

Now Available
For Sale

CONTACT US:

Bobby Fena SIOR
559 256 2436
bobby.fena@colliers.com
DRE# 00590204

Ted Fellner
559 256 2435
ted.fellner@colliers.com
DRE# 00977465

Gil Lara
559 256 2434
gilbert.lara@colliers.com
DRE# 01356043

7485 N Palm Ave, Suite 110
Fresno, CA 93711
P: +1 559 221 1271
colliers.com/fresno

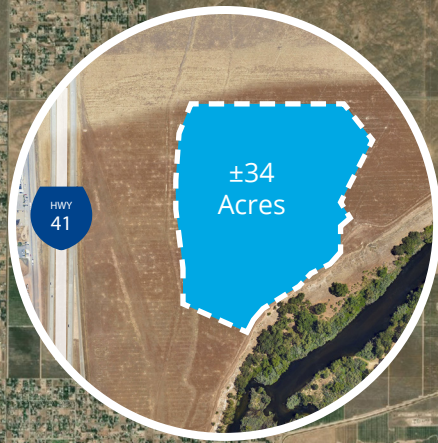


±34 Acres Build-to-Suit Opportunity

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 residential community sites. The ±34 AC property is in close proximity to Valley Children's Hospital, and a signalized intersection at Highways 41 and 145, 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.

Madera
County



 RIVERSTONE

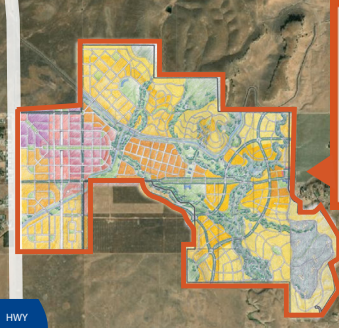


Children's
Hospital
Central California

HWY
41

52,700 ADT

Proposed
Community
Hospital



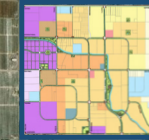
TESORO
VIEJO

COPPER RIVER
RANCH



Clovis
Community
College

Heritage Grove



City of Fresno

City of
Clovis

Now Available
For Sale
±34 Acres





VALLEY CHILDRENS HOSPITAL | MADERA, CA

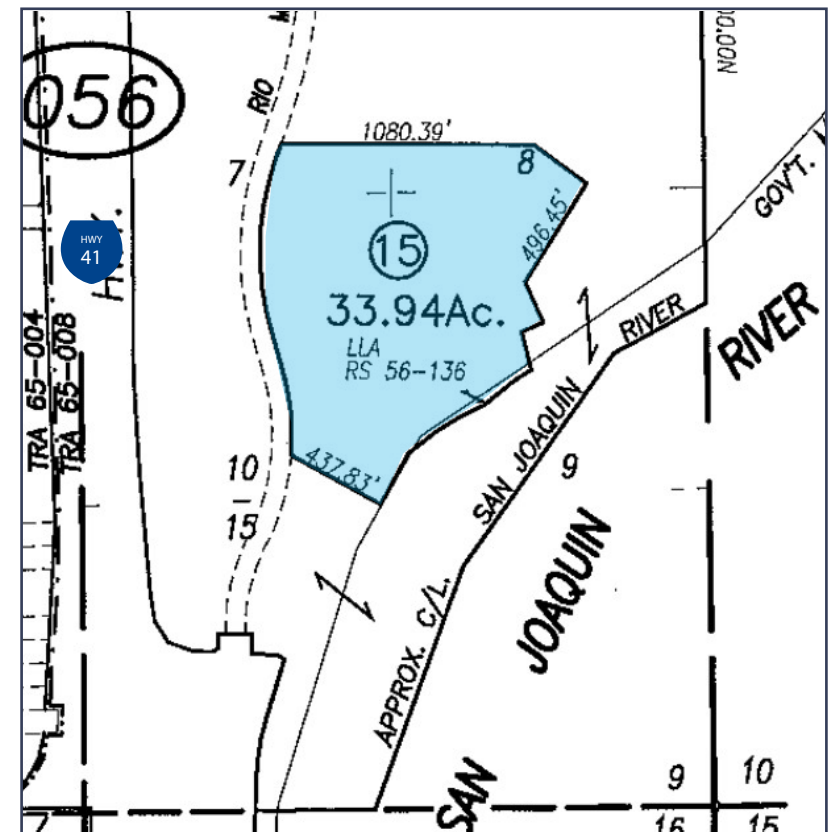
NOW FOR SALE!

±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
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 is highly encouraged as well. County Officials estimated that the processing time for obtaining the necessary entitlements is ±18-24 months. An Environmental Impact Report (EIR) will be required as well.
Utilities & Water	Most of the developed and undeveloped properties obtain water from the Madera Irrigation District Canal (runs east to west) which is north of the subject property. There currently are no water easements. 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 joining a new water district (Root Creek Water District) formed by Castle & Cooke, a large developer who formerly owned 2,225 acres nearby for development of a major residential community which is now almost fully completed, called Riverstone.





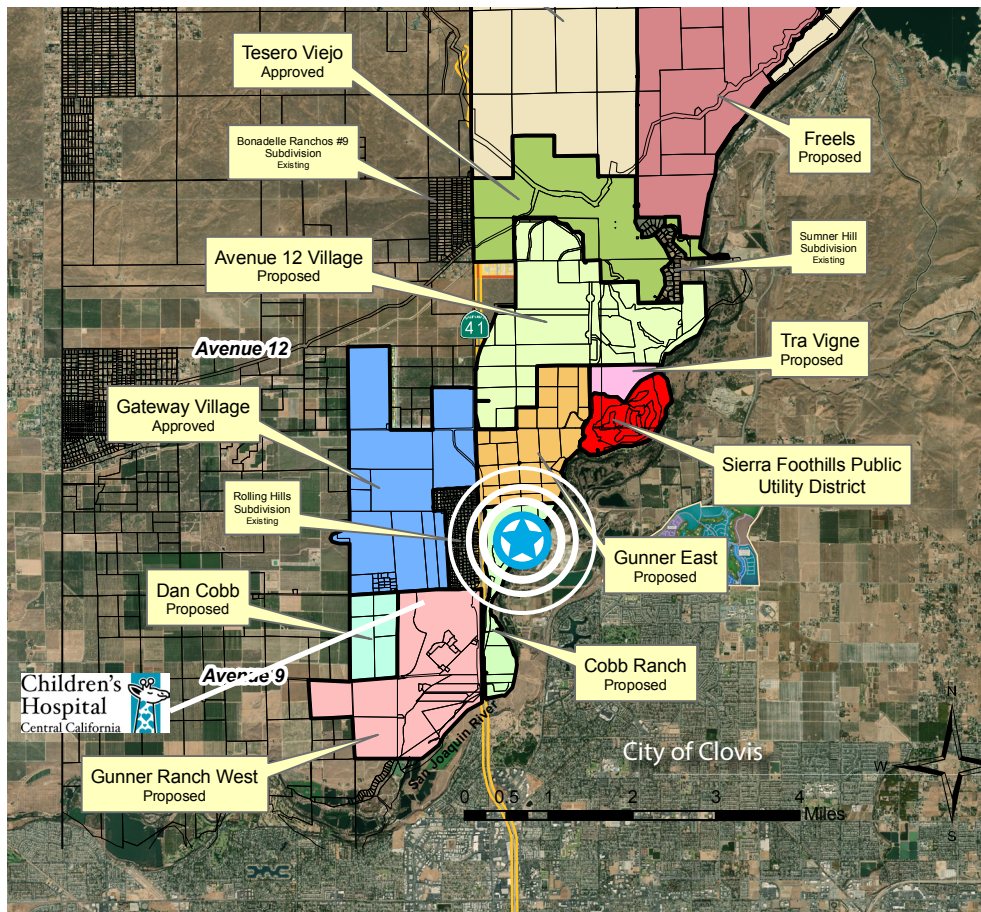
Property Photos





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.



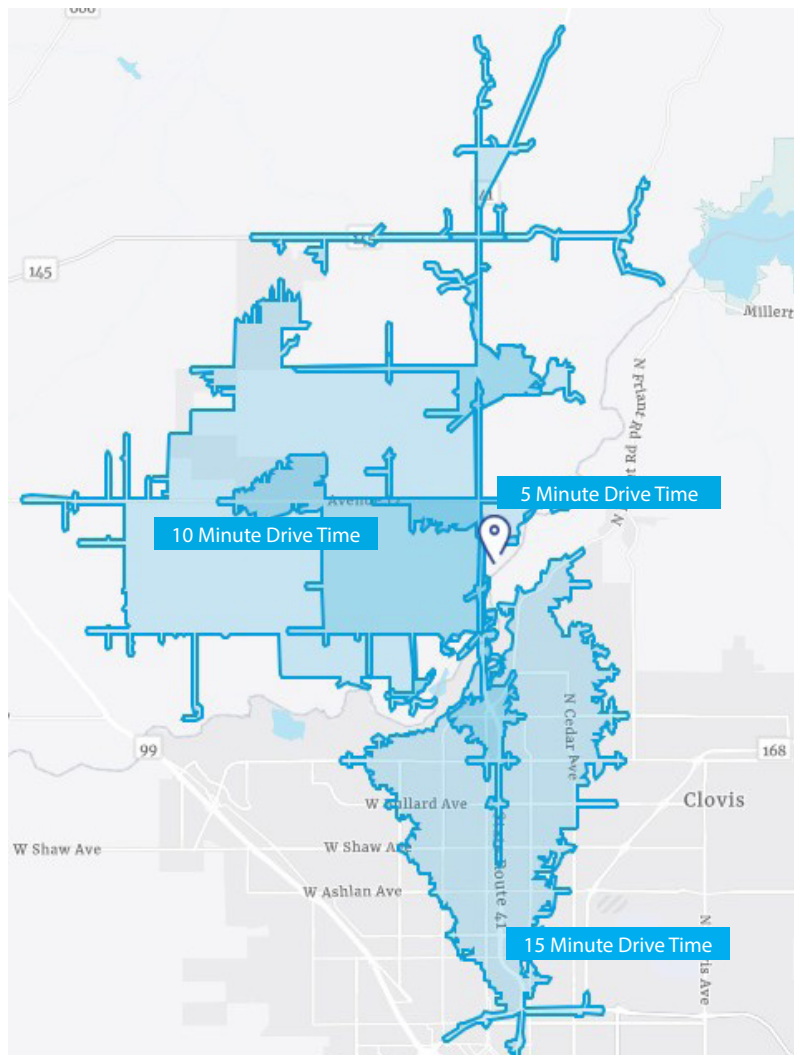
Winner of the American Planning Associations' "Outstanding Planning Award", and eventual centerpiece of the Rio Mesa Area Plan. The community-style site is designed complete with town center, new schools, retail and entertainment venues. Set to become major local hub in a



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 Conty 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

Contact Us:

Bobby Fena ^{SIOR}
Sr. Vice President | Principal
Main: +1 559 256 2436
Mob: +1 559 284 1113
DRE# 00590204
bobby.fena@colliers.com

Ted Fellner
Sr. Vice President | Principal
Main: +1 559 256 2435
Mob: +1 559 269 6753
DRE# 00977465
ted.fellner@colliers.com

Gil Lara
Vice President
Main: +1 559 256 2434
Mob: +1 559 312 4287
DRE# 01356043
gilbert.lara@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.