



Resort Commercial Land

DEVELOPMENT SITE FOR SALE

IN MARIPOSA, CA

\$3,900,000 | 36.6 Acres

Proudly Offered By



INTRODUCTION



Level building site overlooking stunning natural views.

The Property

An outstanding development site near Yosemite with 36 acres of resort commercial zoning and stunning views overlooking California's iconic rolling hills.

This property boasts world class views over a 3000-acre, preserved historic ranch in one direction and the thriving Yosemite gateway community of Mariposa in the other. The acreage has been improved with wide gravel base roads, multiple building sites, good condition manufactured home for managers' quarters, office for the zipline, zipline course, obstacle course and parking lot.

Currently the property is being leased to a successful zipline company. They operate on approximately 10 acres of the ranch, leaving plenty of room for further improvements. The zipline co. may be available for sale, sold separately.

Utilities on site include; electricity, phone, high yielding well, residential septic system and DSL high speed internet. Multiple building sites with stunning views.

LOCATION



View of the property in the foreground with Mariposa above.

The Location

This site has ample highway frontage on State Highway 140 with good visibility and existing Caltrans turn lanes. Mariposa is the last stop for services before you get to Yosemite National Park.

- Excellent launching site for trips to Yosemite National Park
- Adventure package tours available on site for guests
- Convenient to services and shops in Mariposa
- Idyllic cowboy experience guests are looking
- 1200' highway frontage
- Deeded access to property, no easements

ZONING



View of the developed improvements on site.

The Zoning

This 36-acre property is zoned Resort Commercial. This zoning is designated for properties only that are easily accessible to state highways and designated primary county roads. Permitted uses include; a. motels, hotels and lodges; b. Restaurants and cocktail lounges; c. Guest ranches, health resorts, hunting and fishing clubs; d. Facilities for special group activities such as archery, pistol and rifle ranges, skeet clubs, tennis clubs, golf course, and riding stables; e. Campgrounds and recreational vehicle parks.

- APN: 012-180-0140
- 36.6 Acres with rolling and level terrain
- Zoning: Resort Commercial (RC) Code
- 24' wide gravel driveway to code for fire safety

DEMAND



View of Mariposa

The Vacationers Interest

Mariposa County sits on the only year-round access road entrance into Yosemite National Park. A charming, once bustling gold rush town, is now a thriving tourist-based town with all the country charm you could ask for, making it the Cowboy experience international tourists are seeking.

The Yosemite/Mariposa County Tourism Bureau has identified a growing need for accommodations. And more specifically, accommodation with adventure-based activities; such as ziplining, rock wall climbing, golf, horseback riding, biking and more. (Consultant's report available)

OCCUPANCY



Terrain with Current Zipline Course

The Occupancy Rate

Demand is currently outpacing supply in the Yosemite region. With over 5,000,000 visitors to Yosemite this year, we've seen a 20% increase in visitors each year the past 3 years. (Visitor numbers report available)

TOT Revenue is up 20% each of the past 3 years. (TOT #'s Available)

Present hotels are booked 100% full, May - October and shoulder season is growing as well, with a 70% occupancy rate annually.

- Visitors are looking for peak season accommodations near Yosemite.
- Vacationers are looking for an adventure resort.
- Corporations are looking for more choices of conference center facilities in the off season.

MORE INFORMATION



Ideal Building Site for Hotel

Concierge Real Estate Services is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by Concierge Real Estate Services however, the accuracy of this information is not guaranteed or warranted by either Concierge Real Estate Services, the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

For more information, please contact:

Kori Smith

Concierge Real Estate Services, Inc.

President/Broker Lic #01221746

californiakori@gmail.com

www.ResortLandForSale.com

(209) 742-4580