



COMMERCIAL
REAL ESTATE

For Sale \$1,550,000

Litt Rd, Modesto CA 95355

Fully Entitled Light Industrial & Self Storage Land



To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

Dave Bates

DRE # 02236297

209.417.7271

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PMZCommercial.com

Litt Rd Modesto CA

APN: 084-003- 011

Size: 6.4 ac

Sales Price \$1,550,000

Approved and Entitled Land for all uses
compliant with Stanislaus County Light
Industrial zoning code.

Local market has a high demand and low
vacancy for Light Industrial Warehousing

Owner is willing to assist buyers in getting
administrative approval for various
additional uses.



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±6.4 Acre Fully Entitled Development - Light Industrial and/or Self Storage

Subject property is located at the corner of Litt and Plainview in Stanislaus County, within the City of Modesto's sphere of influence.

The property is fully entitled for Light Industrial and Self Storage development, with an approved Development Agreement already in place with Stanislaus County. Approved zoning conditions and a feasibility study for self storage are available for qualified buyers.

The County has agreed that Additional Uses shall be considered under Planned Industrial Zoning, needing only administrative approval. Owner is willing to assist Buyer in getting administrative approval. While RV and boat storage is among the permitted uses, the site's entitlements and location make it especially well-suited for light industrial and self storage operations.

Strategic Location Benefits:

- **Adjacent to Tivoli, a 450-acre master-planned redevelopment community and The Crossings development of 527 new homes**
- **Positioned along the planned Claus Road expansion corridor**
- **Within a high-growth area with strong demographics**
- **Within 3 miles of retail developments w/ multiple national tenants including Costco & Home Depot**

This is a rare opportunity to develop in a rapidly evolving corridor with entitlements already secured—ideal for investors and developers seeking to capitalize on Modesto's expanding industrial and storage demand.

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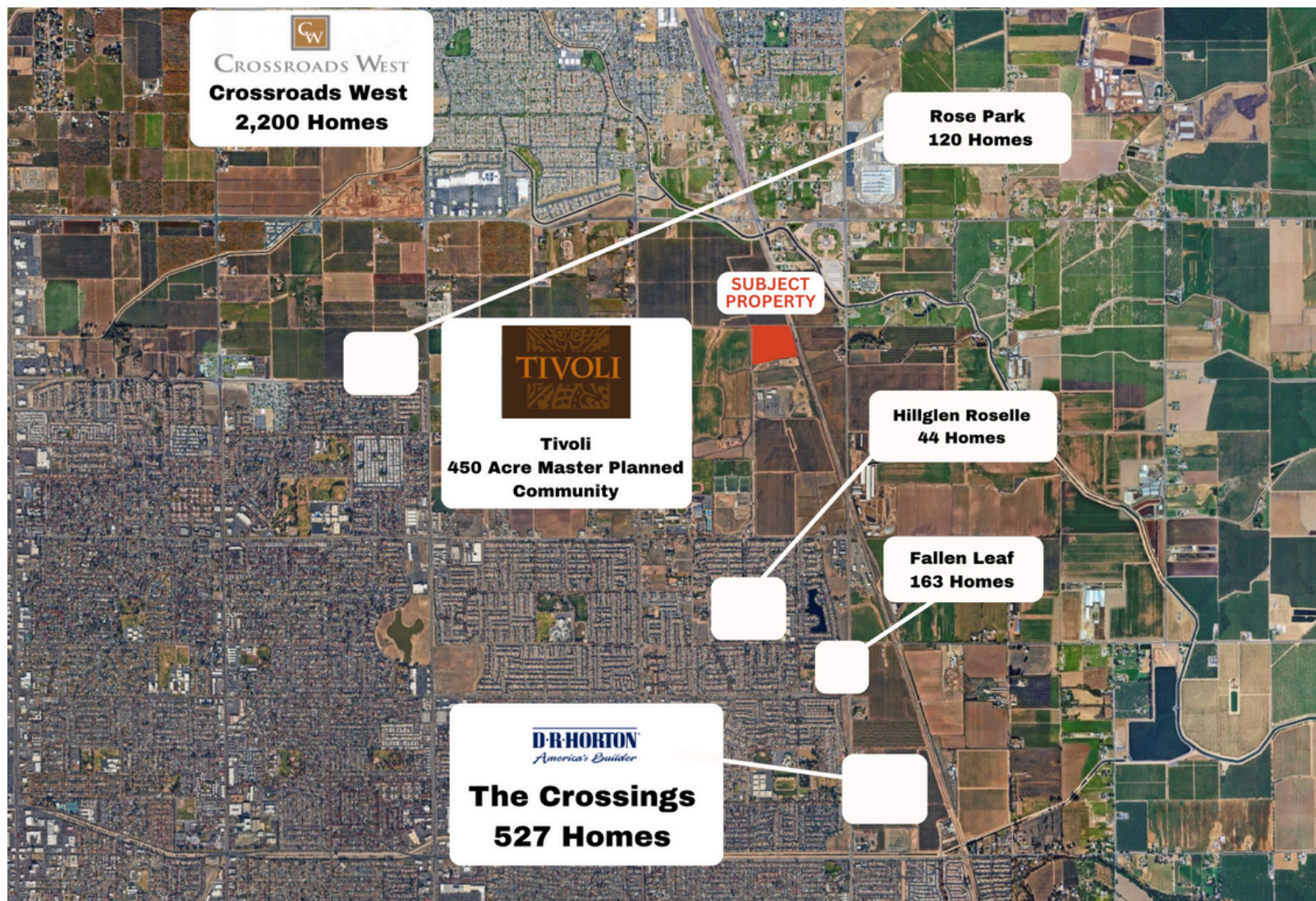
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Proximate Residential Developments



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Proximate Retail (Within 3 Miles)



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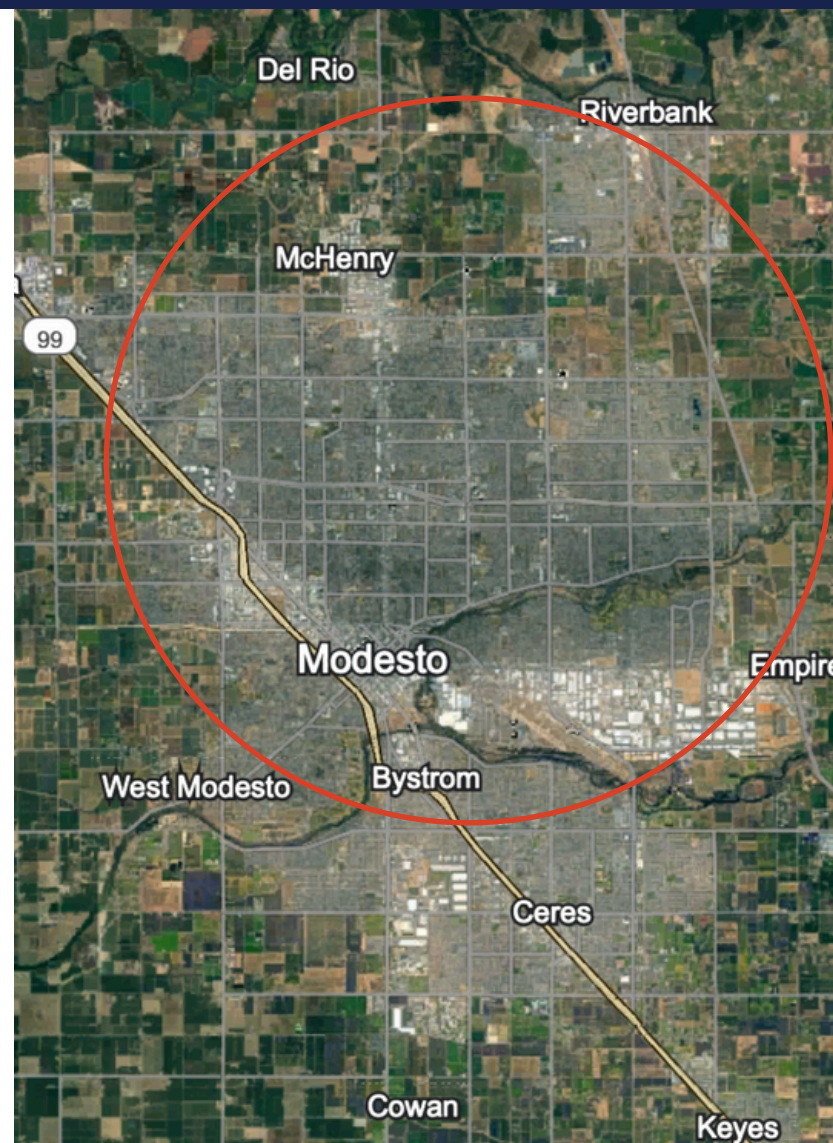
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Area Demographics

		1 Mile	3 Miles	5 Miles
HOUSEHOLDS	2025 Estimated Households	2,398	27,701	67,953
	2030 Projected Households	2,455	28,075	68,644
	2020 Census Households	2,346	27,595	68,023
	2010 Census Households	2,097	25,401	63,669
	Projected Annual Growth 2025 to 2030	0.5%	0.3%	0.2%
	Historical Annual Growth 2010 to 2025	1.0%	0.6%	0.4%
BUSINESS	2025 Estimated Total Businesses	126	2,125	4,969
	2025 Estimated Total Employees	804	18,089	40,985
	2025 Estimated Employee Population per Business	6	9	8
	2025 Estimated Residential Population per Business	63	39	39



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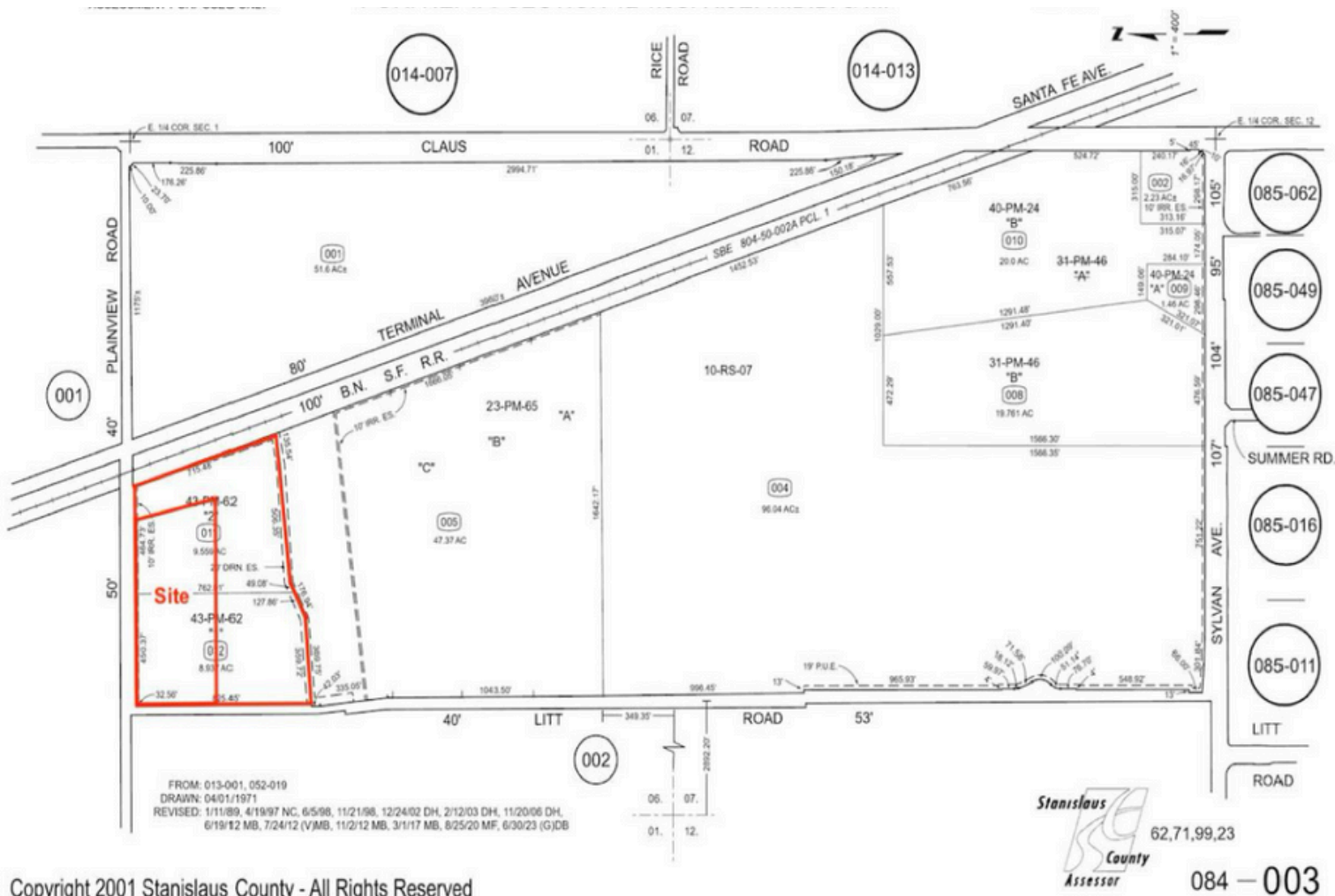
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