

**NOW AVAILABLE**

## **Zoned Commercial and Multi-Family Vacant Lots**



**Oakhurst, CA**

- **All infrastructure installed.**
- **Great location in town**
- **Excellent Neighborhood History**
- **Pine and Oak Woodland**
- **Near Yosemite National Park, Bass Lake and California Gold Country**
- **Ready to Build**
- **Commercial has Highway Frontage**
- **From .37 acres to 3.34 acres**
- **Also one Riverfront Residential Lot Available**

**Priced From \$75,000.00 to \$325,000.00**

## **Fact Sheet**

**Location:** Situated in the town of Oakhurst, CA in central California, the lots are close to all services. Off of Highway 49, California Golden Chain Highway, they are across the highway from a True Value Hardware and a Kaiser Health Clinic. The new satellite Madera County Government Center and County Fire Station are slated to be built soon across the highway. Oakhurst is on the main southern access to Yosemite National Park, which is about 15 miles away. Oakhurst is a growing, vibrant community, with supermarkets, theater, fine restaurants and an active involved community.

**Subdivision:** All lots are in the Boulder Creek Subdivision recorded in the 1980's. Lots were held for long term investment and are on the market for the first time in many years. The subdivision has underground utilities in place, concrete curb and gutter, driveway cutouts and goes from the Highway to a cul-de-sac fronting the Fresno River. CC&Rs are in place.

**Zoning and General Plan:** The two commercial lots are zoned Commercial Urban Restricted (CUR) and the multi-family lots are zoned Planned Residential Development (PRD). The General Plan designation for the lots is High Density Residential (HDR). CUR allows customer service establishments (art gallery, antique store, florist shop, beauty shop, bank, restaurants, alcohol sales), tourist oriented businesses, offices (including medical), and some retail like delicatessans, tobacco store, interior decorating, and other similar businesses. The PRD allows apartments, condominiums and townhouses, with zoning administrator review.

**Access:** Fronting on State Highway 49, the subdivision enjoys great access. The intersection is scheduled to be signalized in the near future. There are curb cuts in place for the lots.

**Terrain:** The lots have varied terrain, with many trees and some rock outcroppings. Some grading was completed years ago. The smaller commercial lot especially will require a creative use of the land.

