



12.77 Acres

Sale Price: \$2,200,000.00

Property Highlights

- Prime Real Estate on Mariposa Corridor
- Rare 12+ acre lot
- 2 Miles to Mariposa Port of Entry
- 3,000 feet to I-19 On Ramp
- Predominantly Light Industrial Zoning (small SFR -18 lot)

Property Details

Parcel Sizes	Parcel A: 11.77 Acres Parcel B: 1 Acres
Power	500+ Ft
Utilities	500+ Ft
Zoning	Parcel A: Light Industrial Parcel B: SFR-18
Property Taxes (2023)	Parcel A: \$14,563.94 Parcel B: \$1,237.40



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Aerials of Property



**Approximate – not to scale*

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Map



**Driving times and mileage are estimates and may vary*