

# ±15 ACRES OF RESIDENTIAL DEVELOPMENT LAND AVAILABLE



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# OVERVIEW

Hard to find residential development opportunity in East Oakdale. This 15-acre parcel with frontage along Stearns Rd is situated across from the Oakdale Golf and Country Club. The parcel is extremely well-located next to two previously built subdivisions to the south and custom home properties to the north. Nearby properties are in development for a new 79-home subdivision. This parcel provides opportunity for more quality homes in the very fast-paced Oakdale housing market.

## HIGHLIGHTS

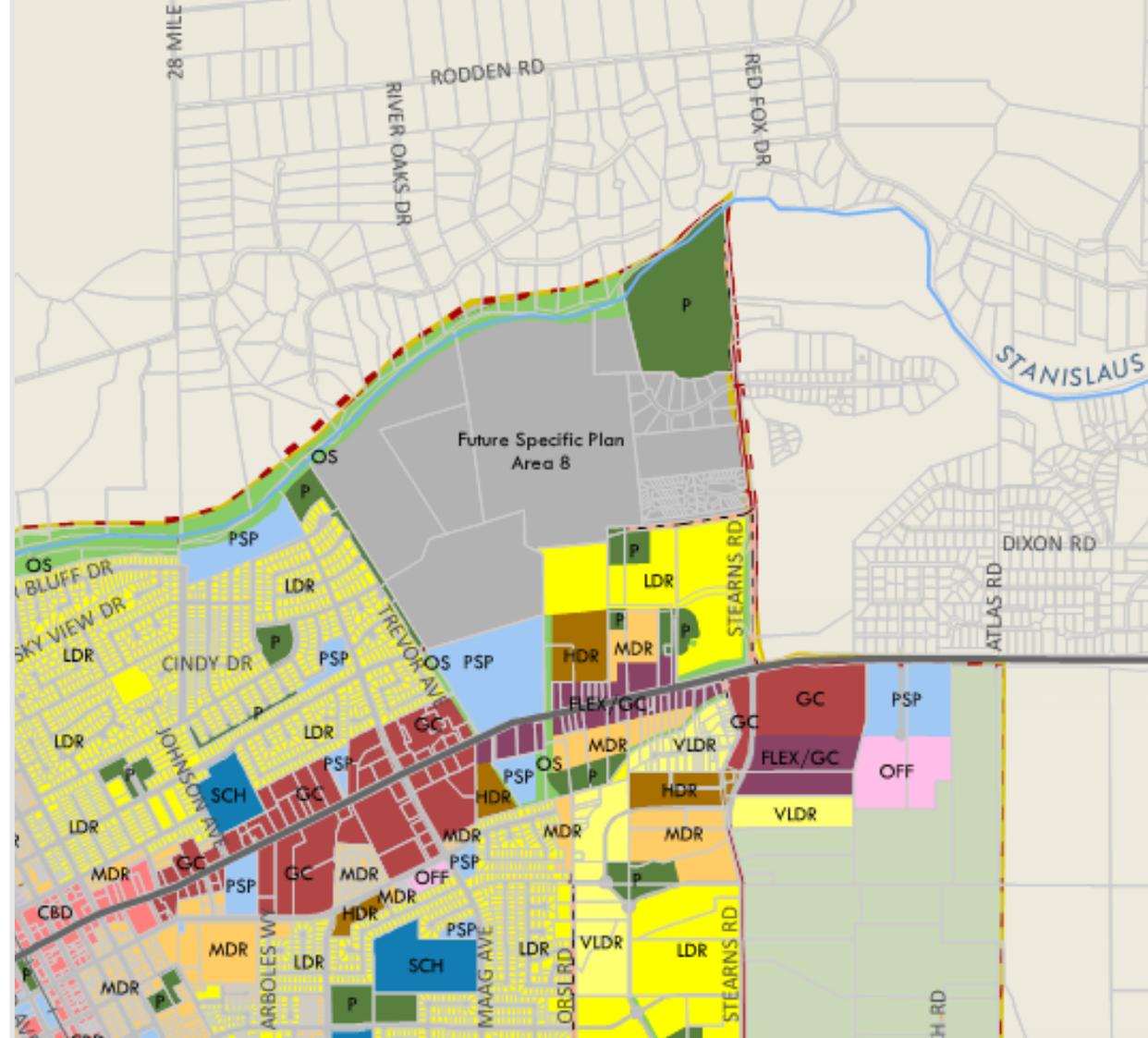
- Within City of Oakdale Sphere of Influence
- County Zoning R-A
- Frontage: +/- 525 feet
- Existing 2784sf Single Story Jim Price home on parcel

## SUMMARY

- Asking Price: \$1,995,000
- Lot Size: +/- 15 Acres
- Price per Acre: \$133,000/acre

## LOCATION HIGHLIGHTS

- Affluent area
- High demand neighborhood
- Close to high-end housing & current development
- Across from Oakdale Golf and Country Club



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# PROPERTY PHOTOS



[AERIAL VIDEO LINK](#)

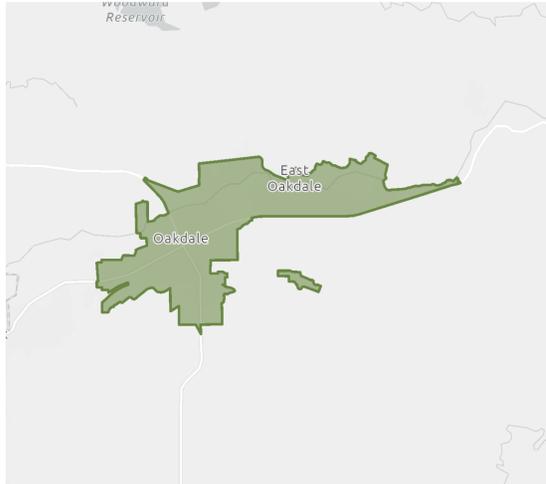


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# DEMOGRAPHIC INFORMATION

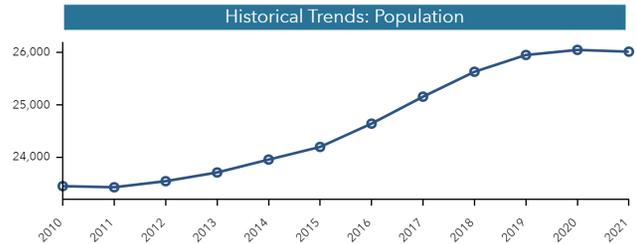


## POPULATION TRENDS AND KEY INDICATORS

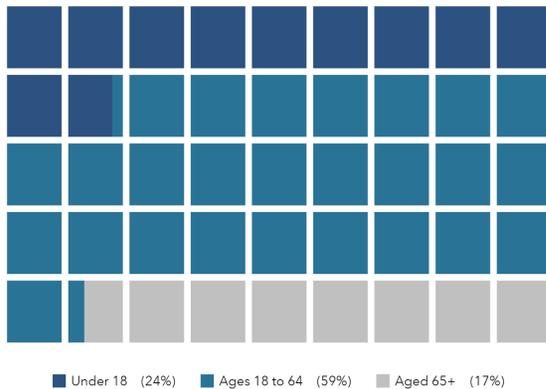
2 Places

<b>26,012</b>	<b>9,175</b>	<b>2.81</b>	<b>38.5</b>	<b>\$70,876</b>	<b>\$410,014</b>	<b>104</b>	<b>101</b>	<b>66</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

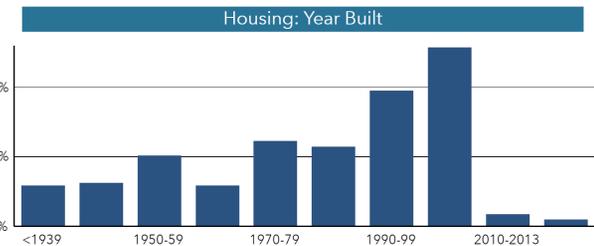
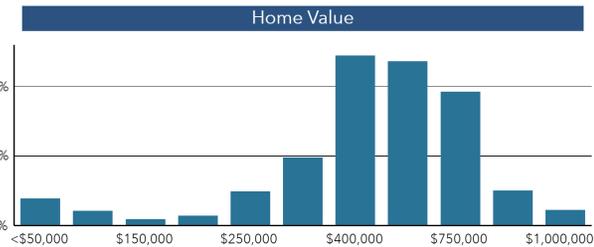
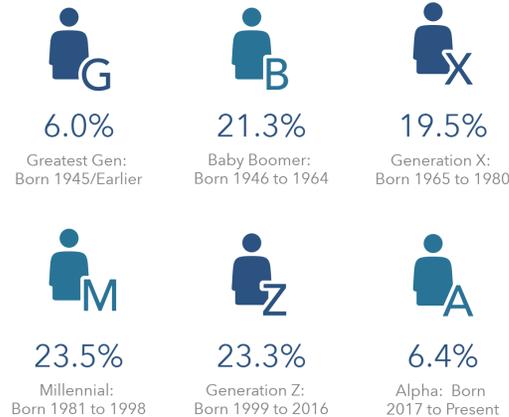
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



esri THE SCIENCE OF WHERE®  
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.  
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Source: This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, American Community Survey (ACS). The vintage of the data is 2021, 2026, 2015-2019.

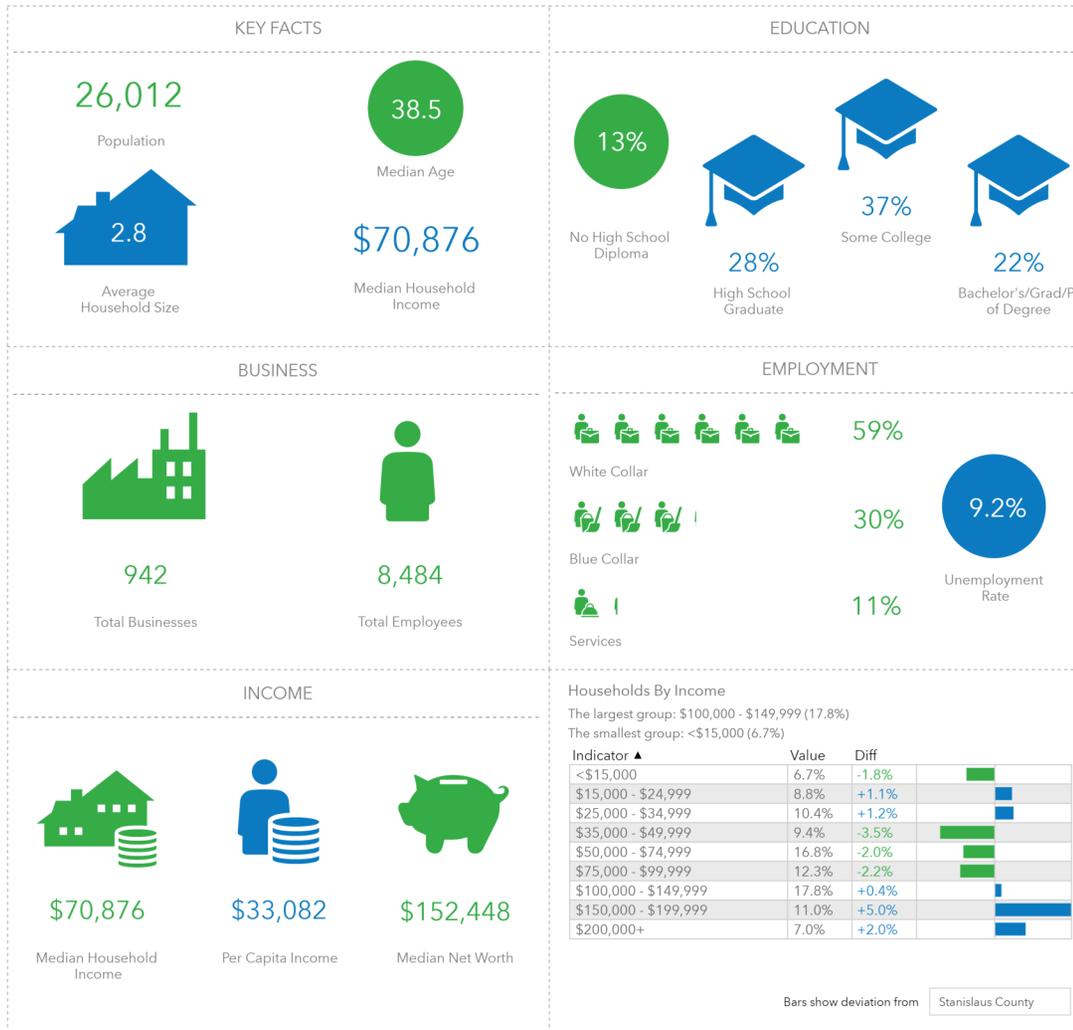


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# DEMOGRAPHIC INFORMATION



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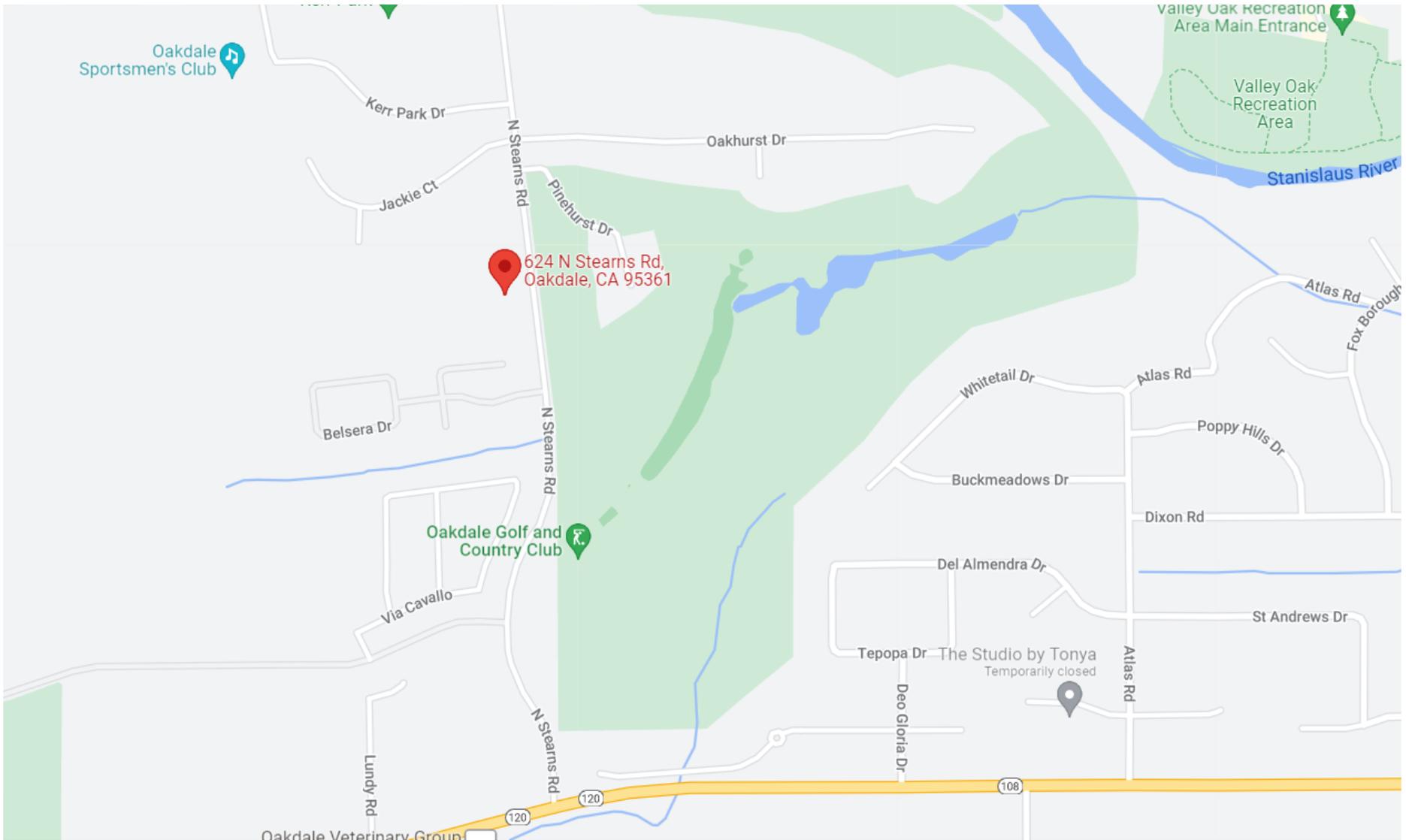


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# STREET MAP



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# COMMUNITY OVERVIEW

Established in 1871, this historic town is home to boutique shopping, delicious cuisine and unique events. Oakdale is proud to be the “Cowboy Capital of the World” and offers visitors a taste of the Old West. The Oakdale Saddle Club hosts the annual Oakdale Rodeo the second weekend of April. A visit to the Oakdale Cowboy Museum, located in the historic Southern Pacific Railroad depot, gives you a glimpse into the lives of the men and women who helped shape California. The museum’s collection features memorabilia from pioneering ranching families.

At the Oakdale Chocolate Festival, held annually the third weekend in May, vendors offer up an array of chocolate, food and drinks. The event features a classic car show and amusement park rides, as well as arts and crafts booths. Oakdale offers many wonderful opportunities to explore, from rafting on the Stanislaus River to rides on the Sierra Dinner Train.

Oakdale is the gateway to Yosemite National Park and the Sierra Nevada foothills from Highway 120. The Stanislaus River winds through town offering opportunities for water sports and fishing. Nearby lakes are popular destinations for boating and water skiing.



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# COMPANY SUMMARY



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### About RE/MAX Executive:

We understand that buying or selling property is more than just a transaction: it's a financial investment with multifaceted perspectives. That's why our team of highly-seasoned real estate professionals is dedicated to providing exceptional, personalized service for all of our clients. We take great pride in the professional relationships we build and always work relentlessly on the client's behalf to help them achieve their real estate goals. Our team of experts represents the best and brightest in the industry, and we're always striving to lead the field in research, innovation, and consumer education. Today's buyers and sellers need a trusted resource that can guide them through the complex world of real estate. With our extensive knowledge and commitment to providing only the best and most timely information to our clients, we are your go-to source for real estate industry insight and advice.

### Our Mission Statement:

Our philosophy is simple: clients come first. We pledge to be in constant communication with our clients, keeping them fully informed throughout the entire buying or selling process. We believe that if you're not left with a professional experience, we haven't done our job. We don't measure success through achievements or awards, but through the satisfaction of our clients.



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