

FOR SALE

MONTPELIER ROAD AND LAKE ROAD • HICKMAN • CA



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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DESIREE HOLLAND
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(209) 672-6792
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PROPERTY SUMMARY

ADDRESS:	Montpelier Road and Lake Road • Hickman	COUNTY:	Stanislaus
SALES PRICE:	\$1,485,000.00	PROPERTY TYPE:	Vacant Land
LOT SIZE SF:	± 646,866 SF	PARCEL NUMBER:	019-044-007
LOT SIZE AC:	± 14.85 AC	PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

Montpelier Road and Lake Road are key thoroughfares located in Hickman, California, a small community within Stanislaus County. Montpelier Road is notable for its blend of residential and agricultural landscapes, offering a glimpse into the rural charm that defines much of the region. It serves as a vital connection for residents and local businesses, facilitating access to various parts of the community and neighboring areas.

Lake Road, intersecting with Montpelier Road, further enhances the area's accessibility and connectivity. Known for its serene and picturesque surroundings, Lake Road provides a peaceful drive through expansive farmland and open spaces. Together, these roads contribute to the character and functionality of Hickman, supporting both its residential neighborhoods and agricultural activities.



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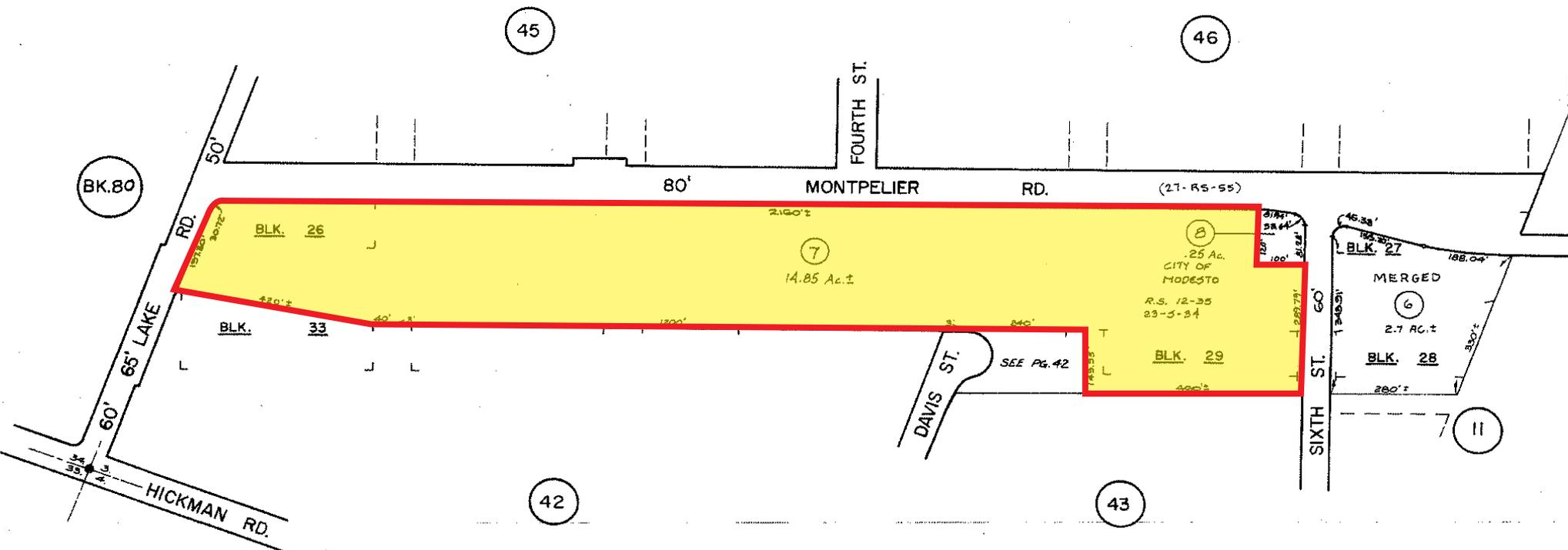
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PARCEL MAP

PORTION NW 1/4 SECTION 3 T.4S. R.11E. M.D.B.&M.
 POR. TOWN OF HICKMAN - BLKS. 26-33

065 001

19-44



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AERIAL VIEW



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LOCATION MAP



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