

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

For Sale \$4,700,000

Litt Rd, Modesto CA 95355



18.5 ac

**SUBJECT
PROPERTY**

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

dbates@pmz.com



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Litt Rd Modesto CA

APN: 084-003-012 & - 011

-011 Size: 9.559 ac

-012 Size: 8.93 ac

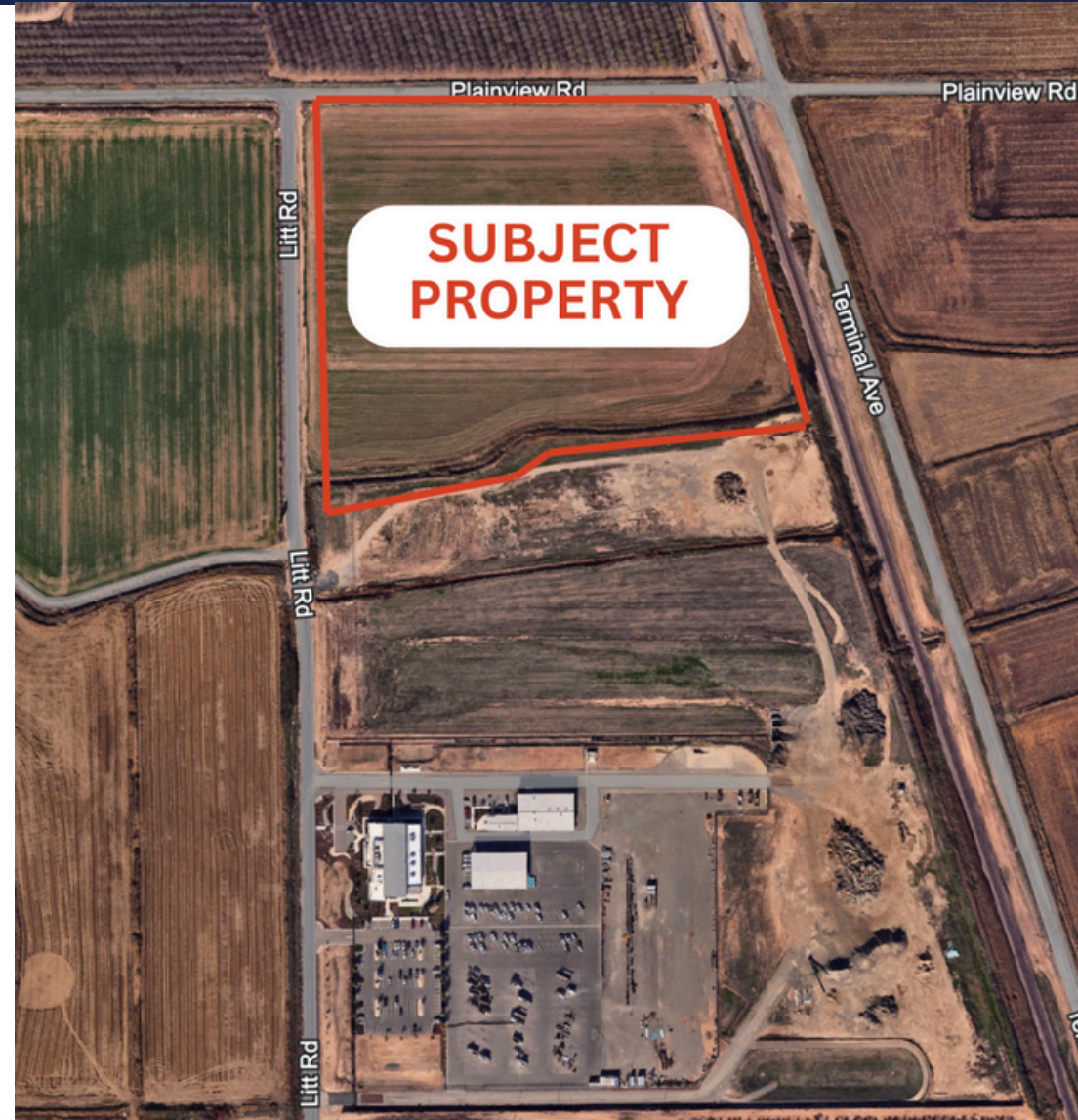
Total Size: 18.489 ac

Sales Price \$4,700,000

Approved and Entitled Land For
Boat and RV Storage

Great location in the path of growth
for Modesto and Riverbank

Local Market has extremely high demand
for self storage and RV Storage



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+/-18.5 Acre Approved Planned Development for Self Storage and RV & Boat Storage facility. Offering is comprised of two legal parcels approximately 9.6 and 8.9 acres each for a total of 18.5 acres.

Proposed project is planned for +/- 23,500 SF of temperature- controlled self-storage plus +/- 218,920 SF large, covered or enclosed units for RV & Boat storage to the market. The existing self-storage facilities in the area are estimated to have physical occupancies that exceed 94% overall and 99%+ occupied on large units, which signals a high demand for self-storage in the area.

There is currently an estimated +/- 100,000 SF of demand in the market. Phase 1 of the project is anticipated to meet that immediate demand. Feasibility study is available to qualified buyers.

Uses other than approved storage can be allowed if consistent with permitted types for Planned Industrial Zoning subject to approved use permit.

Located at the corner intersection of Litt and Plainview in Stanislaus County within the City of Modesto sphere of influence. An excellent location to benefit from the path of growth along the planned Claus Rd expansion, ideal demographics, and short drive times to numerous popular national parks and recreational lakes.

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Proximate Recreational Areas



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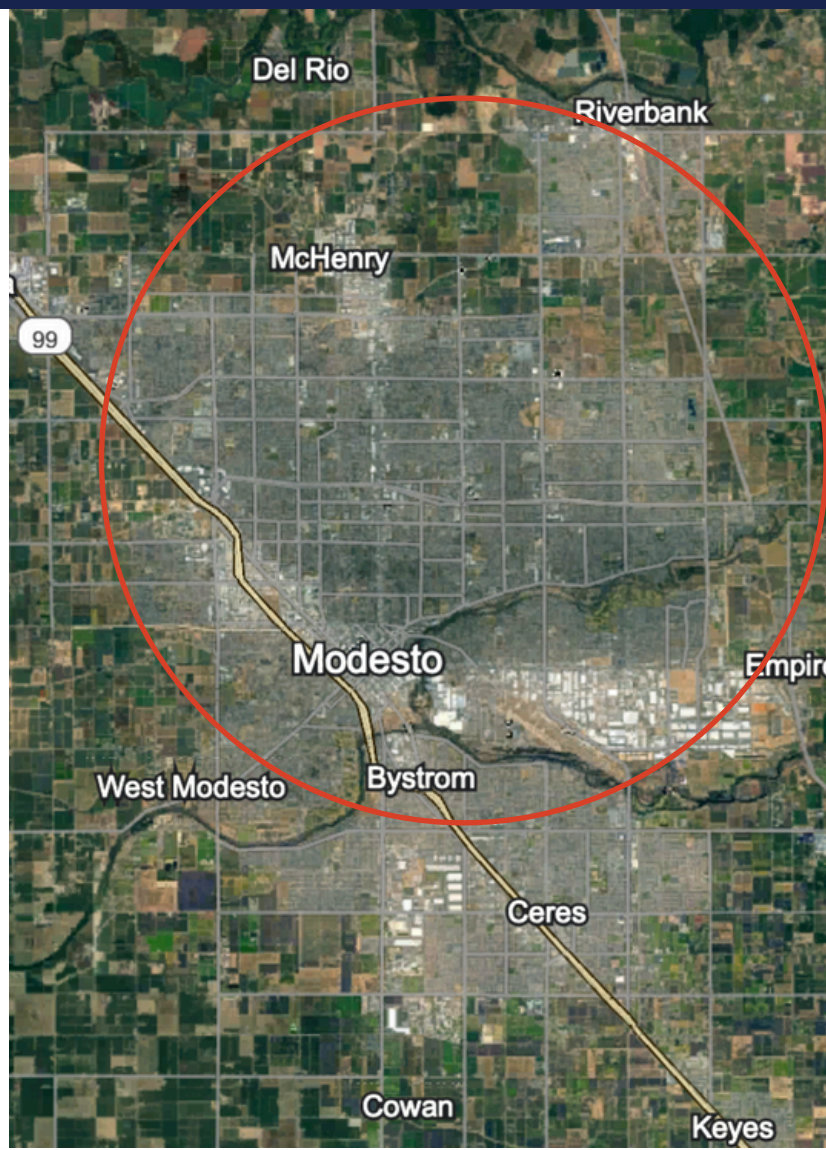
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| Income | 2 mile | 5 mile | 10 mile |
|-------------------------|-----------|----------|----------|
| Avg Household Income | \$112,054 | \$89,843 | \$85,221 |
| Median Household Income | \$93,712 | \$69,904 | \$66,162 |

| Population | 2 mile | 5 mile | 10 mile |
|----------------------------|--------|---------|---------|
| 2010 Population | 27,718 | 151,114 | 387,888 |
| 2023 Population | 32,013 | 163,995 | 418,550 |
| 2028 Population Projection | 32,655 | 165,654 | 422,621 |
| Annual Growth 2010-2023 | 1.2% | 0.7% | 0.6% |
| Annual Growth 2023-2028 | 0.4% | 0.2% | 0.2% |



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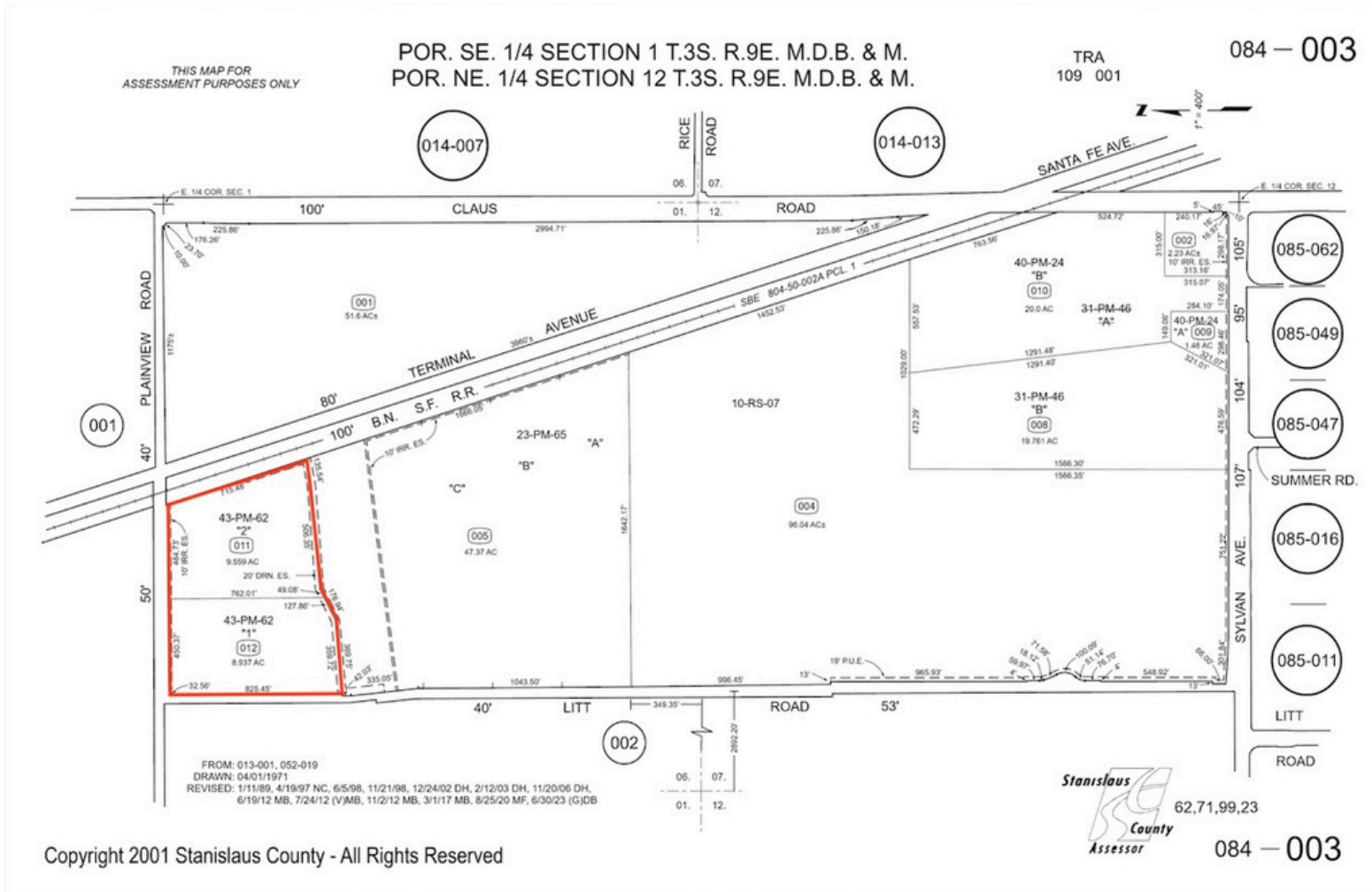
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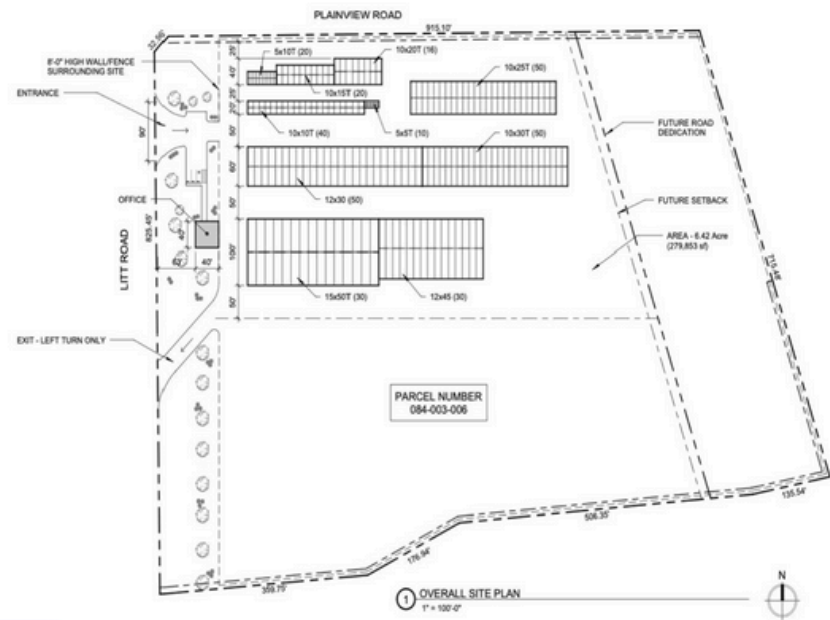


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RED ARCHITECTS
PROPOSED SITE PLAN
LITT ROAD - RV & BOAT STORAGE

A1



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