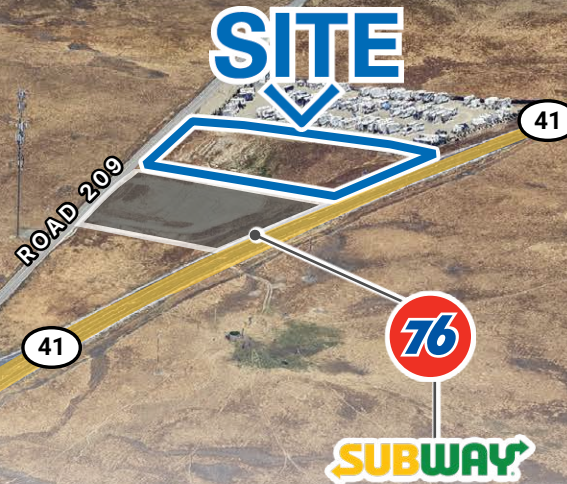


AVAILABLE FOR SALE
3.18± ACRES OF LAND

HIGHWAY 41 & ROAD 209

MADERA, CA



For information, please contact:

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HIGHWAY 41 & ROAD 209

MADERA, CA

PROPERTY

INFORMATION

Sale Price: \$1,250,000.00

Cross Streets: Highway 41 & Road 209

Number of Lots: 1

Lot Size: 3.18± Acres

Power: Utilities on Road 209

Zoning: CRM (*Commercial, Rural, Median District*)

APN: 051-146-015 (*Madera County*)

LOCATION DESCRIPTION

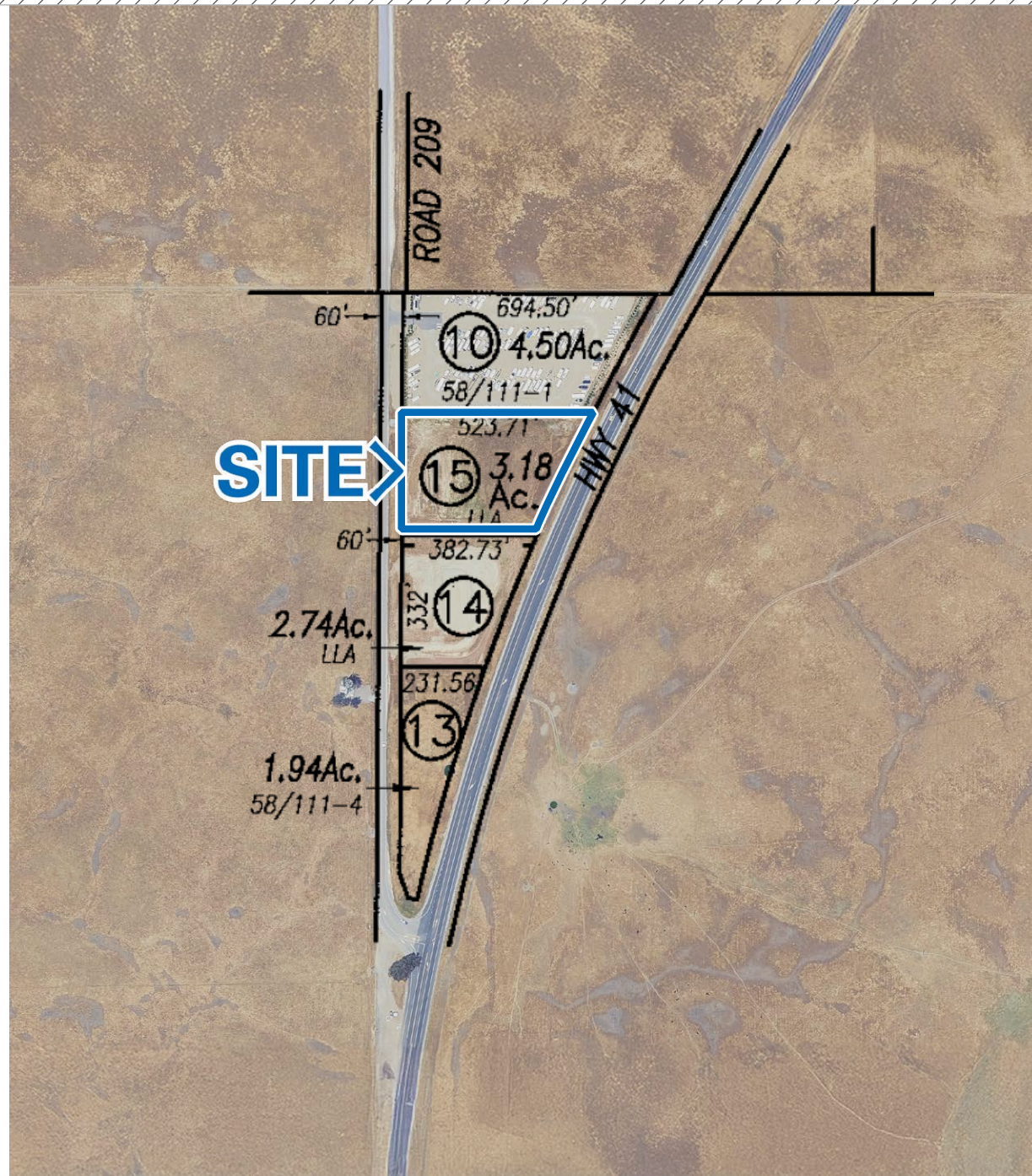
Situated directly north of the master planned communities of Tesoro Viejo (*4,415 Proposed Housing Units**) and Riverstone (*4,754 Proposed Housing Units**), this 3.18± acre parcel, positioned at the junction of Highway 41 and Road 209, attracts significant traffic due to its high exposure.

The property is located on one of the main routes to and from several nearby mountain communities and destinations, such as Chukchansi Gold Resort and Casino (*19± miles*), the town of Oakhurst (*32± miles*), Bass Lake (*42± Miles*) and Yosemite National Park (*42± miles*).

* THE INFORMATION HERE, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

HIGHLIGHTS

- Issued Conditional Use Permit for Boat and RV Storage
- Income Producing Billboard
- Flexible Zoning
- Highway 41 Exposure
- Road 209 Access
- Neighboring 76 Station



HIGHWAY 41 & ROAD 209

MADERA, CA

LOCATION

MAP



AVAILABLE FOR SALE
3.18± ACRES OF LAND

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SITE



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