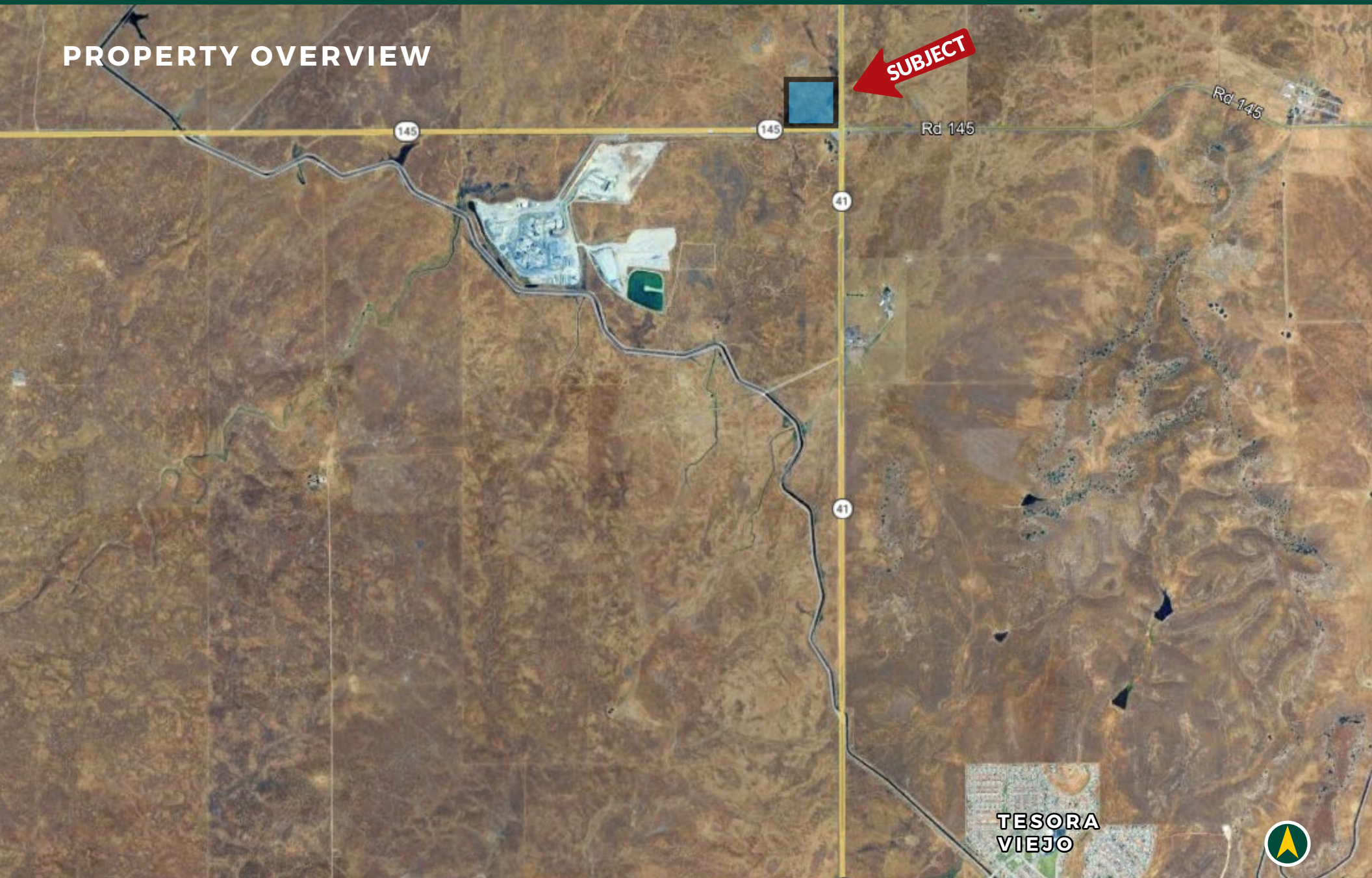


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PROPERTY OVERVIEW



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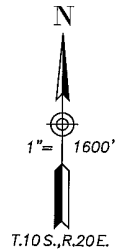
PARCEL MAP

T.10S R.20E. M.D.B.&M.

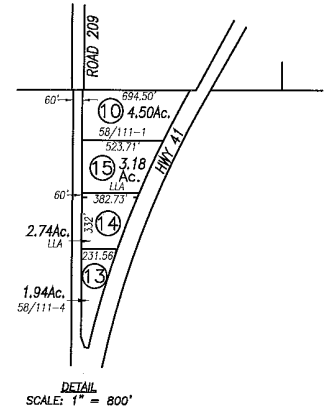
Tax Area Code
83-010
83-011

51-14

ORIGINAL



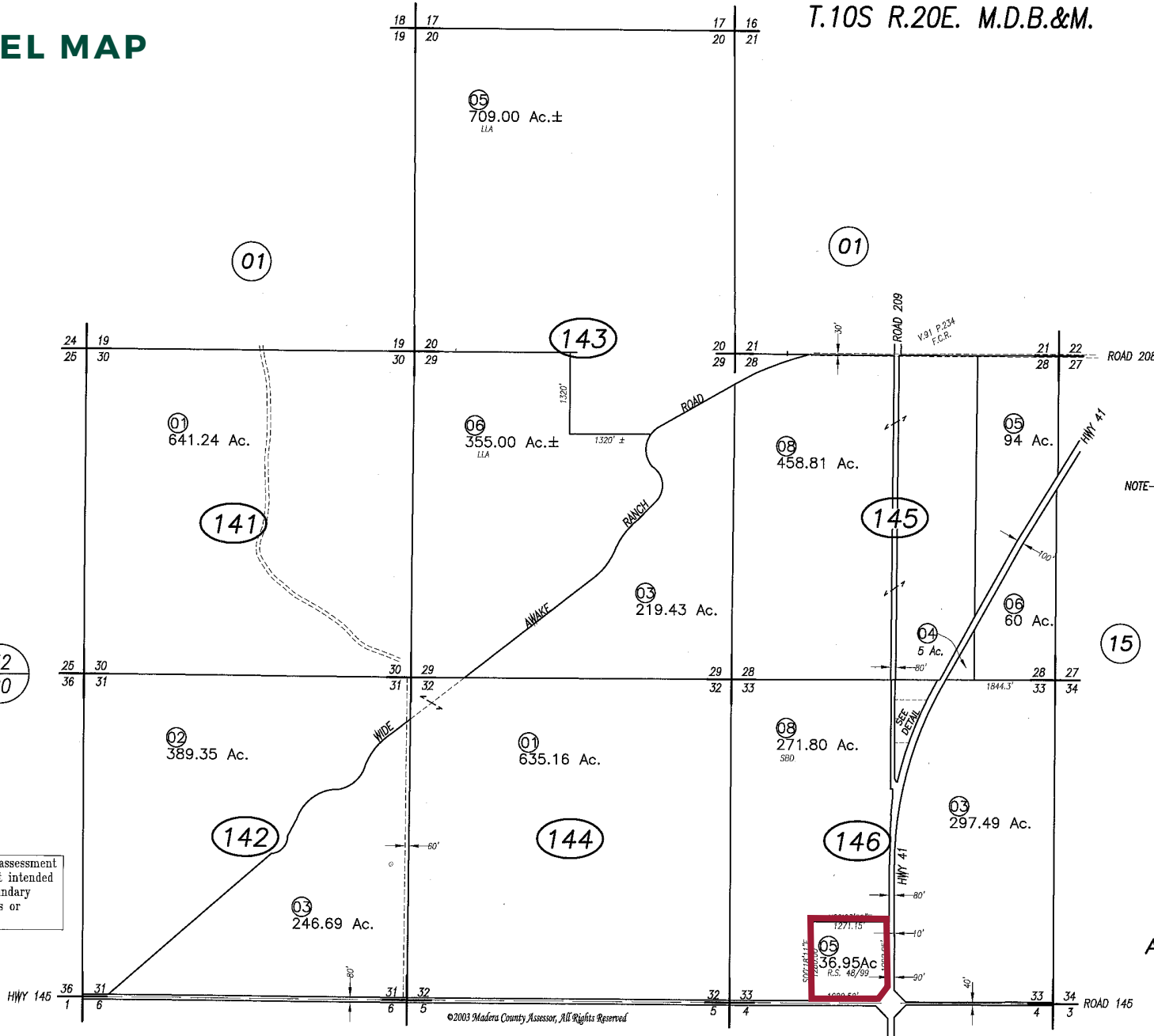
NOTE- Assessor's Block Numbers Shown in Ellipses. 
Assessor's Parcel Numbers Shown in Circles. 



Assessor's Map No. 51-14
Chawanakee
County of Madera, Calif.
1960

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

17257-01-01
-02-03
-03-06
-04-01
-05-08
-06-15 CLR



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PROPERTY PHOTOS



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**OFFICES SERVING
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