



GONELLA REALTY

INTRODUCING PRINCETON RANCH DEVELOPMENT MARIPOSA, CA

Owner Prefers Joint Venture
Contact Agents for details

5877 State Highway 49 North
Mariposa, CA 95338

AVAILABLE SPACE
Two Parcels totaling 981 Acres

FEATURES

- Abundant Water for Development
- Fantastic Development Topography
- Great Master Planned Development Opportunity
- Mariposa Planning Dept. very interested in assisting with Development of Property
- Recreation Resort Development Opportunity
- Lush with Natural Beauty, Wildlife, and Lake Views
- Frontage Along Highway 49 and Agua Fria Road
- Principle owns a 2/3rd interest in the 7481-acre parcel
- 3 seasonal creeks on property



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JOINT VENTURE

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PRINCETON RANCH DEVELOPEMENT

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CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties, and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall

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PROPERTY DESCRIPTION

Two Parcels totaling 981 Acres
Principal owns a 2/3rd interest as a Tenant in Common to the 781-acre parcel (APN# 012-120-007) and 100% fee title ownership in the 200-acre parcel (APN # 012-140-013)
Joint Venture Partner Preferred

DEVELOPMENT POTENTIAL

- Topography Relative flat with Gentle Rolling Hills
- High-Density Single Family Residential
- High Multifamily demand from Yosemite to UC Merced
- Mixed-use Commercial/ Retail
- Strongly Supported by Mariposa County Planning Dept.

Next to:

- 45 Minutes to Yosemite National Park
- 45 Minutes to UC Merced
- Yosemite-Mariposa Airport

University of California, Merced

- UC Merced is the newest campus in the world-renowned UC system. Development on the campus is planned to have 10,000 by 2020. This will be a tremendous demand generator for housing for students, faculty, and staff.

Next to Yosemite National Park

The main street of Mariposa is also Highway 140 which connects to a park entrance for Yosemite National Park. The park entrance is about 30 minutes from Mariposa/ Development Location.

- Natural Beauty and Open Space
- Capture Tourist Traffic to Yosemite National Park
- Yosemite Park Demand for Housing & Office Space

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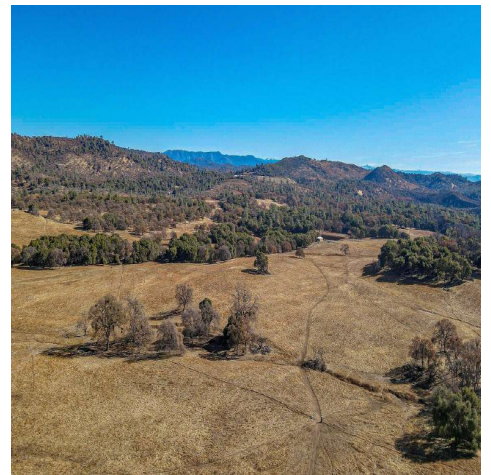
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YOSEMITE GATEWAY LAND DEVELOPEMENT

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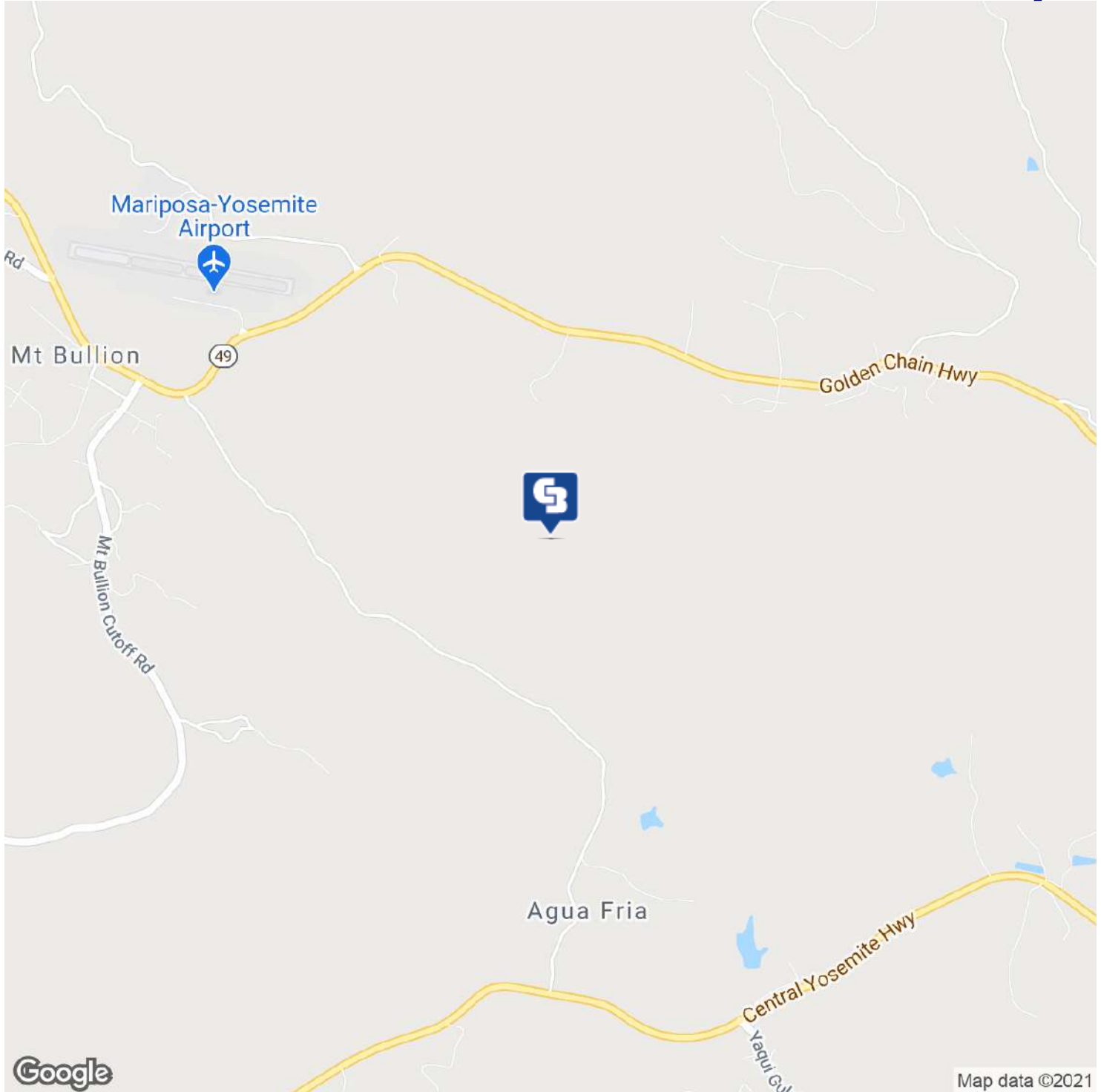
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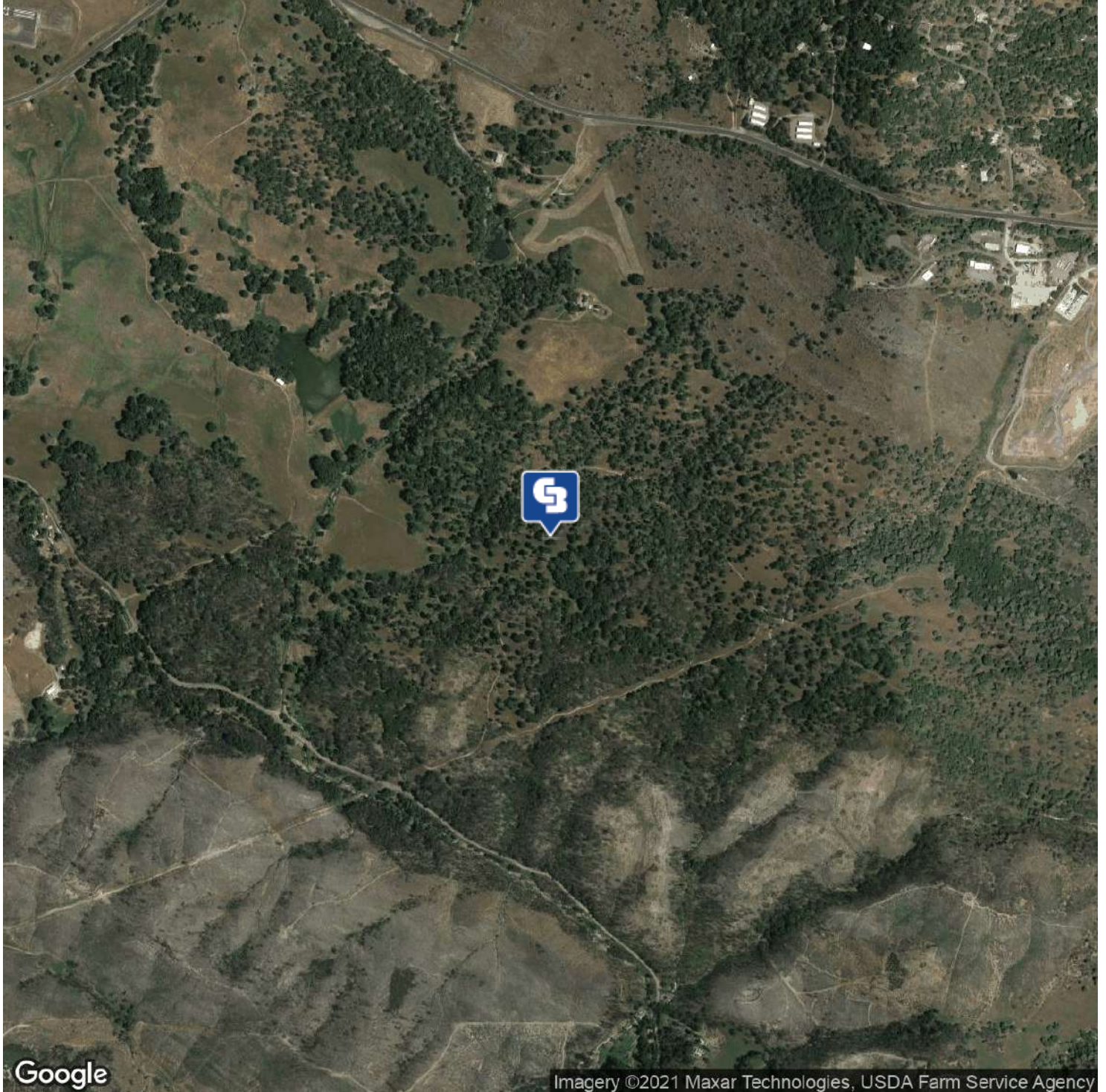




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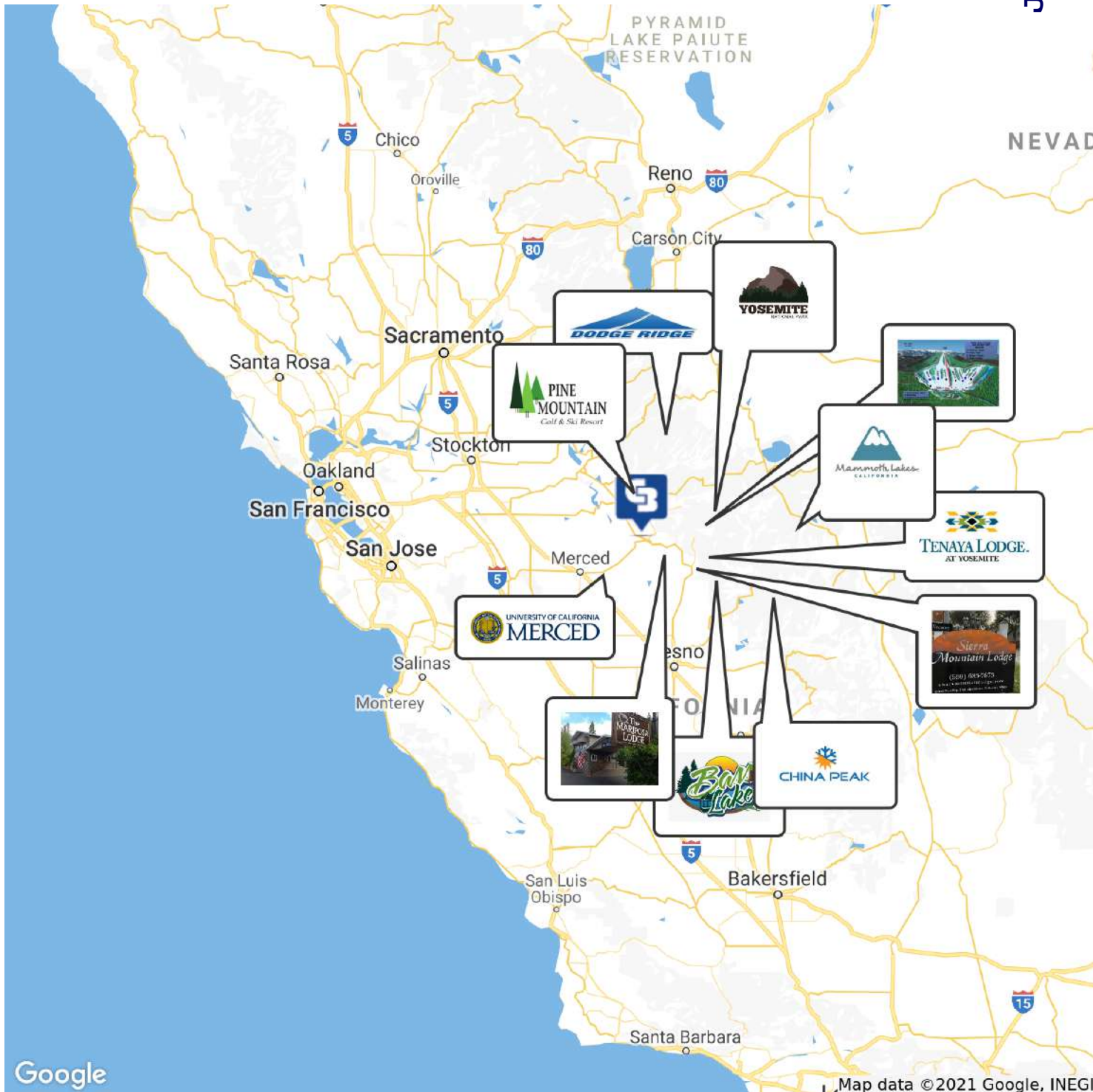
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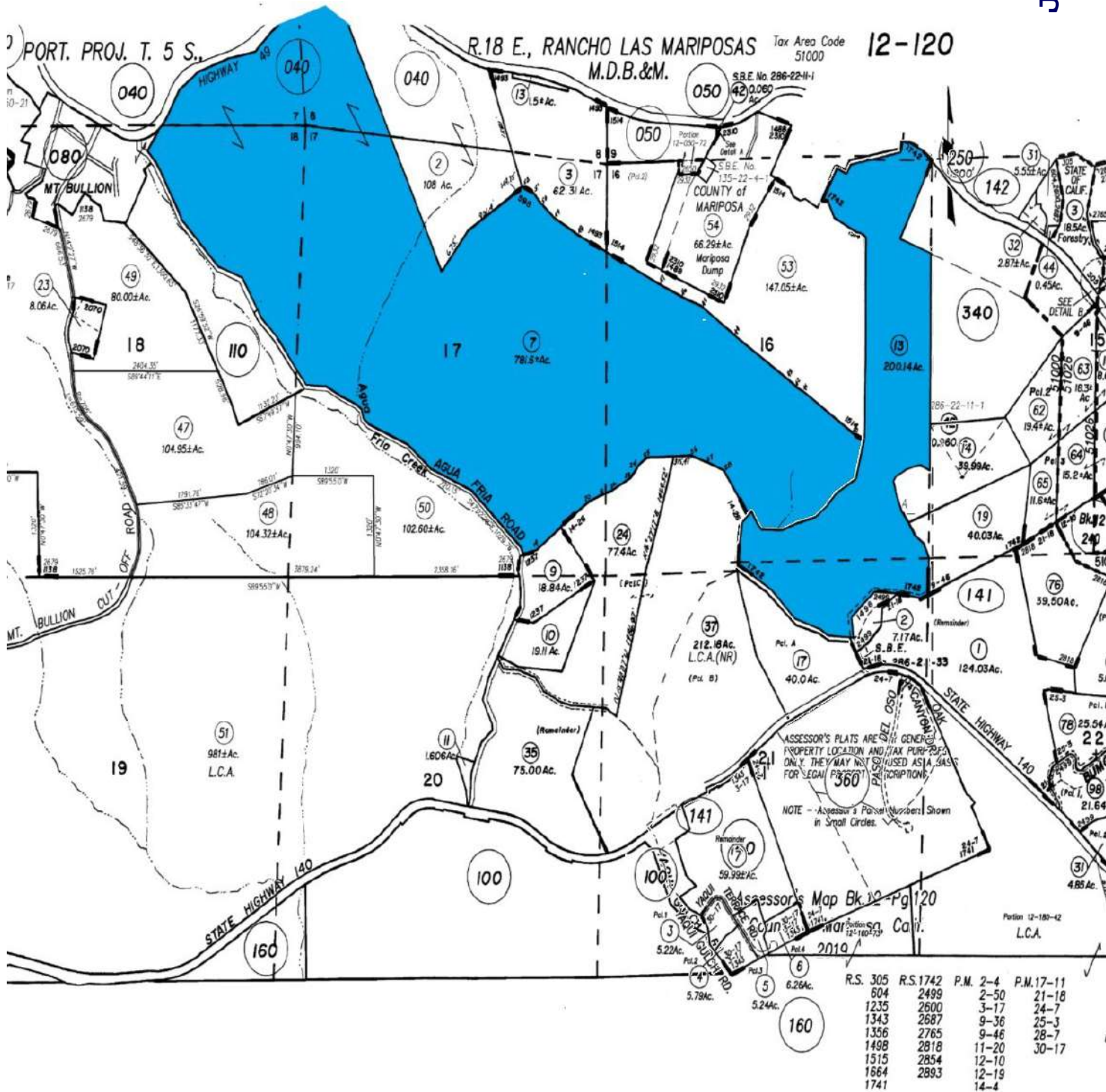
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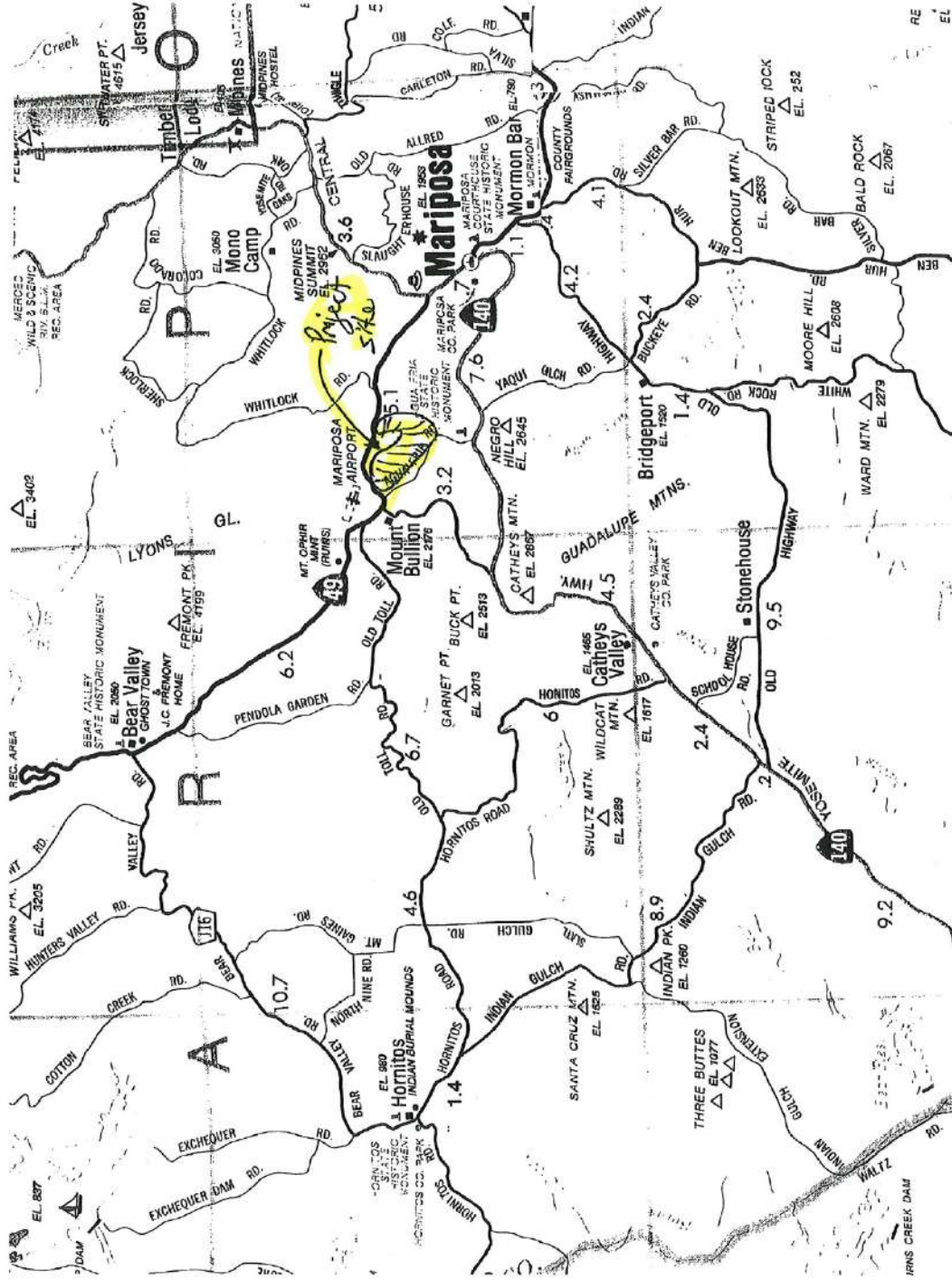




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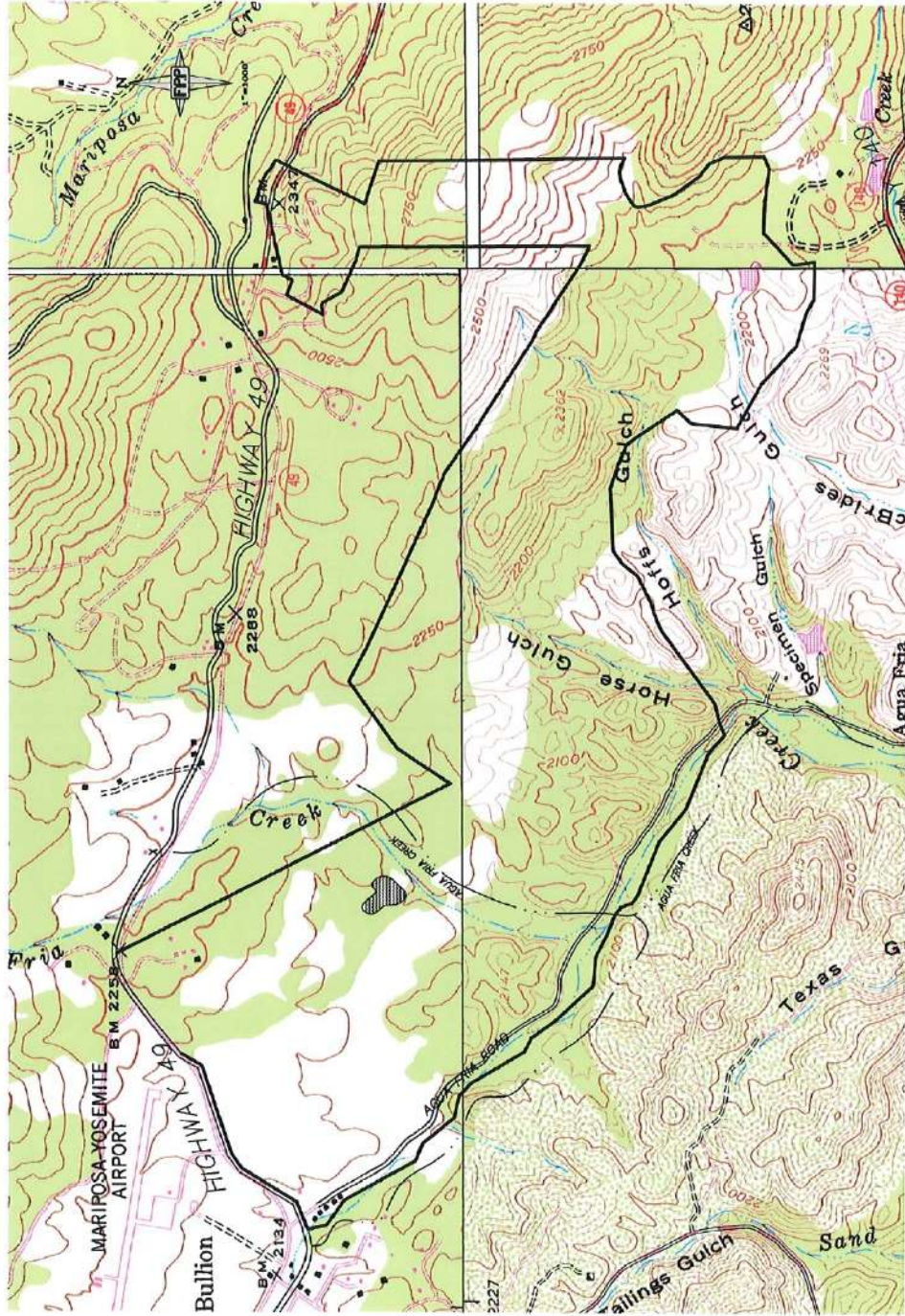
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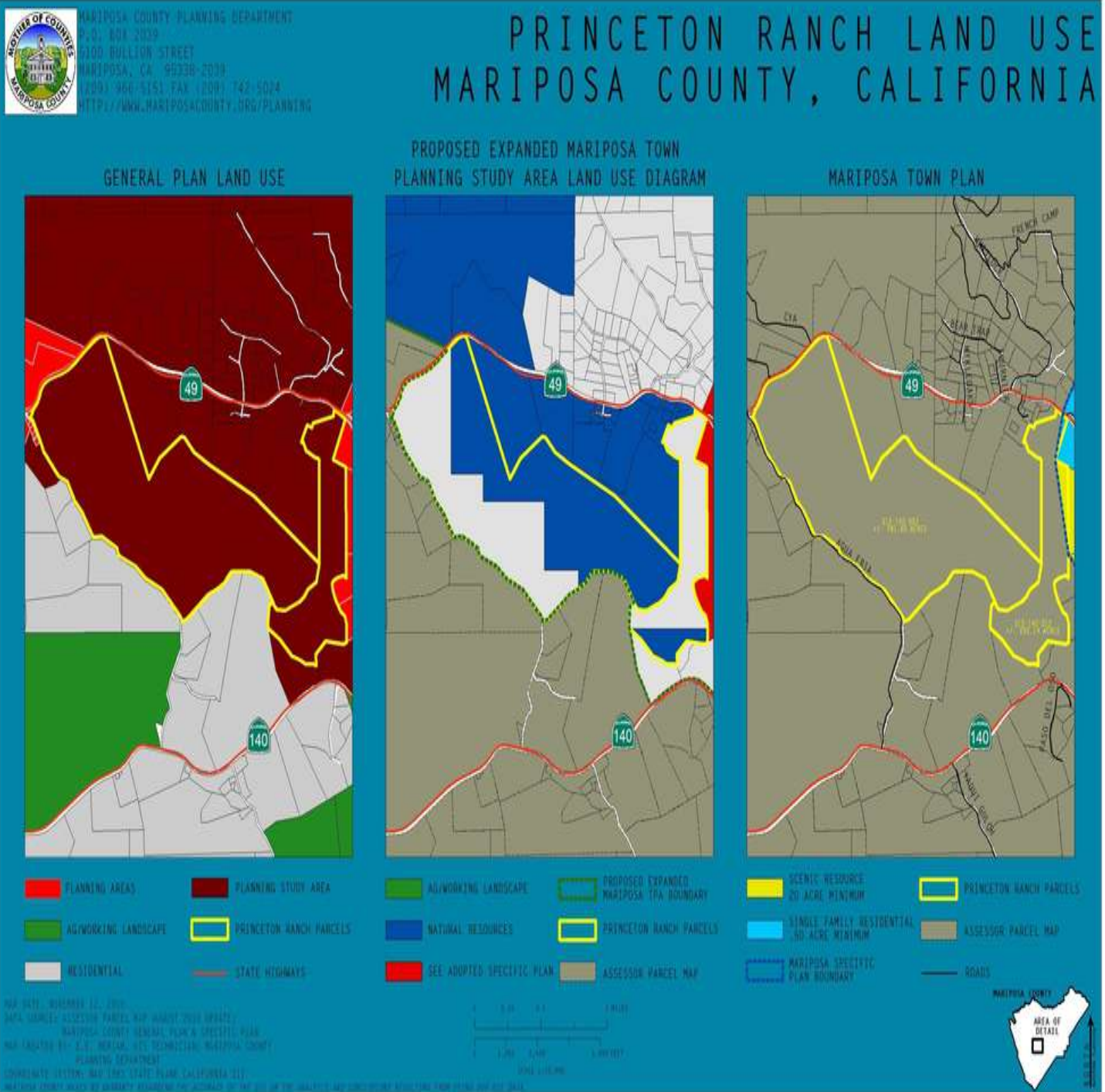
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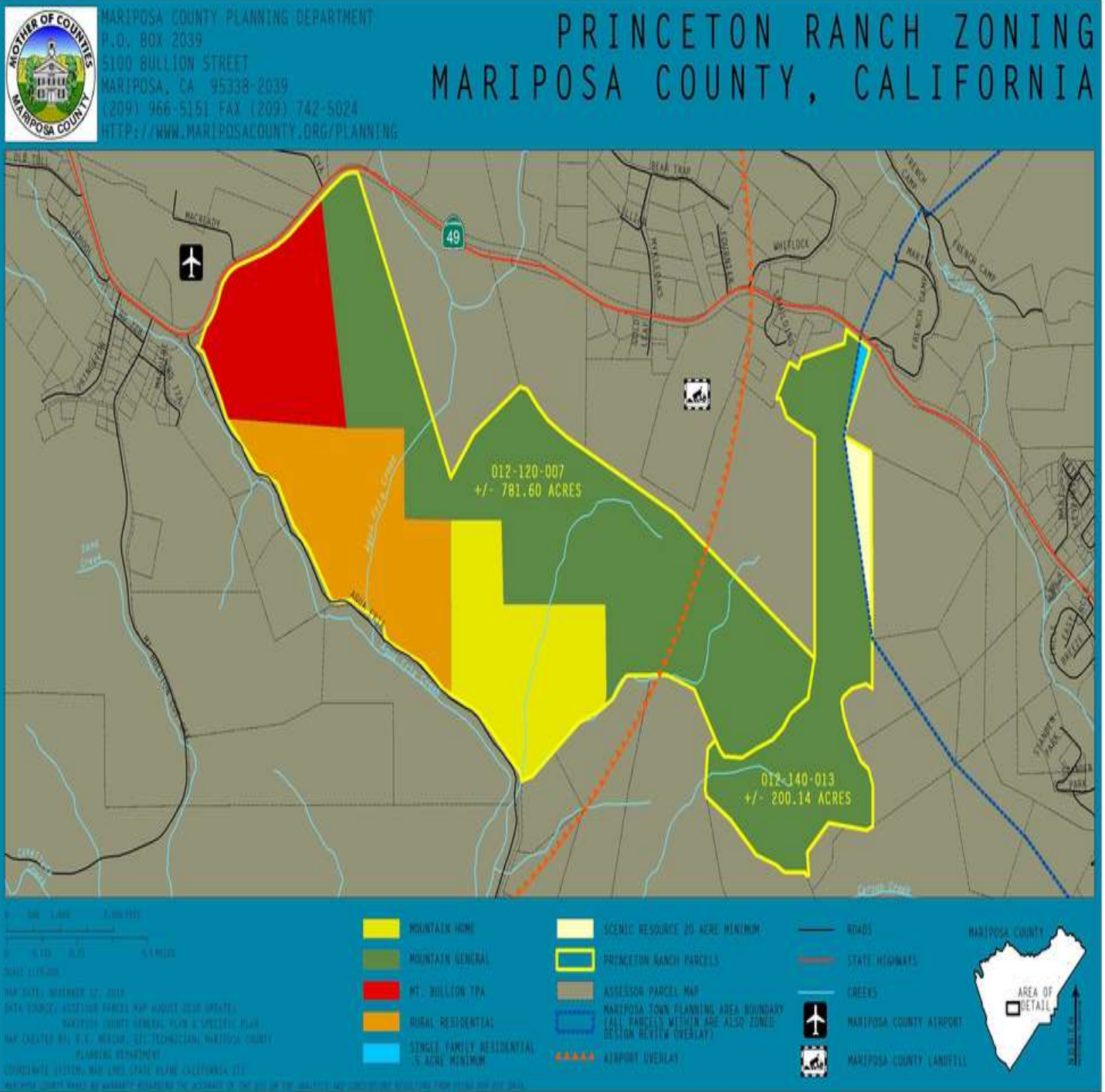
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