

52.39
ACRES

FOR SALE

CLARATINA AVENUE AND OAKDALE ROAD • MODESTO



The information contained herein is deemed reliable, but is not guaranteed.

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

RANDY HIGH JR., CCIM
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**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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PROPERTY INFORMATION

CLARATINA AVENUE AND OAKDALE ROAD • MODESTO

ADDRESS:	Claratina Avenue & Oakdale Road • Modesto	COUNTY:	Stanislaus
SALE PRICE:	Contact Listing Agent	PARCEL NUMBER(s):	083-003-015-000 083-003-014-000 083-003-016-000
SQUARE FOOTAGE:	± 2,282,108 SF	PROCURING BROKER FEE:	2.5%
LOT SIZE:	±52.39 AC		
PROPERTY TYPE:	Vacant Land		

PROPERTY DESCRIPTION:

Great opportunity to acquire ±52.39 acres of land within the Tivoli Specific Plan in Modesto, CA. The property consists of general commercial zoning, LDR and a portion of VLDR. The property is located at the corner of Claratina Avenue and Oakdale Road.

PROPERTY HIGHLIGHTS:

- COMMERCIAL \$10.00 PSF

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BUSINESS MAP

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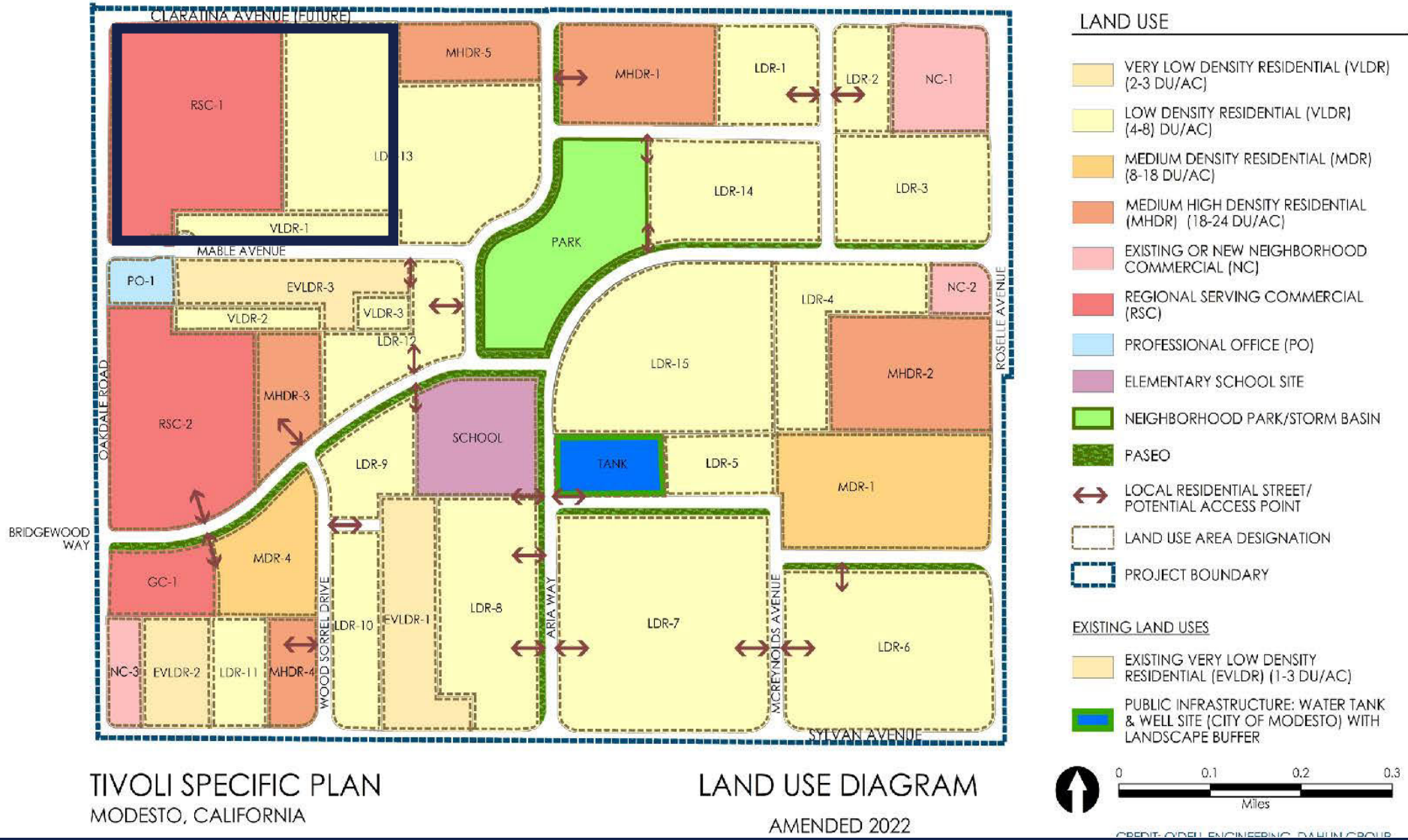
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LAND USE DIAGRAM

CLARATINA AVENUE AND OAKDALE ROAD • MODESTO



TIVOLI SPECIFIC PLAN
MODESTO, CALIFORNIA

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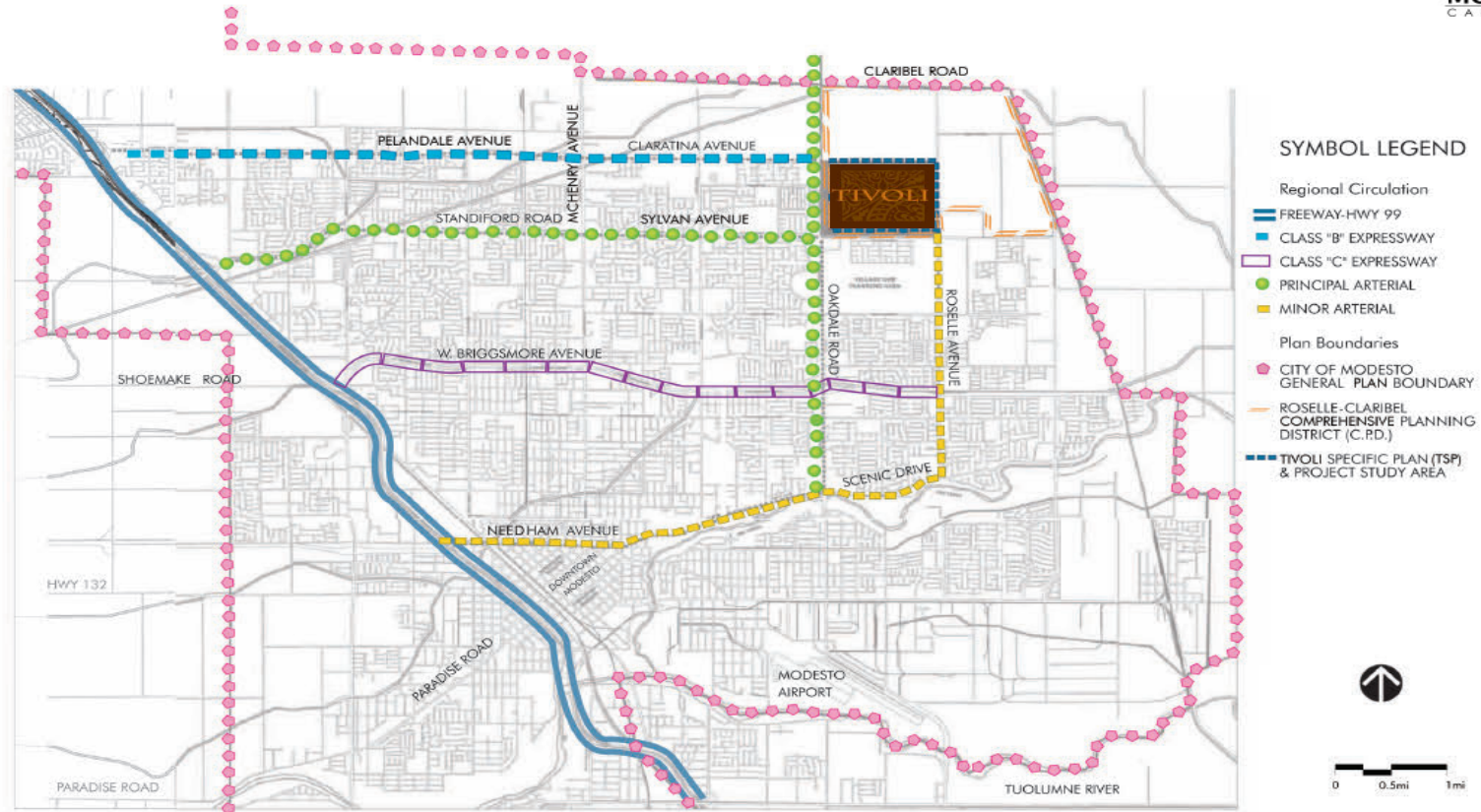
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PROJECT LOCATION

CLARATINA AVENUE AND OAKDALE ROAD • MODESTO

TIVOLI PROJECT LOCATION



TIVOLI SPECIFIC PLAN 2A



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PARCEL MAP

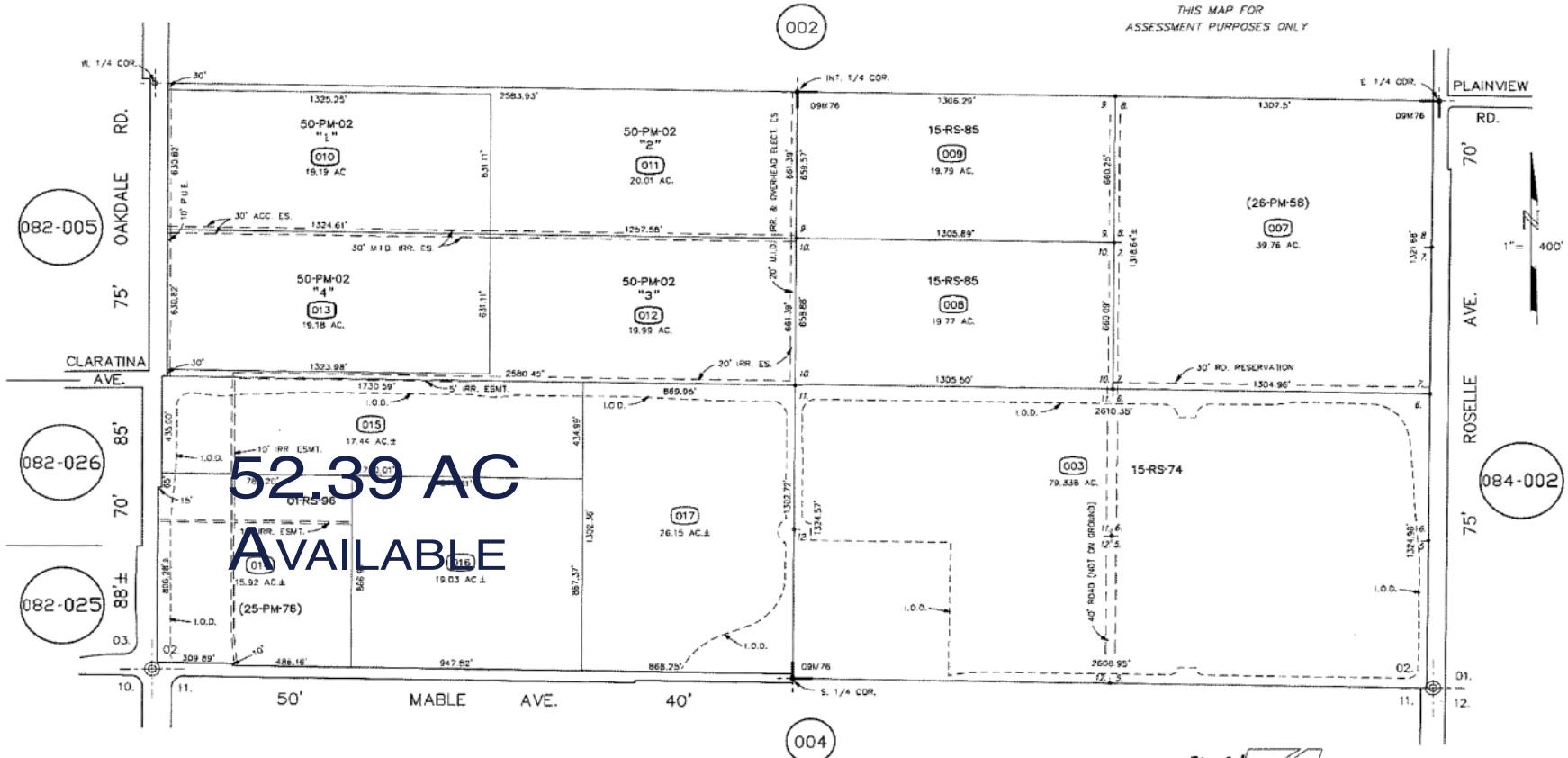
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S. 1/2 SECTION 2 T.3S. R.9E. M.D.B.& M.
H. L. WOOD SUBDIVISION OF LONE OAK TRACT - LOTS 5 THRU 12 (09M76)

002 136
091 006
109 001

083 - 003

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 013-002, 052-003
DRAWN: 04-01-71
REVISED: 09-13-89, 11-28-98, 09-27-00 DH, 05-10-07 MB, 01-10-11 (V) MB, 9-24-15 MF
6-3-20 MF



083 - 003

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