

FOR SALE

79.78± ACRES



PRICE REDUCTION!

\$4,900,000.00 (\$61,500 per acre)

Land Near Avenue 12 & HWY 41 Madera, CA

For information, please contact:

Nick Sorensen

Vice President - Office Division

t 559-447-6240

nsorensen@pearsonrealty.com

CA RE Lic. #02081137

SITE

**FUTURE SITE
COMMUNITY REGIONAL
MEDICAL CENTER**

**VALLEY CHILDREN'S
HOSPITAL CENTRAL CA**

41

ROAD 40 1/2

AVENUE 10

ROLLING
HILLS
ESTATES

RIVERSTONE

AVENUE 12



SUBJECT LINES ARE APPROXIMATE

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

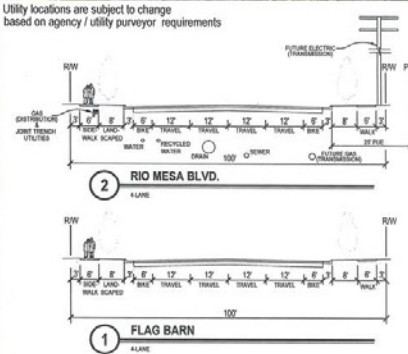
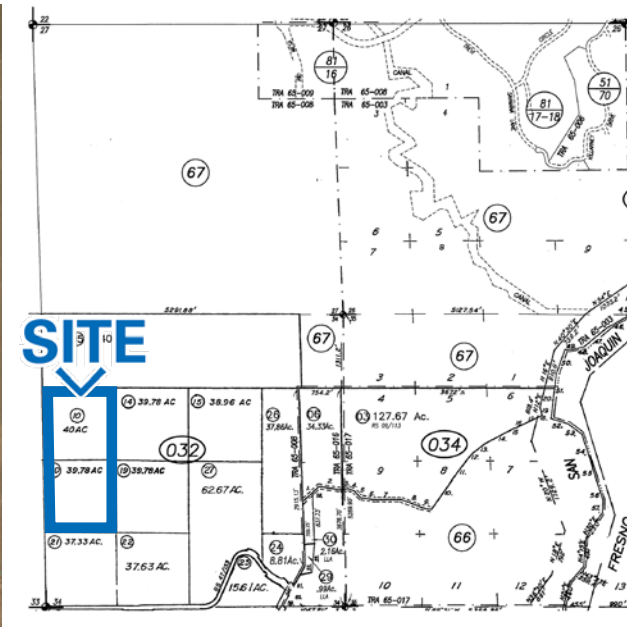
FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

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SAN JOAQUIN RIVER RANCH

Parcel Map



PROPERTY INFORMATION

Available: 79.78± Acres
Sale Price: \$4,900,000.00 (\$61,500 per acre)
Parcel Numbers: 049-032-010 (40± acres) & 049-032-020 (39.78± acres)
Zoning: ARV-20

HIGHLIGHTS

- 40± Acres of Citrus
- Adjacent to the Future Community Hospital
- Potential Residential or Commercial Development
- Producing Navels
- On-site Well

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