

AVAILABLE FOR SALE
33.07± ACRES OF RIVERSTONE NEIGHBORHOOD COMMERCIAL AND MIXED-USE LAND

RIVERSTONE DEVELOPMENT LAND

MADERA, CA



- RIVERSTONE
- SUBJECT PROPERTY

SUBJECT LINES ARE APPROXIMATE

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33.07± ACRES ON AVENUE 10 & ROAD 40½ - MADERA, CA

**LAND
INFORMATION**

Land/Lot Size: 33.07± Acres
Asking Price: \$17,000,000.00
Cross Streets: Avenue 10 & Road 40 1/2
Parcel Number: 049-053-017 (*Madera County*)

Property Subtype: Development
Zoning: GV-NC (*Neighborhood Commercial | 10± acres*)
GV-MU (*Mixed-use | 23± acres*)
Water: Root Creek Water District
Power: PG&E



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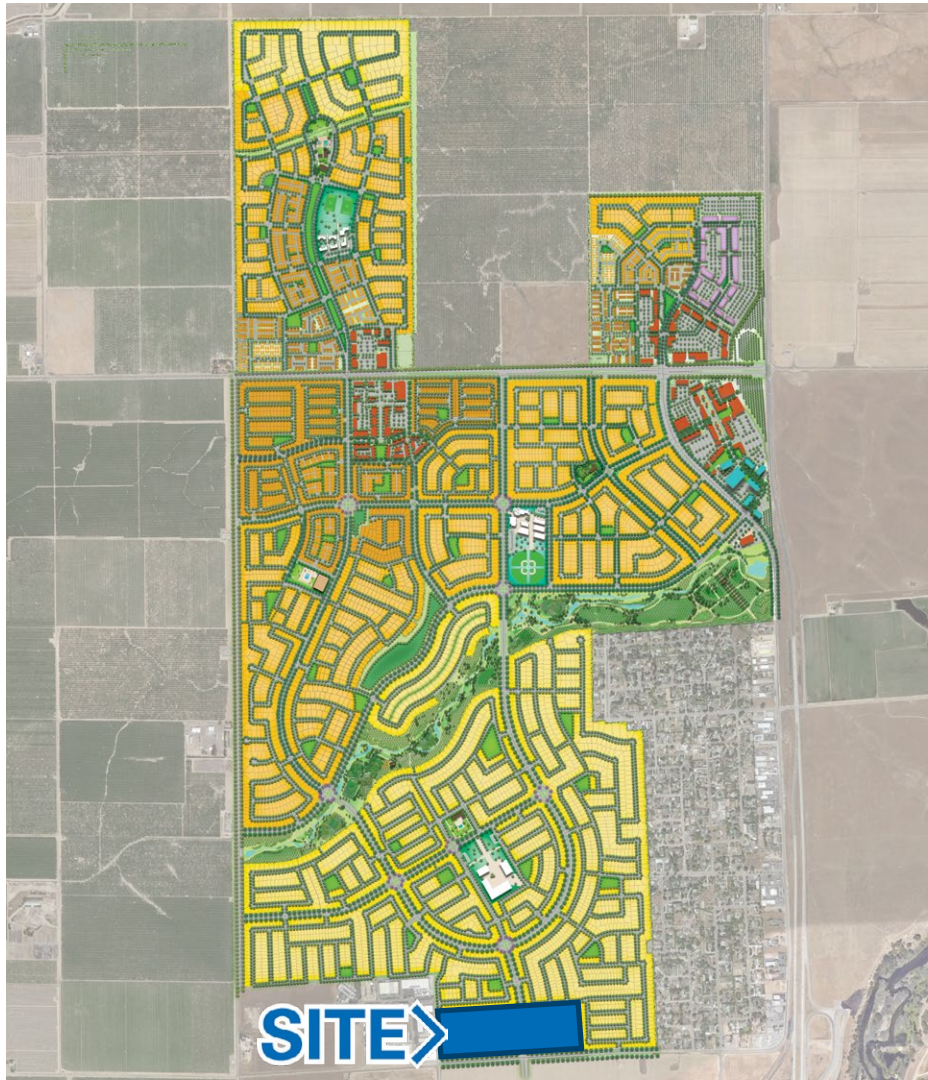
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ILLUSTRATED LAND PLAN



PROPERTY DESCRIPTION

The property is located in Madera county, 2 miles north of the city of Fresno on Avenue 10, just off the Children’s Boulevard exit off of CA-41. Valley Children’s Hospital, central California’s premier children’s hospital employing over 2,900± people, is less than a mile from the site. In addition, the site provides the rare opportunity to develop a part of the award winning Riverstone master-planned community which will allow for regional retail, local retail and office uses. The entire community is approved for over 1 million square feet of commercial use. Other adjacent developments include the Brickyard business park and the Rolling Hills Estates.

The property presents a rare opportunity to develop commercial space in the award-winning Riverstone Master Planned community.

HIGHLIGHTS

- Close proximity to CA-41 via Children’s Boulevard
- Flexible zoning allows for many uses
- Part of the award-winning Riverstone master planned community

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Riverstone Overview

A master-planned community like no other, Riverstone is anticipated to set a new standard in Central California living.

Strategically situated in the heart of the Fresno Metro path of growth in southern Madera County, the 2000-acre project enjoys multiple access points to main transportation routes and offers easy access to a wide range of recreation areas in Yosemite and the Sierra Nevada Mountains.

Located at Highway 41 and Avenue 12, it offers a unique commercial and office opportunity with two sites comprised of 84± developable acres. The Riverstone development consisting of 900 residential units and growing every day is approximately 5.7 miles to Riverpark Shopping Center and 2.5 miles to Valley Children's Hospital. An approved flexible zoning overlay will allow for regional retail, local retail and office uses. The entire community is approved for over 1 million square feet of commercial use.

Located at Highway 41, the Gateway to the Sierras, and Avenue 12, Riverstone will offer 6,578± residential units, commercial and mixed-use space, including office, service and retail. A high school and three elementary schools, along with 200± acres of parks with open reserves are also planned to enhance this live/work/play community.



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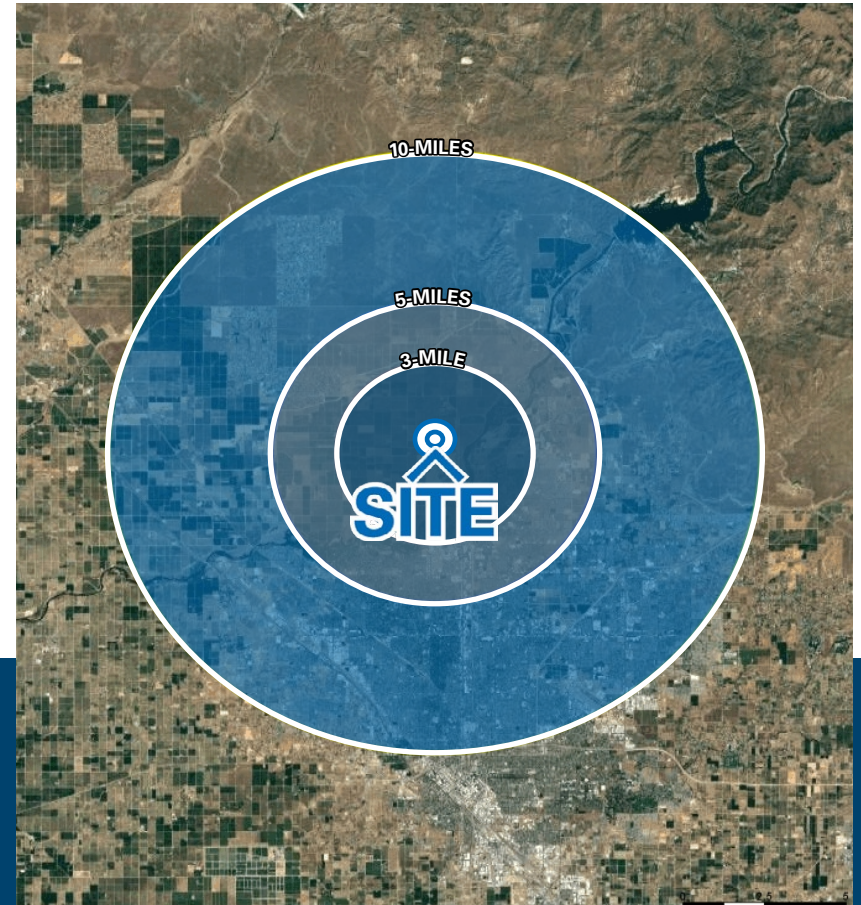
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DEMOGRAPHICS

(Based Near Property Site)

	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS	
POPULATION	2027 Projection	16,265	101,219	518,568
	2022 Estimate	15,811	98,413	506,547
	Growth 2022-2027	2.87%	2.85%	2.37%
	Growth 2010-2021	9.53%	9.79%	8.16%
HOUSEHOLDS	2027 Projection	6,641	38,640	178,593
	2022 Estimate	6,470	37,692	175,055
	Growth 2023-2028	2.64%	2.52%	2.02%
	Growth 2020-2023	8.51%	8.19%	6.60%
	<i>2023 Est. Average HH Income</i>	\$147,790	\$129,734	\$96,133

Source: Claritas 2024



TRAFFIC COUNTS

(Within a One Mile Radius)

22,586± ADT*

Avenue 10 at Lanes Bridge Drive
(Westbound)

44,754± ADT

Valley Children's Plaza at Highway 41
(Northeast & Northbound)

52,337± ADT

Highway 41

Source: Kalibrate TrafficMetrix 2024

**Note: Estimate based on 3% annual increase from 2000 Traffic Count*

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TENTATIVE PARCEL MAP



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ZONING REGULATIONS

Permitted Uses

P = Permitted, **C** = Conditional Use Permit, **Z** = Zoning Permit, **T** = Temporary Use, **•** = Prohibited

Boarding and Lodging	GV-MU	GV-NC
Bed and Breakfast	P	C
Hotel, Motel, Lodge	P	C
Cultural/Religious	GV-MU	GV-NC
Religious Institution	P	P
Museum	P	P
Public Library	P	P
Eating/Drinking Establishments	GV-MU	GV-NC
Drinking Establishment	P	P
Restaurant	P	P
Restaurant with goods grown or produced onsite	P	P
Restaurant, Fast Food (drive-thru)	P	P
Restaurant, Fast Food (no drive-thru)	P	P
Educational	GV-MU	GV-NC
Colleges/Universities-Public or Private	P	P
School, Commercial	P	P
School, Private	P	P
School, Public	P	P
Entertainment/Recreational	GV-MU	GV-NC
Amphitheater	P	P
Arcade, Game	P	P
Athletic Fields	P	P
Carnival Fair, Circus	•	T
Commercial Recreation	P	P

Entertainment/Recreational (Continued)	GV-MU	GV-NC
Conference /Convention Facility	•	P
Motion Picture Theater	•	P
Nightclub	•	C
Park, public/private	P	P
Performing Arts Center	•	P
Recreational Facility, private	P	P
Riding and Hiking Trails	P	P
Swimming Club	P	P
Tennis Club	P	P
Financial	GV-MU	GV-NC
Banks, Brokerage Offices, Credit Unions, Loan Agencies	P	P
Government	GV-MU	GV-NC
Fire/Police Station	P	P
Government Facility	P	P
Senior Center	P	P
Water Treatment Plant	•	•
Medical	GV-MU	GV-NC
Ambulance Service	P	P
Clinics	P	P
Laboratories, Medical and Dental	P	P
Hospital	P	P
Optician Service and Optical Goods	P	P
Rehabilitation Centers, Outpatient	P	P

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Offices	GV-MU	GV-NC
Administrative, Business and Professional Office	P	P
Medical Office	P	P
Construction Office	T	T
Residential	GV-MU	GV-NC
Accessory Living Quarters- Second Unit Housing	•	•
Boarding House	C	•
Caretaker's Quarters	P	•
Fraternal Organization	P	P
Duplex	P	•
Multiple Family	P	P
Dwelling Unit- Single Family Attached and Detached	P	•
Guest House	•	•
Home occupation	P	•
Live/Work	P	P
Manufactured Housing	•	•
Model Homes	T	•
Single Room Occupancy Housing	P	•
Retail Commercial	GV-MU	GV-NC
Convenience Store	P	P
Department Store	P	P
Liquor Store	P	P
General Retail and Specialized Retail	P	P
Nursery	Z	P

Service Commercial	GV-MU	GV-NC
Equipment Rental	P	C
General Commercial Services	P	P
Mail, Cargo, Packaging Services	P	P
Personal Services	P	P
Veterinary Clinic	P	P
Service Residential	GV-MU	GV-NC
Family Day Care Home- Large	P	P
Family Day Care Home-Small	P	P
Group Home	C	C
Intermediate Care Facility	C	C
Residential Support Facility	C	C
Transportation	GV-MU	GV-NC
Truck Terminal	•	•
Vehicle/Vessel Related Uses	GV-MU	GV-NC
Car Wash	P	P
Gas Station	P	P
Vehicle Body Repair, Paint or Restoration	C	•
Vehicle Leasing and Rental	C	C
Vehicle Repair	P	C
Vehicle Sales	P	P
Warehousing/Storage/Industrial	GV-MU	GV-NC
Light Industrial	Z	Z
Maintenance Facility	P	•

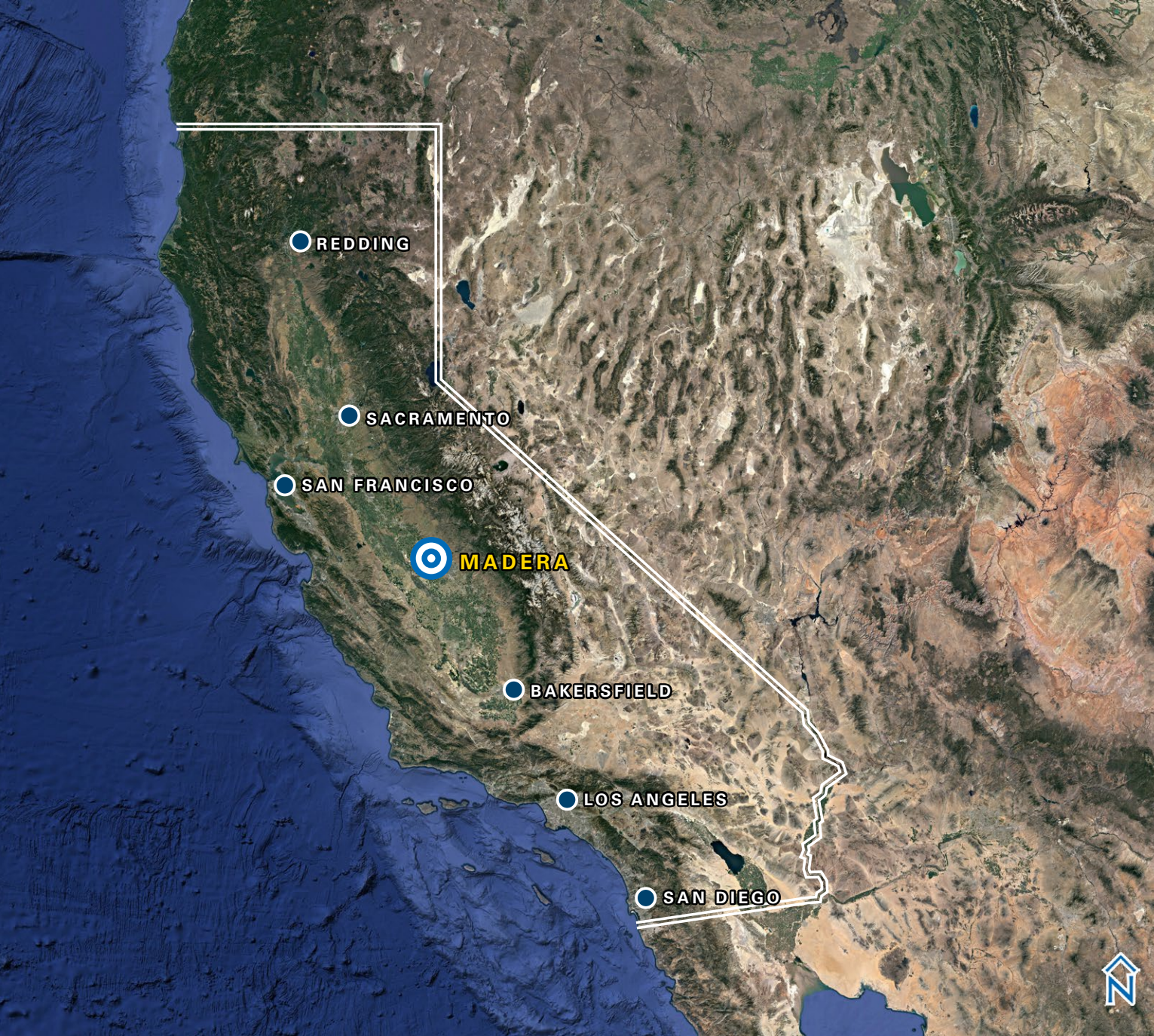
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Warehousing/Storage/Industrial <i>(Continued)</i>	GV-MU	GV-NC
Mini-warehouse/Self-storage	P	P
Outdoor Storage	P	•
Recreational Vehicle Storage, public	P	P
Warehouse and Sales Outlet	•	•
Warehousing, Storage and Distribution	•	•
Warehousing, Storage and Distribution for goods grown on-site	•	•
Waste Management	GV-MU	GV-NC
Recycling Collection	•	•
Waste Management Facility	•	•
Other	GV-MU	GV-NC
Accessory Uses/Structures	P	P
Christmas Tree/Pumpkin Sales/Similar Seasonal Sales	T	T
Communication Tower/Wireless Communication Facility	Z	Z
Drive-thru uses	P	P
Garage and/or Yard Sale	T	•
Gymnasium	P	P
Health I Athletic Club	P	P
Outdoor Event	T	T
Outdoor Sales	T	T
Research and Development	P	P





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