

OFFERING MEMORANDUM · LAND INVESTMENT

Highway 41 Corridor Land

41737 Avenue 13 · Madera, CA 93636
Madera County · ARV-20 Zoning · Rio
Mesa Planning Influence Area

*37.20± acres of highway-fronting
agricultural land positioned
in the direct path of Fresno's
northward expansion.*

ASKING PRICE

\$5,580,000

\$150,000 per acre · 37.20± Acres

ANNUAL
TAXES

~\$7,968

Low holding
cost land
banking

SITE AREA

37.20± Acres

1,620,432 SF · Deeded

HWY 41 FRONTAGE

1,300+ Feet

Major Central Valley Corridor

ZONING

ARV-20

Agricultural Rural, 20-Acre Min.

WELL CAPACITY

~900 GPM

50 HP · 12" Casing · 400 ft

PLANNING AREA

Rio Mesa

100,000-Person Master Plan

BROKERAGE

**Mountain Valley
Properties**

CA DRE #01184629

01 · EXECUTIVE SUMMARY

37 Acres on Highway 41 — In the Path of Fresno's Growth

Mountain Valley Properties is pleased to present 37.20± acres of strategically positioned agricultural land along the Highway 41 corridor in Madera County, California. With over 1,300 linear feet of direct Highway 41 frontage, this parcel occupies a rare and increasingly scarce position along one of the Central Valley's most important north-south transportation routes — the primary corridor linking Fresno, Madera, and Yosemite.

The property sits within the Rio Mesa Planning Influence Area, where a master-planned community targeting 100,000 residents and 30,000 homes is actively developing. Highway 41 is currently undergoing a major widening project — the segment from Avenue 10½ to Avenue 15 is

funded and scheduled to begin construction in early 2026. This parcel, located at Avenue 13, sits directly within that active improvement zone.

With low annual carrying costs of approximately \$7,968, an established high-capacity irrigation well, and current agricultural use, this land banks efficiently while corridor growth steadily increases its long-term value.

ADDRESS 41737 Avenue 13 Madera, CA 93636	ASKING PRICE \$5,580,000 \$150,000 per Acre	SITE AREA 37.20± Acres 1,620,432 SF Deeded
HIGHWAY FRONTAGE 1,300+ LF Direct Highway 41 Frontage	ZONING ARV-20 Agricultural Rural District	ANNUAL TAXES ~\$7,968 2025 Assessed Value \$420,581
CURRENT USE Agriculture Nursery / Horticulture	PLANNING AREA Rio Mesa Regional Growth Corridor	WELL CAPACITY ~900 GPM 50 HP · 12" Casing · 7-Stage

02 · INFRASTRUCTURE

High-Capacity Irrigation Well — Ready to Produce

The property includes a fully equipped, high-capacity irrigation well that supports current agricultural operations and preserves optionality for future land uses. The well infrastructure materially reduces the cost of entry for agricultural buyers and adds tangible utility value for any future development scenario requiring water access.

📄 WELL SPECIFICATIONS

Casing: 12-inch well casing · **Pump:** 50 HP electric pump · **Pump Bowls:** Seven-stage
Design Capacity: Up to ~900 GPM at 400 feet · **Reported Production:** 800+ GPM (buyer to verify)

This level of water production capacity is a significant asset in a region where

groundwater rights and infrastructure carry increasing value amid California's ongoing water management regulations.

03 • CORRIDOR GROWTH REPORT

Highway 41 Is Being Widened — Right Now



HIGHWAY 41 WIDENING — AVENUE 10½ TO AVENUE 15

Funded and scheduled to begin construction in early 2026, the widening of Highway 41 through this exact segment is a direct infrastructure catalyst for corridor land values. The subject parcel at Avenue 13 sits squarely within the improvement zone — highway widening projects historically drive measurable appreciation in adjacent land values.

Construction Start: Early 2026 • Est. Duration: ~2 Years



RIO MESA — 100,000 RESIDENTS PLANNED

The Rio Mesa Planning Influence Area is a master-planned regional growth corridor targeting 100,000 residents and 30,000 homes. Riverstone and Tesoro Viejo are actively adding residents, and Rio Mesa Boulevard is under expansion with Phase 1 targeted for completion in 2026. This parcel sits within the planning influence zone of one of California's largest active master-planned growth areas.

100,000-Person Master Plan • 30,000 Homes • Phase 1 Complete 2026



RIO MESA BOULEVARD EXPANSION

Madera County has initiated a multi-million-dollar expansion of Rio Mesa Boulevard to serve as a Highway 41 bypass connecting Avenue 15 to Avenue 12 — directly improving east-west connectivity to and from this parcel. The new boulevard includes two travel lanes, bike lanes, full landscaping, and signalized intersections.

Phase 1 Completion: Summer 2026 • Direct East-West Connector



FRESNO METRO NORTHWARD EXPANSION

The Fresno metropolitan area is expanding steadily northward toward Madera, with Highway 41 serving as the primary commuter spine. Population growth, housing demand, and employment expansion from Fresno are creating sustained development pressure along the corridor — making large highway-fronting parcels increasingly scarce and valuable.

Primary Fresno-Madera-Yosemite Transportation Corridor

Multiple Paths to Value

The property's size, frontage, zoning, and corridor positioning support a range of investor and operator strategies. Low annual carrying costs make a patient hold highly viable while infrastructure improvements advance.

LAND BANKING

Hold agricultural land at low annual cost (~\$7,968/yr) while Highway 41 improvements and Rio Mesa growth advance corridor values. Prime highway-fronting parcels of this size are increasingly scarce.

AGRICULTURAL OPERATION

Current nursery/horticulture classification and high-capacity irrigation well (800+ GPM reported) support continued productive agricultural use during the hold period.

RURAL RESIDENTIAL DEVELOPMENT

ARV-20 zoning (20-acre minimum parcel) allows subdivision into up to approximately two parcels under current zoning, or repositioning consistent with corridor evolution over time.

FUTURE CORRIDOR DEVELOPMENT

As Rio Mesa buildout and Highway 41 improvements mature, 1,300+ feet of direct highway frontage positions this parcel for commercial, mixed-use, or other corridor-oriented uses as planning evolves.

Acquisition Economics

ITEM	DETAIL
Asking Price	\$5,580,000
Price Per Acre	\$150,000
Price Per SF	~\$3.44
Total Site Area	37.20± Acres (1,620,432 SF)
2025 Assessed Value	\$420,581

Annual Property Tax (Est.)	~\$7,968
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Highway Frontage	1,300+ Linear Feet
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Zoning	ARV-20 · Agricultural Rural (20-Acre Min.)
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Current Use	Agricultural · Nursery / Horticulture
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