



FIABCI
Motel/Hotel Specialists, Inc.

8050 N. Palm Avenue, Suite 300
Fresno, CA 93711

(559) 285-5744

EXECUTIVE SUMMARY

WHITE FOX CREEK RESORT

Proposed Hotel & Conference Center

Development Site

Millerton New Town (Fresno County)

1. Property Type: Open land: Fully entitled for a Resort Hotel, Conference Center, Lounge, Restaurant, Retail Space, Swimming Pool, 9 – Hole, 3 Par Golf Course.
2. Location/Surrounding Area: “Millerton New Town”, located on the south side of Millerton Rd., east of Marina Dr. bordered to the south of Bonadelle Home Tract #4870, Bella Vista @ Brighton (slightly to the west of Brighton Crest Golf Course—and approximately ¼ mile west of Table Mountain Casino). Approximately ½ mile south of Millerton Lake. (See Map)

- 3. Parcel Size:** Approximately 23 acres (approx. 1,001,880 SF); level to rolling terrain.
- 4. Zoning & Proposed Usage:** According to Fresno County Planning, C-4 central trading, conditionally limited to hotel/resort development is required to develop this type of project. This can be confirmed by contacting the Dept. of Public Works and Planning @ (559) 262-4130, located @ 2220 Tulare St. Fresno, CA.
- 5. Water & Sewer:** Provisions have been made to provide sufficient water and sewer capacity for the development of the proposed project. The property is located in the adopted "New Town Infra- Structure Plan" for the provision of water, sewer, drainage and related infra-structure requirements. Seller is in possession of all documents confirming these provisions in full and complete detail and can provide same prior to the consummation of any offer to purchase.
- 6. Concept:** A highly strategic location offering a unique opportunity to construct a state of the art resort hotel and conference center featuring:

- Rooms – 130
- Conference spaces up to 394 Occupants
- Hotel Conference – 227 Guests
- Satellite Conference – 167 Guests
- Conference Pre-Function Space – 2000 SF
- Restaurant – 2700 SF
- Lounge – 1800 SF
- Retail Space, Gift Shops, Salon, and Restrooms – 1800 SF
- Kitchen and Storage – 1700 SF
- Auxiliary Space (circulation, Laundry rooms, etc.) – 8300 SF (Includes Conference Room for up to 167 (Ref), Kitchen & Lounge)

Resort Villas

- 66 Extended stay, furnished 2 B/R Villas, with Kitchen(s)

Resort Amenities

- Swimming Pool
- 9 Hole, 3 Par Golf Course
- Walking trail with exercise par course
- Exercise facility

Resort Entitlements

- Fully entitled with approved conditional use permit and site plan with County of Fresno.

7. Price:

This property may be purchased for a
very opportunistic price of:
\$5,900,000

Contact:

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