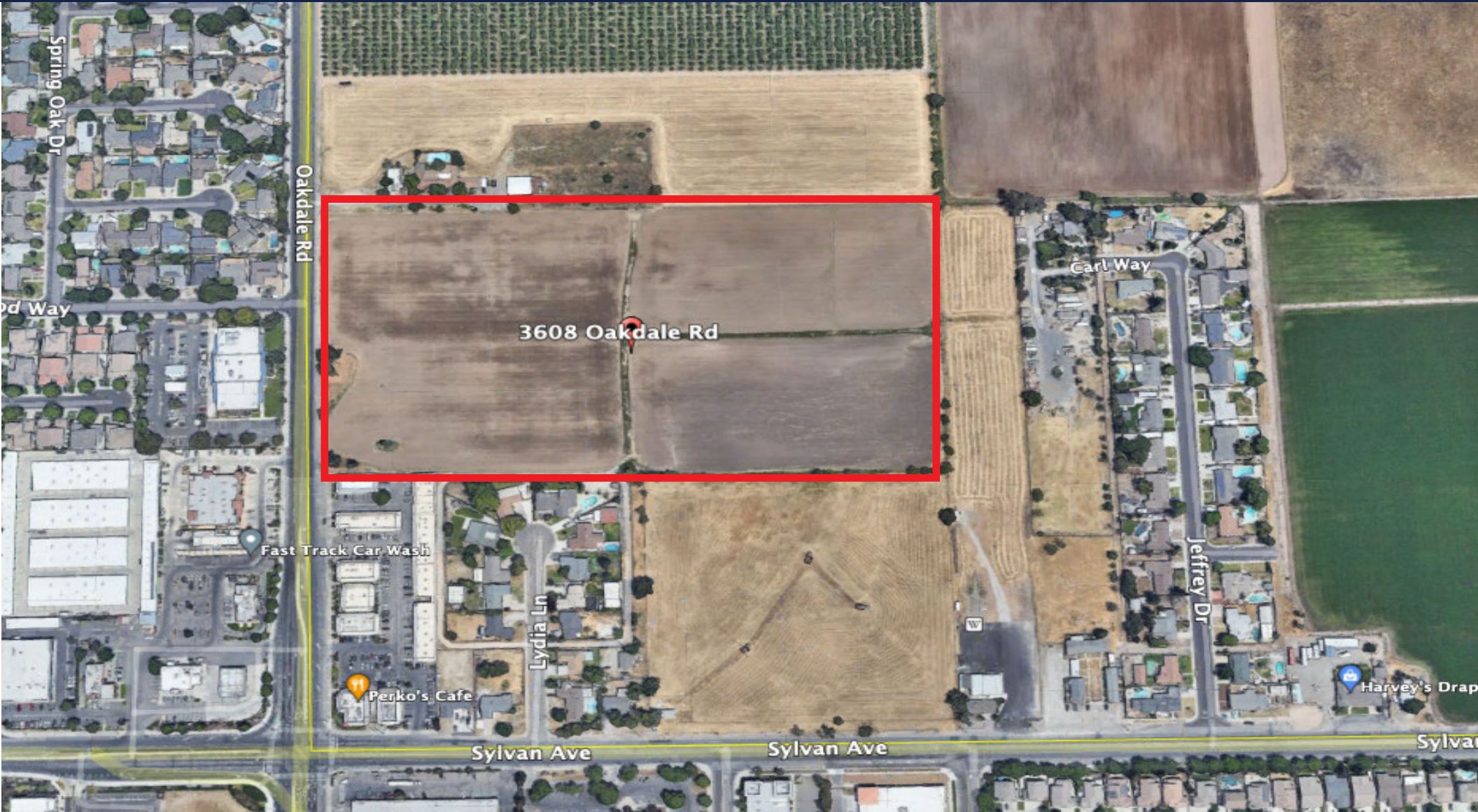


19.67
ACRES

FOR SALE

3608 Oakdale Road • Modesto



**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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

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

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DESIREE HOLLAND
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PROPERTY INFORMATION

Address: 3608 Oakdale Road • Modesto

County: Stanislaus

Sale Price: Contact Listing Agent

Property Type: Vacant

Square Footage: 856,825 SF

Parcel Number: 083-004-013-000

Lot Size: 19.67 AC

Procuring Broker Fee: 2.5%

Property Description:

Great opportunity to acquire ±19.67 acres of land within the Tivoli Specific Plan in Modesto, CA. The property consists of multiple use(s) including, MDR, MHDR and General commercial zoning. The property is located just North of the prominent intersection of Oakdale Road and Sylvan Avenue.

Property Highlights:

- Commercial \$10.00 PSF
- Medium Density Residential (MDR) \$8.00 PSF
 - 8 - 18 Dwelling Units Per Acre
- Medium High Density Residential (MHDR) \$10.00 PSF
 - 18 - 24 Dwelling Units Per Acre

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BUSINESS MAP



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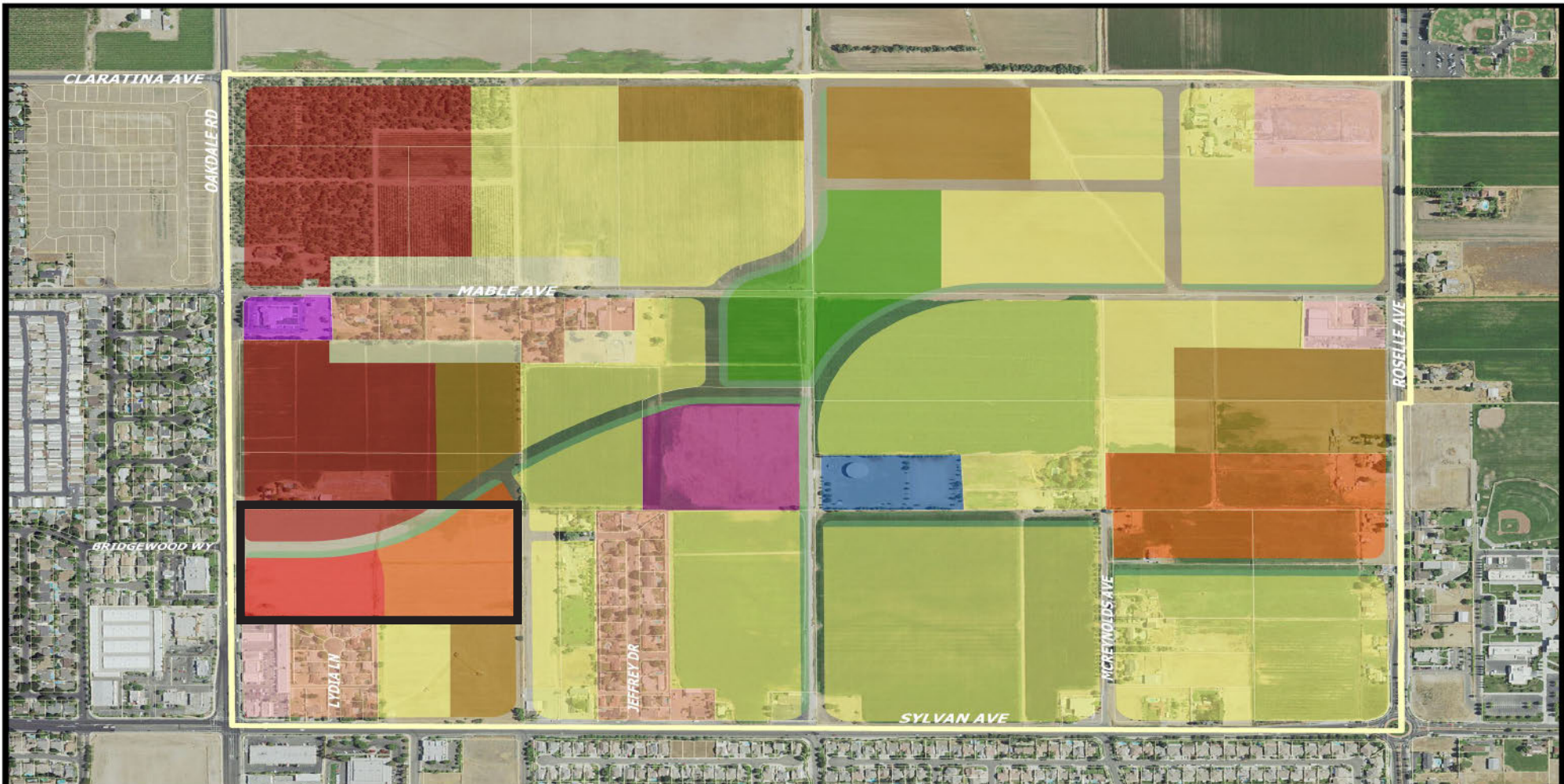
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LAND USE DIAGRAM



Tivoli Specific Plan Land Use Diagram

- | | | |
|--|----------------------------------|------------------------|
| EVLDR: Existing Very Low Density Residential | PO: Professional Office | PARK |
| VLDR: Very Low Density Residential | NC: Neighborhood Commercial | Public Water Well Site |
| LDR: Low Density Residential | GC: General Commercial | SCHOOL |
| MDR: Medium Density Residential | RSC: Regional Serving Commercial | |
| MHDR: Med-High Density Residential | | |



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