



**DON PEDRO DEVELOPMENT  
±337 AC - FOR SALE**

**HIGHWAY 132  
LA GRANGE, CA 95329**

**PURCHASE PRICE:  
\$1,295,000**



**TRI** *Outdoor Properties*

LAND BROKERAGE | Recreational · Agricultural · Conservation  
*A Division of TRI Commercial Real Estate Services, Inc.*



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# Property Info ~ Don Pedro Development, La Grange, CA

Address: Highway 132, La Grange, CA 95329  
APN: 071-180-048; 071-180-049; 071-190-022;  
071-190-037; 071-190-038  
Latitude: 37.6781684  
Longitude: -120.3351592  
Zoning: A-20  
Acres: **±337 Acres**  
Price: **\$1,295,000**

Terms: Cash or Terms. Call Agent for details.

Prop. Highlights:

- County approved lots
- All lots have legal description and APNs
- Easy access to State Highway 132
- All lots have lake views



Prop. Description: DEVELOPMENT READY PROPERTY AND/OR INVESTMENT OPPORTUNITY FOR SALE: 337 acres of prime lake-front property located on Don Pedro Lake with legal access to State Hwy 132. Property has been divided into 5 lake-front lots with acreages from 20 - 240 acres. All lots have been surveyed and developed with lake views in mind. All have access from a proposed main service road that includes utility and individual lot access. All lots have legal descriptions and assessors parcel numbers.

Directions: From Modesto at State Hwy 99, proceed east on State Hwy 132 approximately 42 miles to property main entrance. Entrance is gated and locked with a TRI Outdoor Properties For Sale sign.

# *Property Photos ~ Don Pedro Development, La Grange, CA*

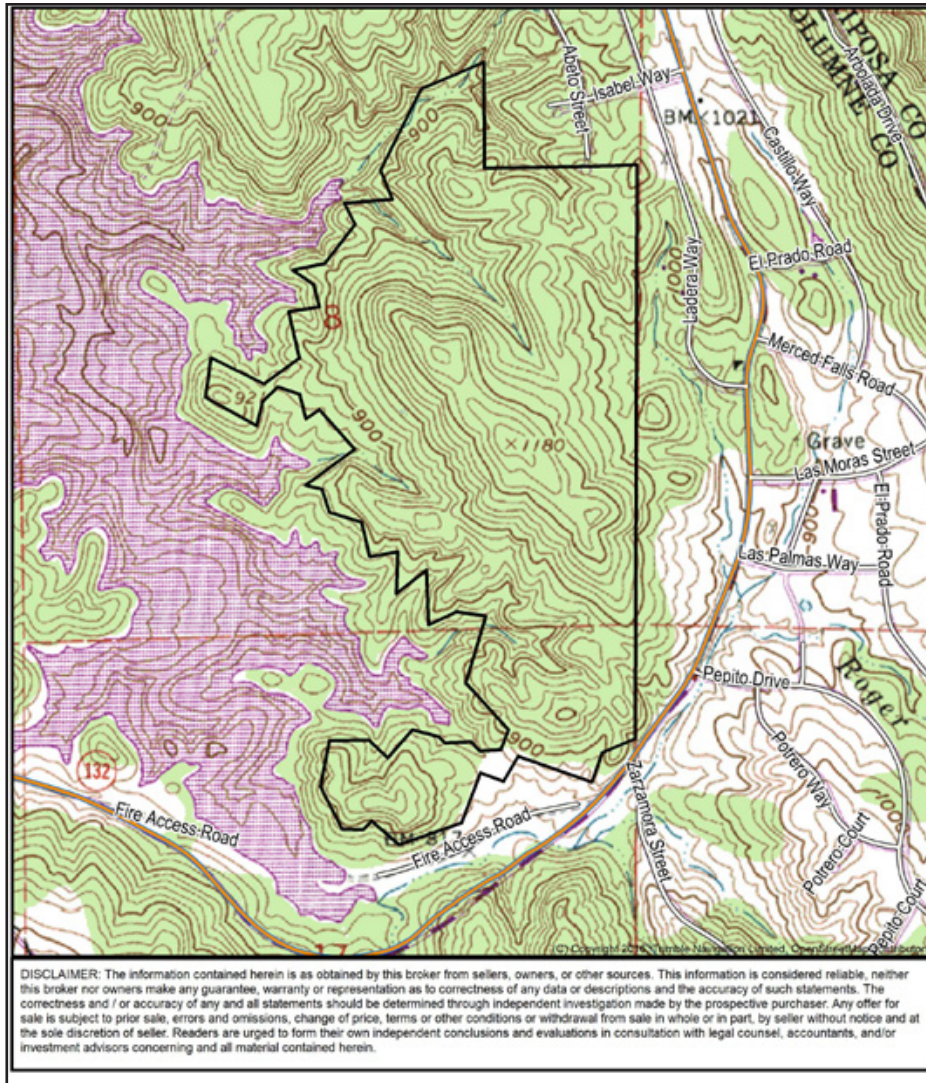


# Property Photos ~ Don Pedro Development, La Grange, CA

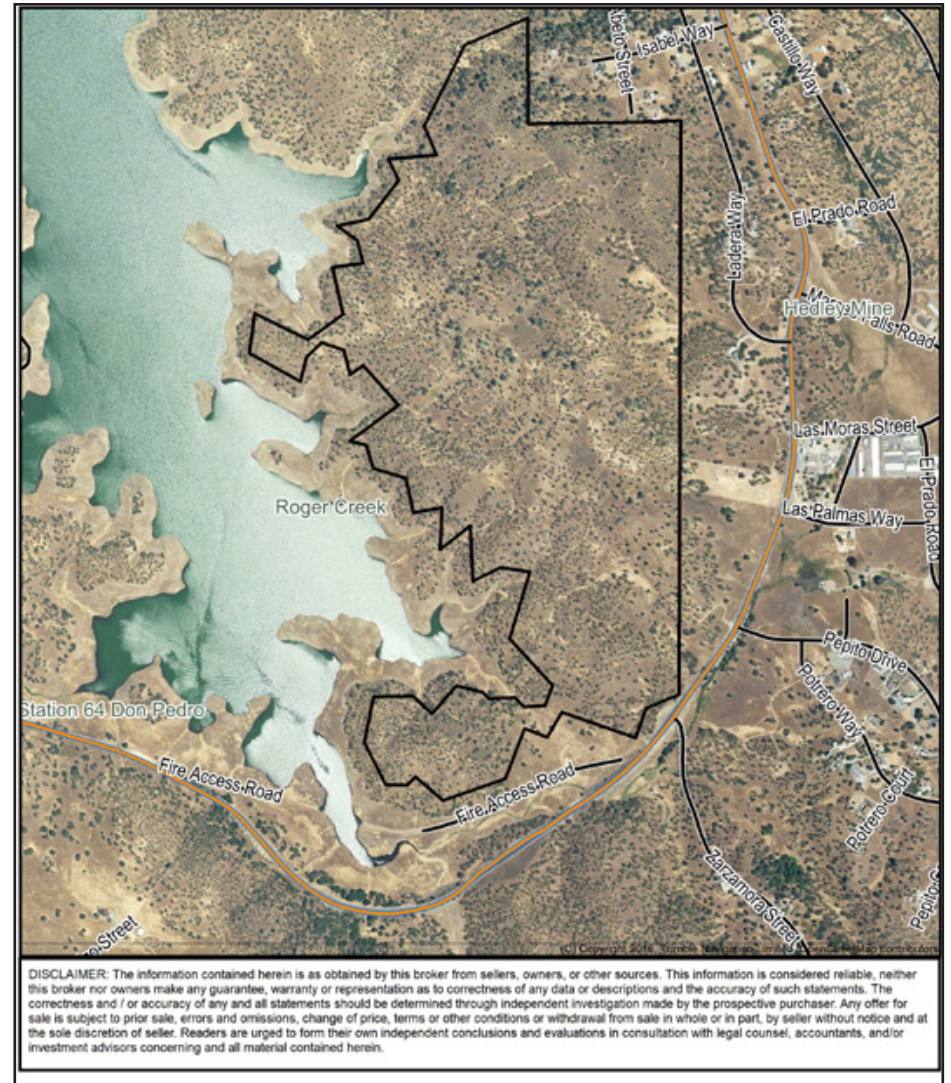


# Property Maps ~ Don Pedro Development, La Grange, CA

## Topographical Map

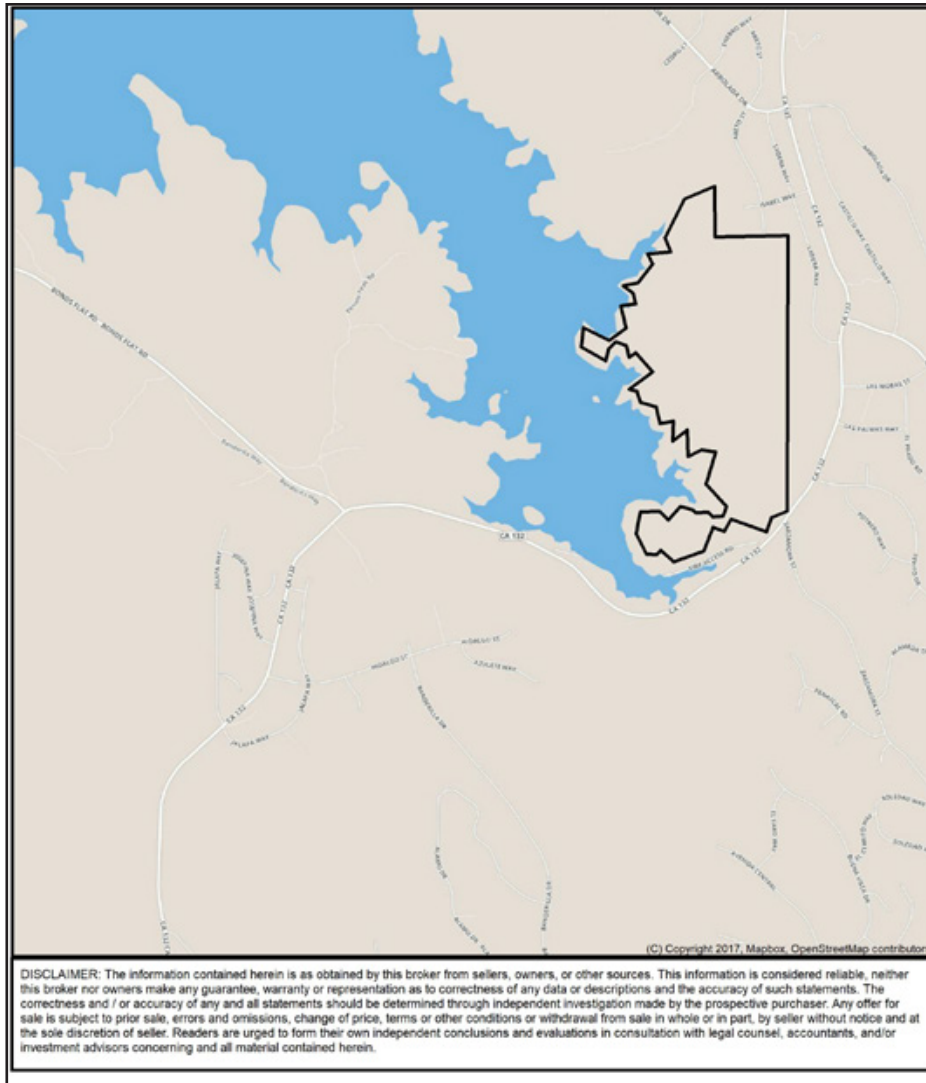


## Aerial Map

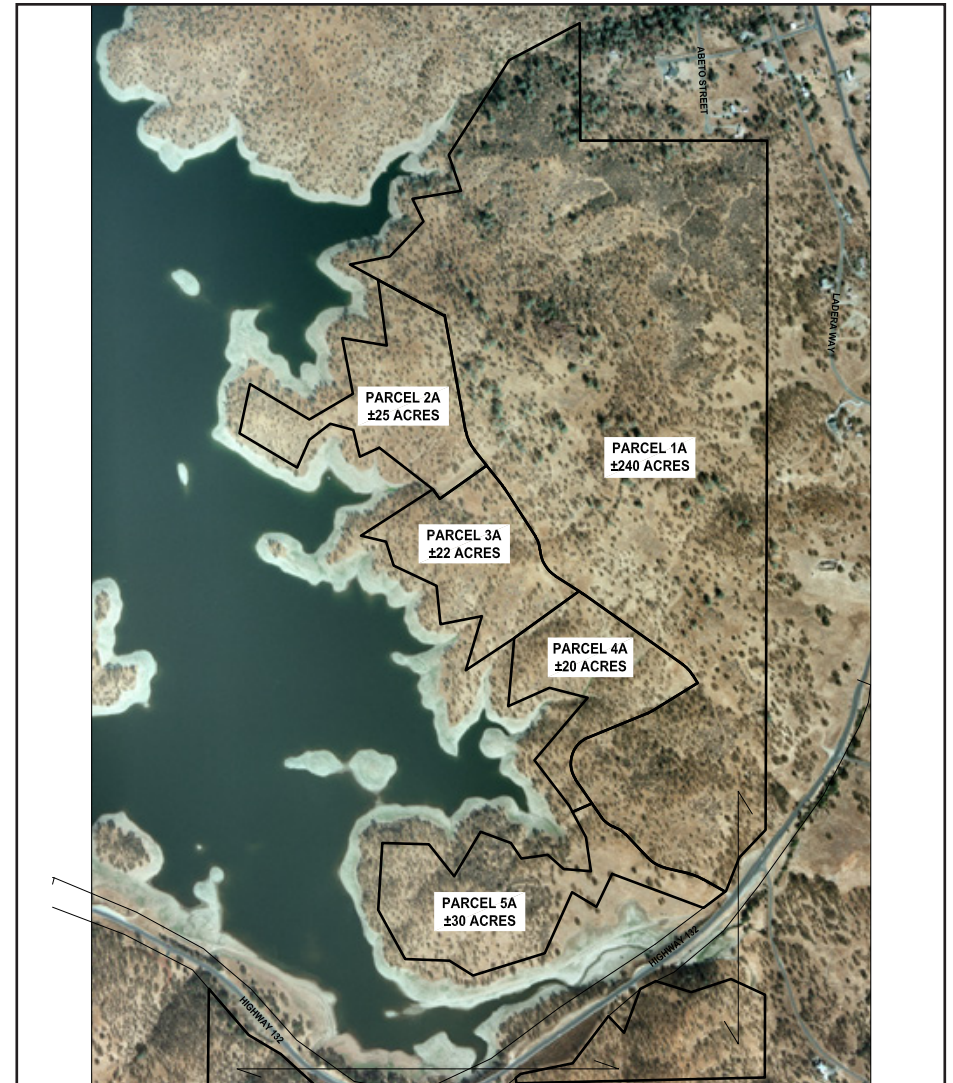


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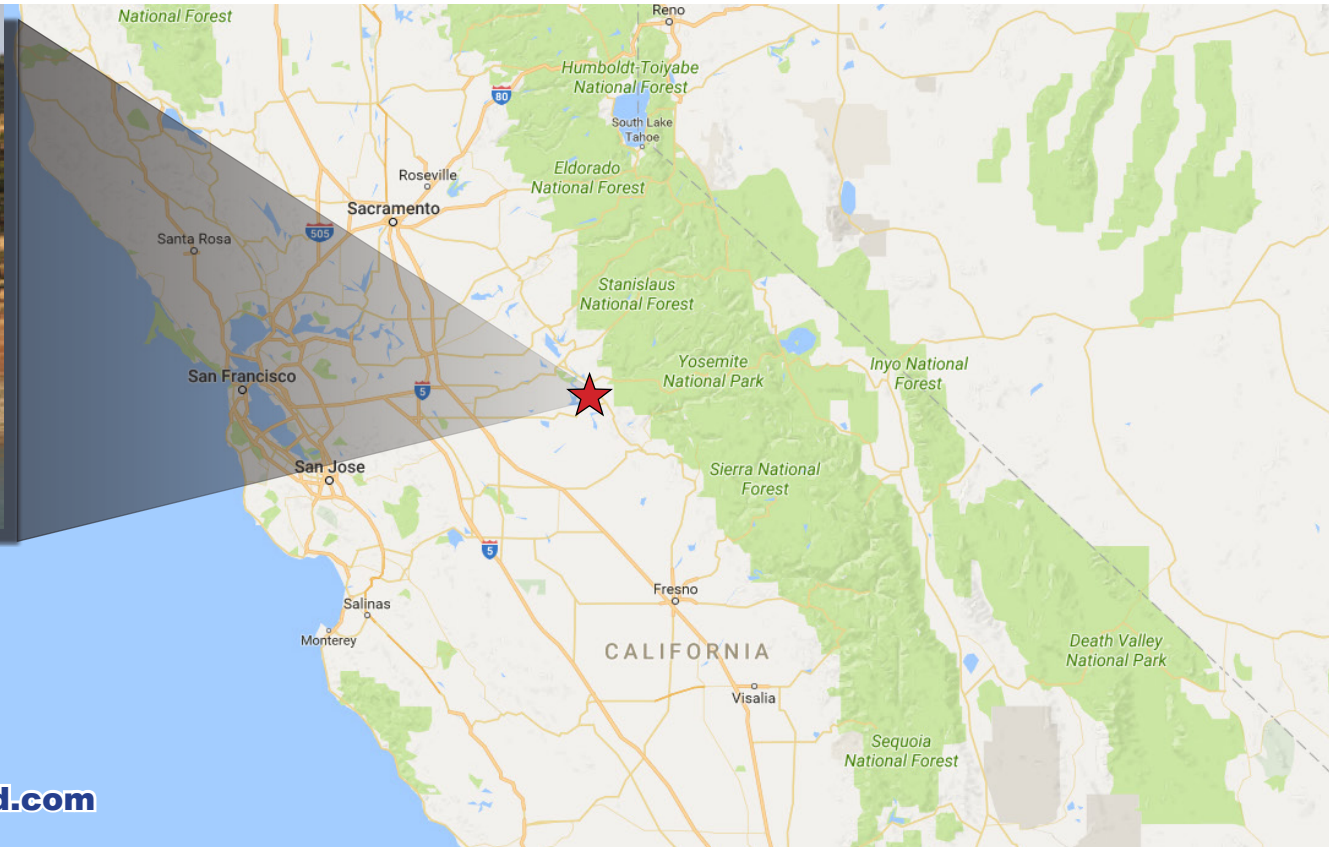
## Street Map



## Parcel Map



# Property Summary ~ Don Pedro Development, La Grange, CA



**For Sale: ±337 AC**  
**\$1,295,000**

**For Additional information visit [www.Land.com](http://www.Land.com)**

For More Information Contact:



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