

CENTURY 21 COMMERCIAL®
Jordan-Link & Company

Presenting:
The Preserve at Millerton Lake

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A one-of-a-kind setting that honors the past and embraces the future...

The Preserve at Millerton Lake is a master-planned community in Southeastern Madera County, encompassing 2+ miles of shoreline of the lake, that embodies a deep respect for the land's history and a forward-looking spirit of new traditions. To bring this vision to life, the developer has thoughtfully curated 2,100 acres of rolling foothills and scenic ravines into a community of homes with expansive open-space views and stunning territorial vistas. Also, the neighborhood is approximately 15 minutes from North Fresno, Clovis, and Fresno's River Park Shopping Center. The multifunctional clubhouse can host community gatherings and events and features a resort-style pool, workout center, and recreational area. Future amenities include a 4.5-acre man-made lake, 24-hour on-site security with controlled gate access and patrols, and The Preserve at Millerton Elementary STEM Charter K-9 School, which will connect to the Preserve Trail System through the Safe Routes to School pathway. Community pedestrian and bicycle trails will link neighborhoods, commercial and retail areas, the clubhouse, the school, and adjacent state and conservation trail systems. And a Madera County/Cal Fire Station will be located within the development boundaries.



INVESTMENT HIGHLIGHTS

Shadow Creek TM 3.1

TM 3.1 (Lots 4 – 87) has 84 finished lots ready to build for either production or semi-custom homes. The map is approved by the California Department of Real Estate and is ready to build on.

84

Finished Lots

5,000 Sf.+

Lot Sizes

\$10,500,000

Total List Price

\$125,000

Per Lot Price

Electricity

Onsite

Water

Onsite Private

Sewer

Onsite Private

INVESTMENT HIGHLIGHTS

Shadow Creek TM 3.2

TM 3.2 (Lots 89-106) has 18 larger finished lots ready to build and ideal for custom homes. The map is approved by the California Department of Real Estate and is ready to build on. Lots range from 8,000 -15,000 +/- square feet and no less 70 feet frontages.

18

Finished Lots

\$3,150,000

Total List Price

Electricity

Onsite

8,000 sf. – 15,000 sf.

Lot Sizes

\$175,000

Per Lot Price

Water

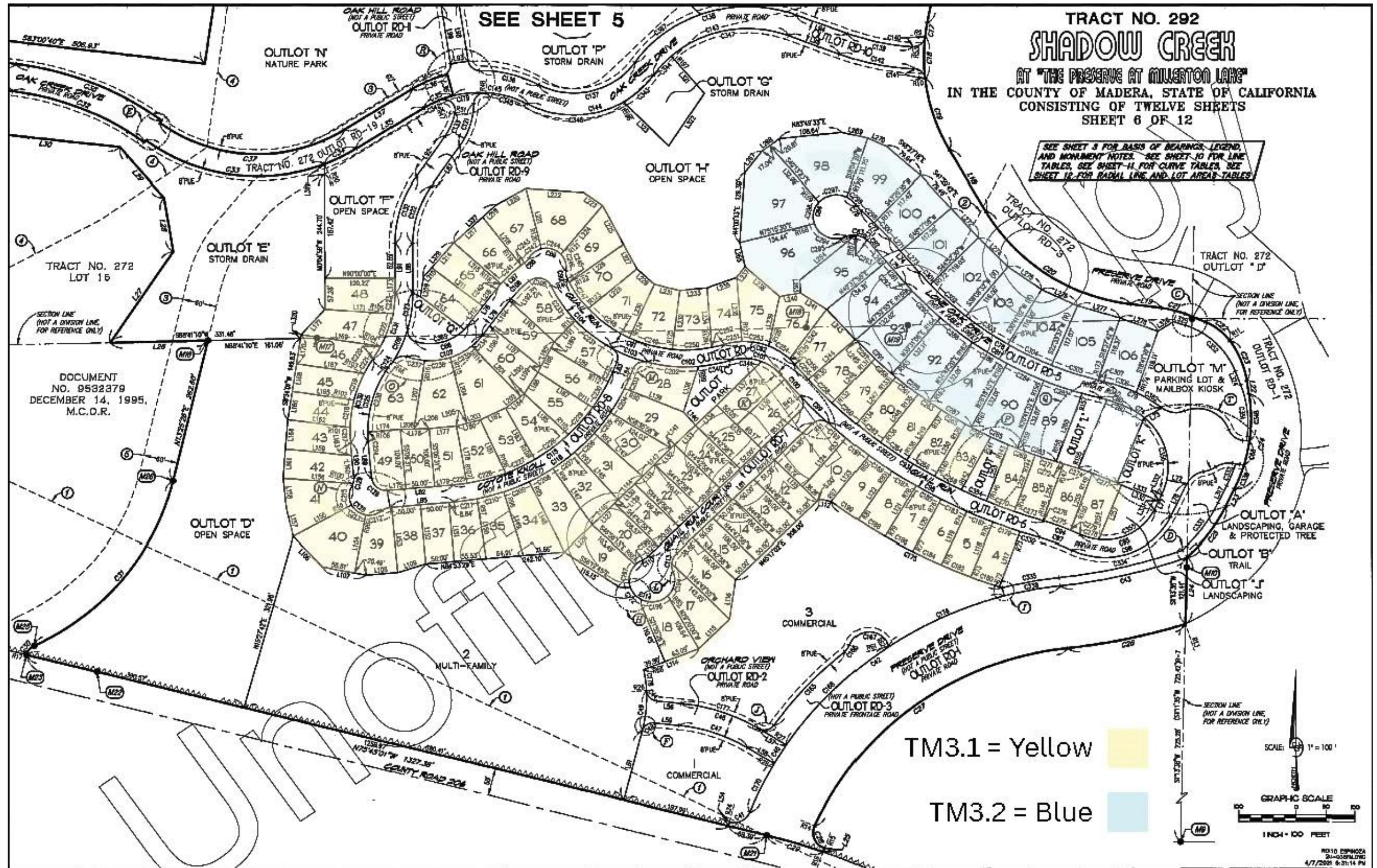
Onsite Private

Sewer

Onsite Private

Shadow Creek TM 3.1 & 3.2

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Project Map



Aerial Vicinity Map

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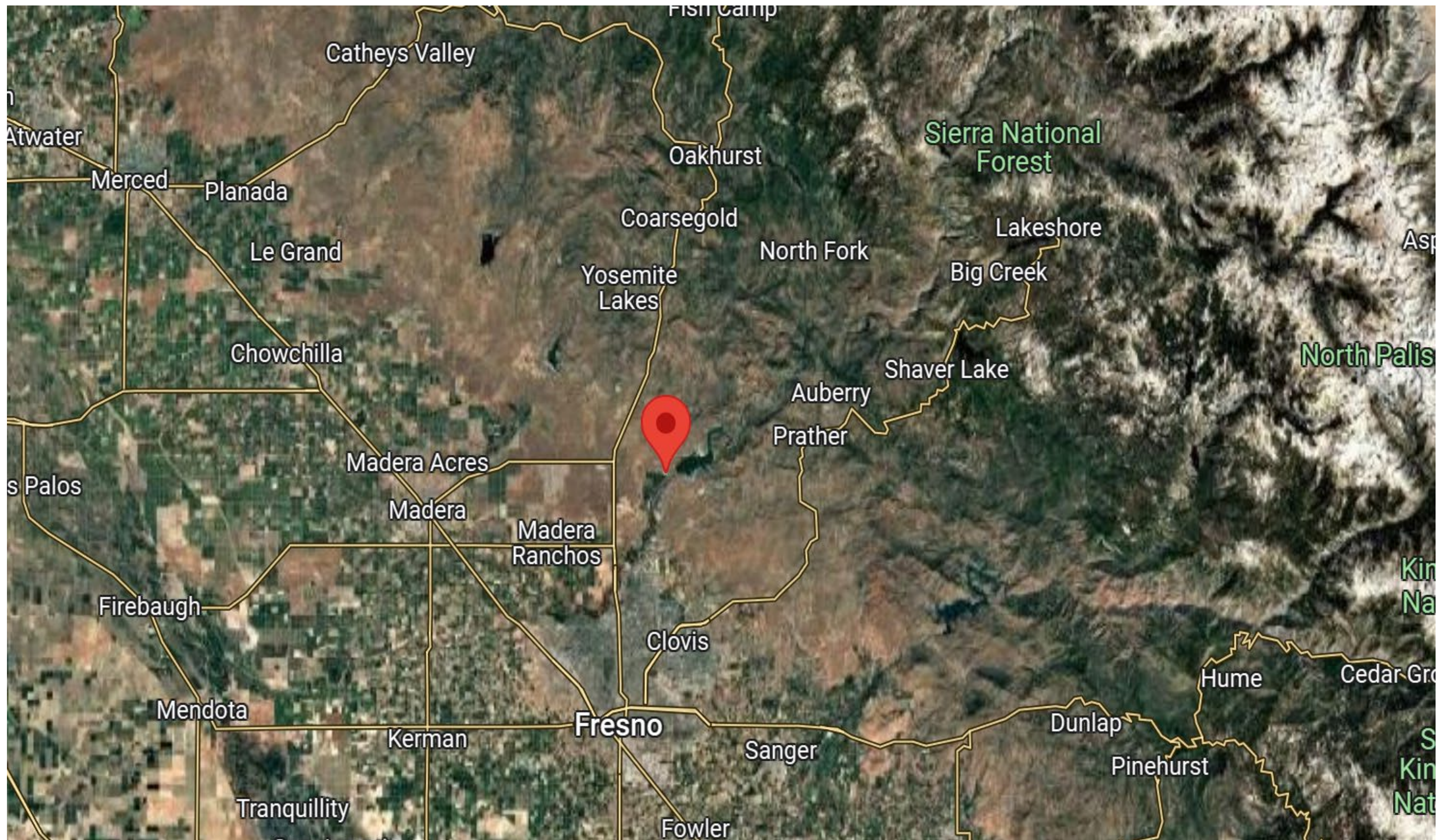
Aerial Vicinity Map

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Aerial Vicinity Map

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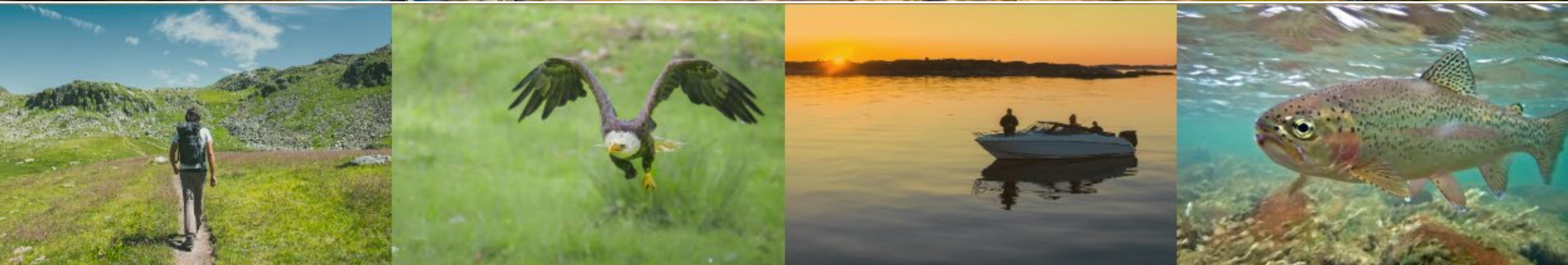


THE PRESERVE
AT MILLERTON LAKE

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For more information go to: www.preserveatmillertonlake.com



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All information, projections, and representations shown herein are based on information supplied by sources deemed to be reliable; however, they are not warranted by Century 21 Jordan-Link & Company or its agents and are subject to change without notice. References to square footage, financial information, or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.