

FOR SALE

**Developable Land in
Oakhurst, CA at Highway 41 and Victoria Lane**



OXBRIDGE
INTERNATIONAL CO.

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INVESTMENT OVERVIEW

OAKHURST, CA AT HIGHWAY 41 AND VICTORIA LANE:

- Location: Oakhurst, CA
- Parcel Size: 15.60 acres
- Zoning: PPD,MHA and RRS,Rural Residential subdivision, manufactured housing and Planned Development
- APN: 064-080-073 & 087
- Topography: level to gentle rolling
- Utilities: propane, PG&E, community water, sewer public.
- Access: [Paved road/Private drive/Highway access]

INVESTMENT HIGHLIGHTS

High Density Residential

Strategic Location: Close to Yosemite National Park, a major tourist destination, as well as local businesses, schools, and healthcare facilities.

Development Potential: Suitable for residential, commercial, or mixed-use projects (subject to zoning and regulatory approval).

Growing Market: Oakhurst is experiencing steady growth, with increasing demand for housing, hospitality, and commercial services.

Infrastructure Readiness: Utilities and road access available or nearby, reducing initial development costs.

PROPERTY OVERVIEW

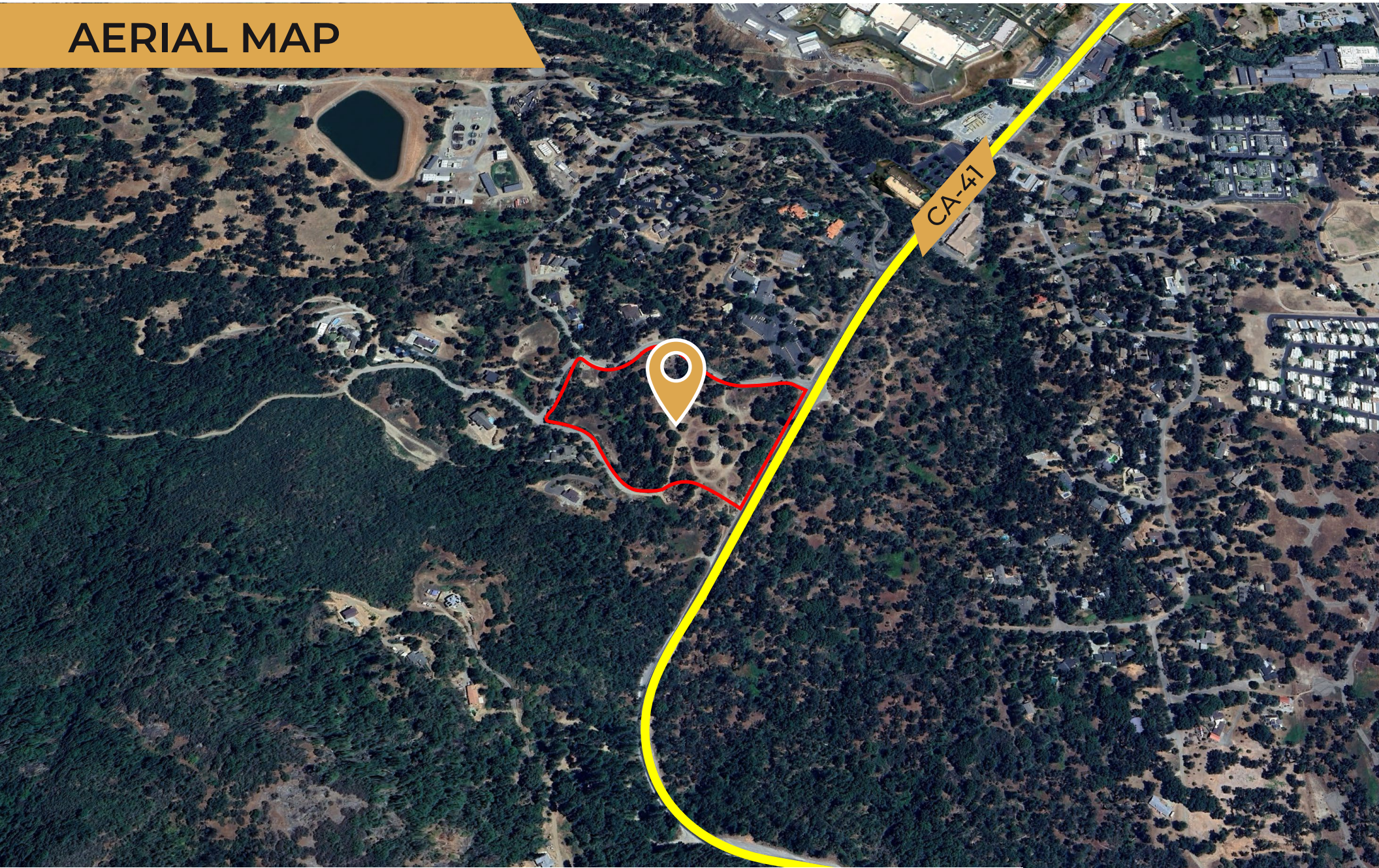
Located in the picturesque community of Oakhurst, California, this vacant parcel of land offers a unique opportunity for investment, development, or personal use. The property is ideally situated near the gateway to Yosemite National Park, providing access to stunning natural landscapes, local amenities, and a growing residential and commercial community.



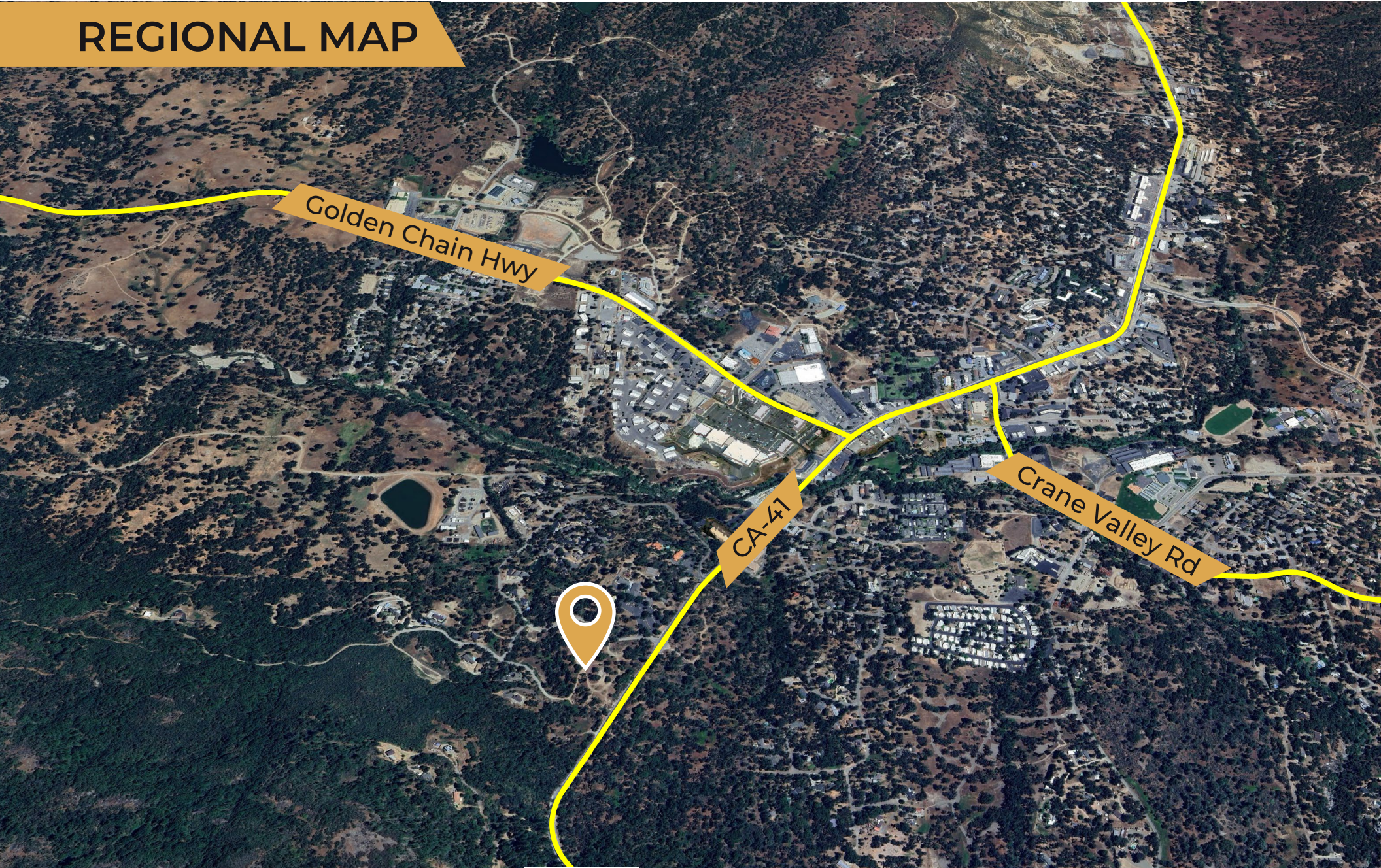
PROPERTY VIDEO



AERIAL MAP



REGIONAL MAP



Oakhurst, California

DEMOGRAPHICS

Population
9,639

Median Household Income
\$76,642

Median Age
54.2

Unemployment Rate
7.3%

Per Capita Income
\$50,062

Total Businesses
665

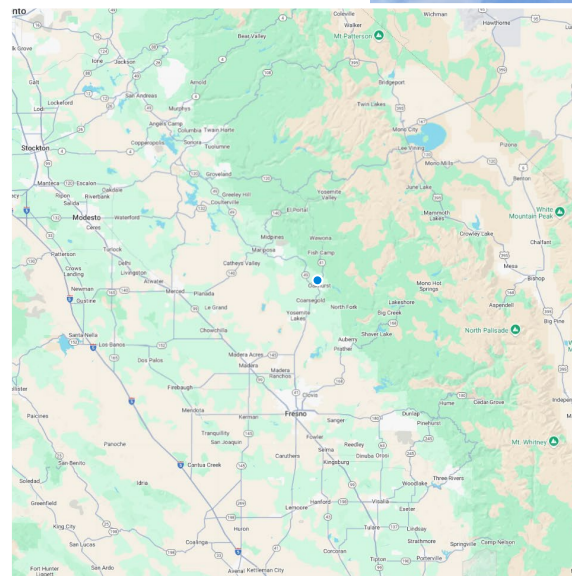
AREA OVERVIEW OAKHURST, CA

Oakhurst is located 3 miles (5 km) south-southwest of Yosemite Forks, along the Fresno River, and sits at an elevation of 2,274 feet (693 m).

Oakhurst (formerly Fresno Flats) is a census-designated place (CDP) in Madera County, California, located in the foothills of the Sierra Nevada approximately 14 miles (23 km) south of the entrance to Yosemite National Park. Positioned at the junction of Highway 41 and Highway 49, Oakhurst sits at the southern edge of California's Gold Country and had a population of 5,945 as of the 2020 United States census.

Founded in 1858 as Fresno Flats, the town developed as a cattle stop and later a logging hub, eventually becoming a gateway to Yosemite. The surrounding area was historically a gathering place for the Miwok, Yokuts, and Mono peoples and was the site of early conflicts following California statehood, including the opening battle of the Mariposa War. In the late 20th century, Oakhurst became an unlikely center of innovation in the emerging computer game industry as the headquarters of Sierra On-Line, known for pioneering graphic adventure games and the first dedicated online gaming network.

Today, Oakhurst remains both a residential and tourist hub, shaped by its geography, its role in Yosemite-bound travel, and its layered history as a crossroads between frontier industries—timber, tourism, and technology.



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