

Now Available
For Sale

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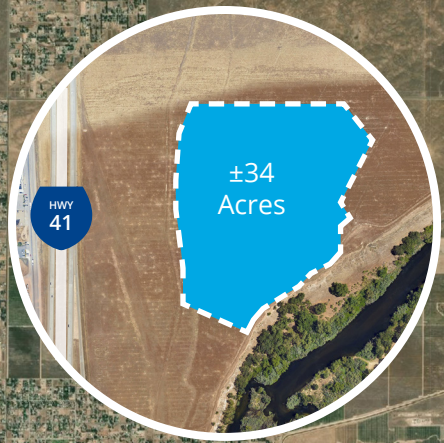
±34 Acres Build-to-Suit Opportunity

MADERA COUNTY, CA

Development land available for sale is near Madera County's highly-successful Tesoro Viejo retail/residential development and a stone's throw from North Clovis' Copper River Ranch and Riverstone retail, residential and office community. The ±34 AC property is in close proximity to Valley Children's Hospital, and a signalized intersection at Highway 41 and Avenue 12, 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.

Now Available
For Sale
±34 Acres

Madera
County



HWY
41

52,700 ADT

Proposed
Community
Hospital

RIVERSTONE

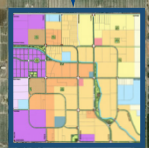
COPPER RIVER
RANCH



Children's
Hospital
Central California

Clovis
Community
College

Heritage Grove



TARGET
DICK'S SPORTING GOODS
Ashley HOMESTORE
BEST BUY
BOB'S DISCOUNT FURNITURE
Marshalls
NORDSTROM RACK
HomeGoods
Total Wine
DSW
BARNES & NOBLE
ULTA
macys
REI
WORLD MARKET
H&M
FAMOUS FOOTWEAR
RUTH'S CHRIS STEAK HOUSE
THE SHOPS AT RIVER PARK

City of Fresno

City of
Clovis





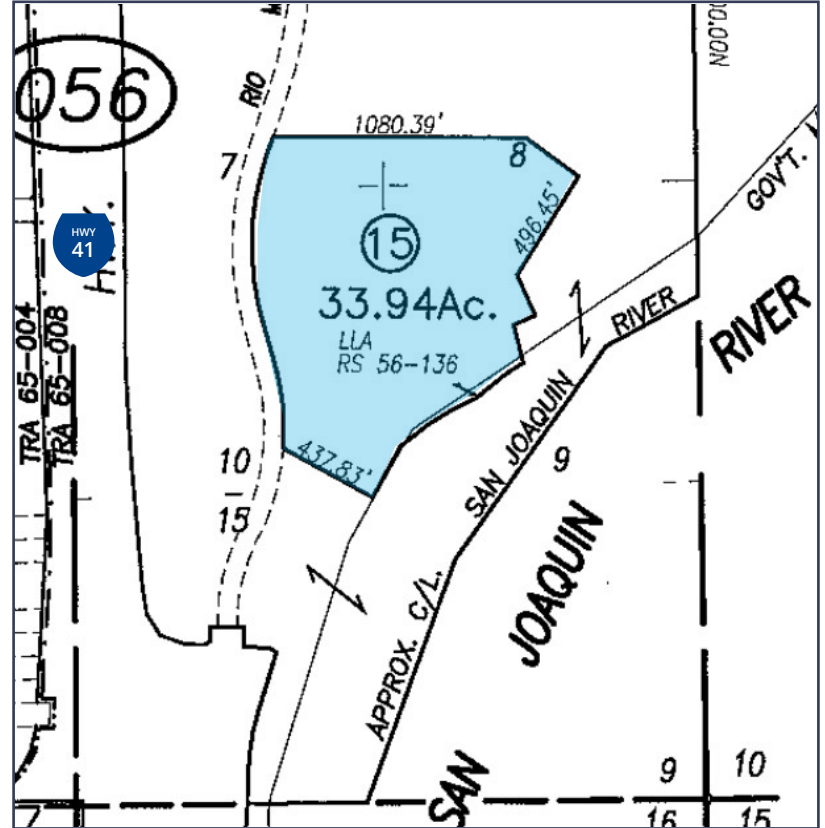
VALLEY CHILDRENS HOSPITAL | MADERA, CA

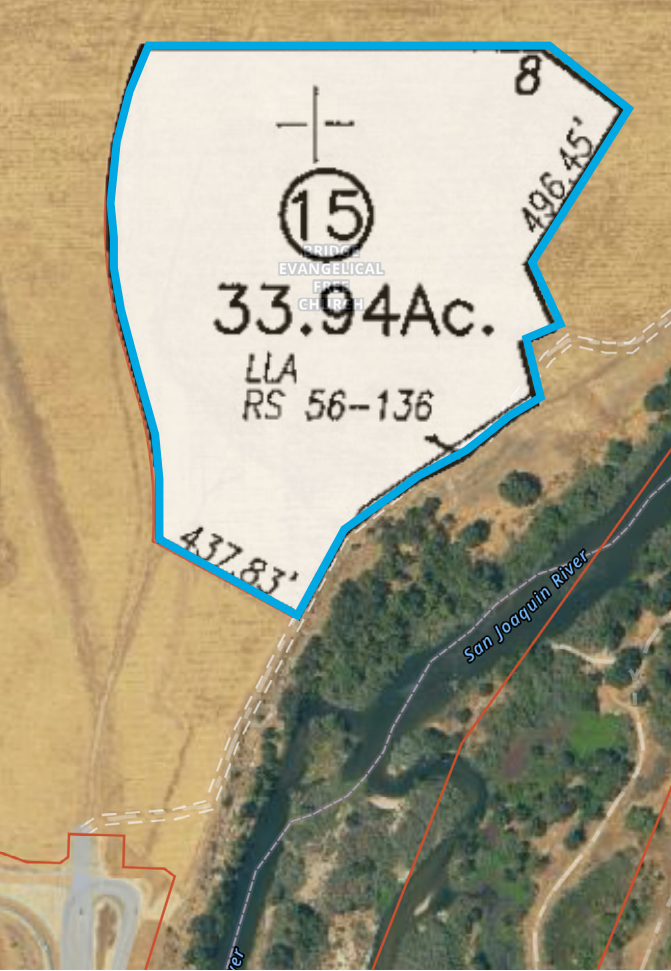
NOW FOR SALE!

±34 Acre Build-to-Suit Opportunity

NORTHEAST CORNER OF HIGHWAY 41 & RIO MESA BLVD. | MADERA COUNTY, CA

Site Details	
Total Land Area	±33.94 Acres
APN	049-056-015
Price	\$2,850,000 \$2,500,000
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 been given any land use designation yet, other than Agricultural Land in the Madera County General Plan.
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 may be encouraged as well. County Officials estimated that the processing time for obtaining the necessary entitlements is ±24-36 months. An Environmental Impact Report (EIR) will be required as well.
Utilities & Water	Much of the developed and undeveloped properties obtain water from the Madera Irrigation District Canal in this area which is north of the subject property. 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 the Root Creek Water District that services a very large residential, retail and office development called Riverstone, which is almost fully developed.





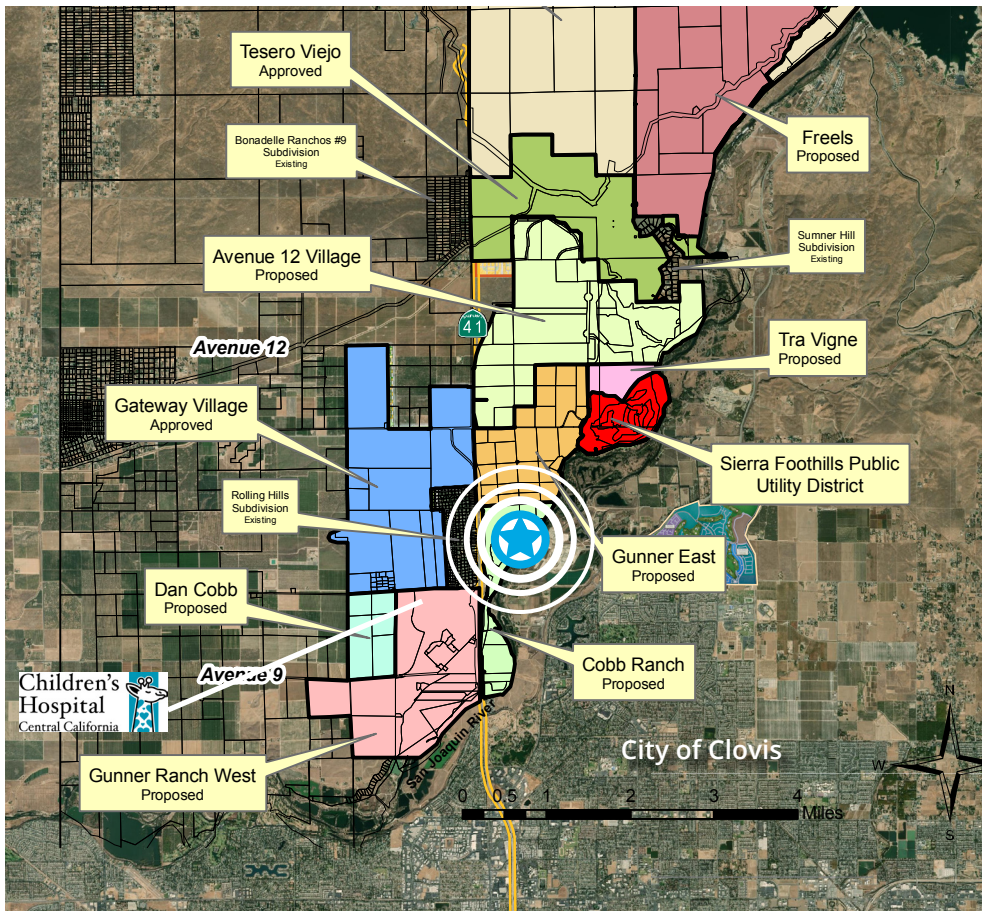
Property Photos

±34 Acres Build-to-Suit
Opportunity



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 125,000 residents](#). The subject site at the northeast corner of Highway 41 & Rio Mesa Blvd. is excellently located in 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.



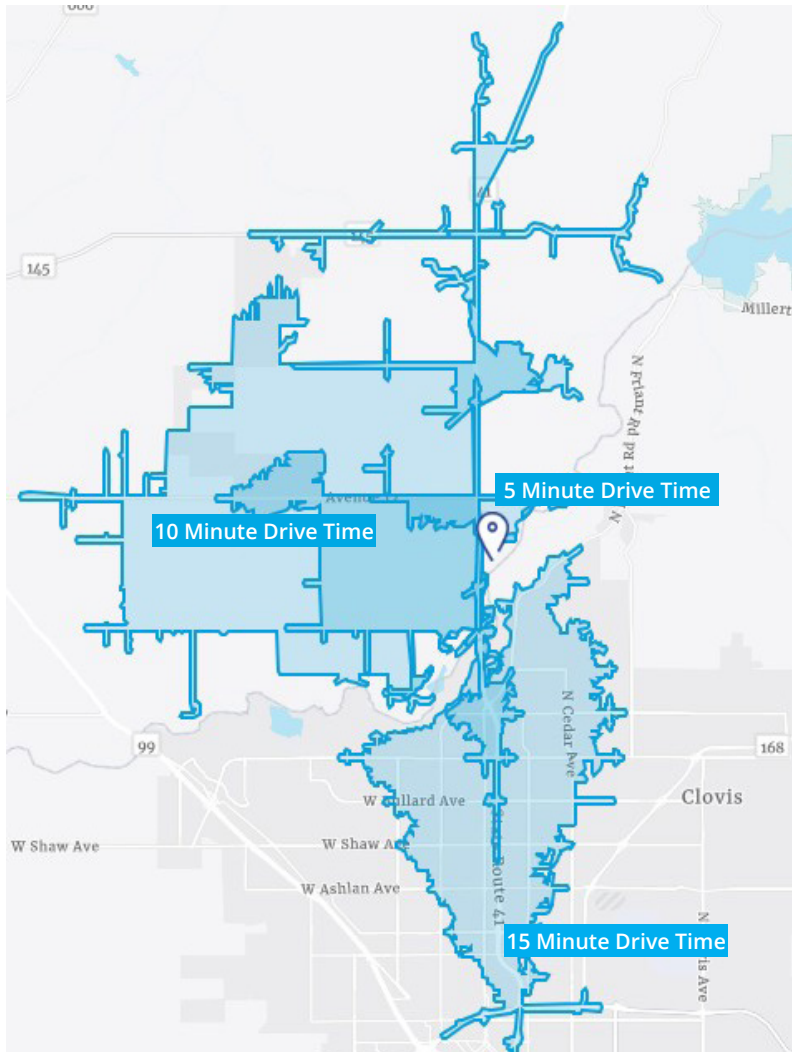
Winner of the American Planning Associations' "Outstanding Planning Award", and eventual centerpiece of the Rio Mesa Area Plan. The community-style site is designed complete with town center, new schools, retail and entertainment venues. Set to become major local hub in a



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



LOCAL DEMOGRAPHICS



	5 Minute Drive Time	10 Minute	15 Minute
TOTAL AVERAGE POPULATION			
Current (2024)	4,475	14,623	151,324
2029 Forecasts	5,027	15,726	152,997
AVERAGE HOUSEHOLD INCOME			
Current (2024)	\$216,489	\$153,340	\$112,705
2029 Forecasts	\$241,700	\$176,069	\$130,362
OWNER-OCCUPIED HOUSING UNITS			
2010 Census	285	3,745	53,731
Current (2024)	1,742	6,118	60,769
2029 Forecasts	1,906	6,505	62,077

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