

PROPERTY HIGHLIGHTS

- Level farm land
- MID District Water
- Sandy Loam Soil
- Williamson Act
- In the Path of Growth

LOCATION OVERVIEW

Property is located on the eastern edge of the City of Modesto. it is bounded on the west by Santa Fe Avenue, on the south by the MID Canal and on the east by Dewitt Road



FOR SALE

Dewitt Road Modesto, CA 95357

Stanislaus County Land



OLEN ZIRKLE, ALC

CALDRE #01190000

Tel: 916.960.5703

ozirkle@tricommercial.com

MIKE KUPPENBENDER, SIOR, CCIM, ALC

CALDRE #00811112

Tel: 916.960.5709

mkupp@tricommercial.com

Dewittt Road, Modesto, CA 95357

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	61.04 Acres
Zoning:	A2-40
Market:	Other California
Submarket:	Modesto
Price / SF:	\$0.75

PROPERTY OVERVIEW

PRIME FARMLAND FOR SALE 61.04 acres of level farmland located in Stanislaus County immediately east of the City of Modesto. Zoned Ag-40 the land is leveled and currently being farmed for forage crops for a local dairy. Property is currently in the Williamson Act, but is in the path of growth of the City of Modesto. Surrounding uses include orchard, industrial development and residential subdivision. The property is in the highly desirable Modesto Irrigation District for irrigation water.

PROPERTY HIGHLIGHTS

- Level farm land
- MID District Water
- Sandy Loam Soil
- Williamson Act
- In the Path of Growth

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

Dewittt Road, Modesto, CA 95357

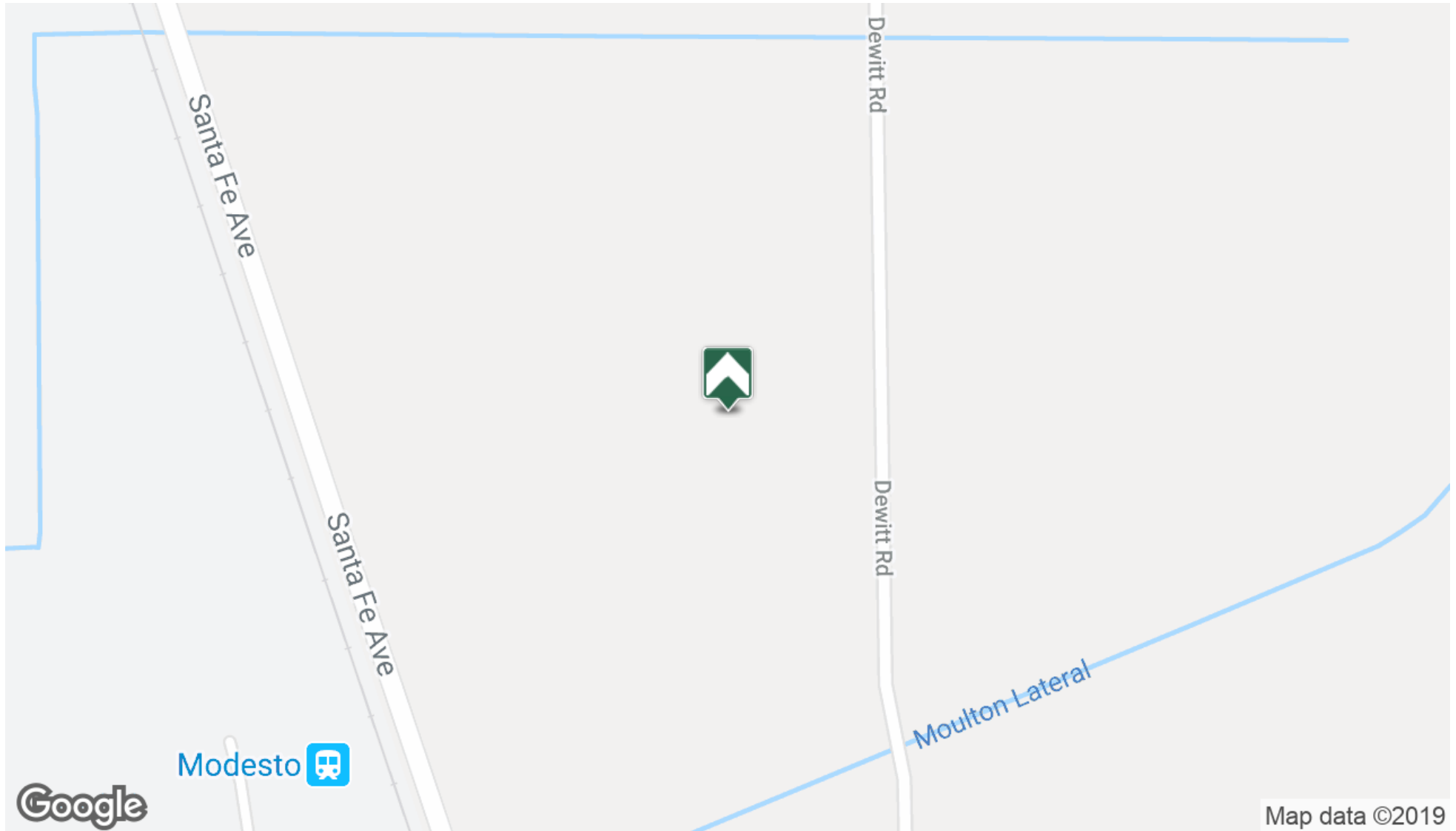
ADDITIONAL PHOTOS



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

Dewittt Road, Modesto, CA 95357

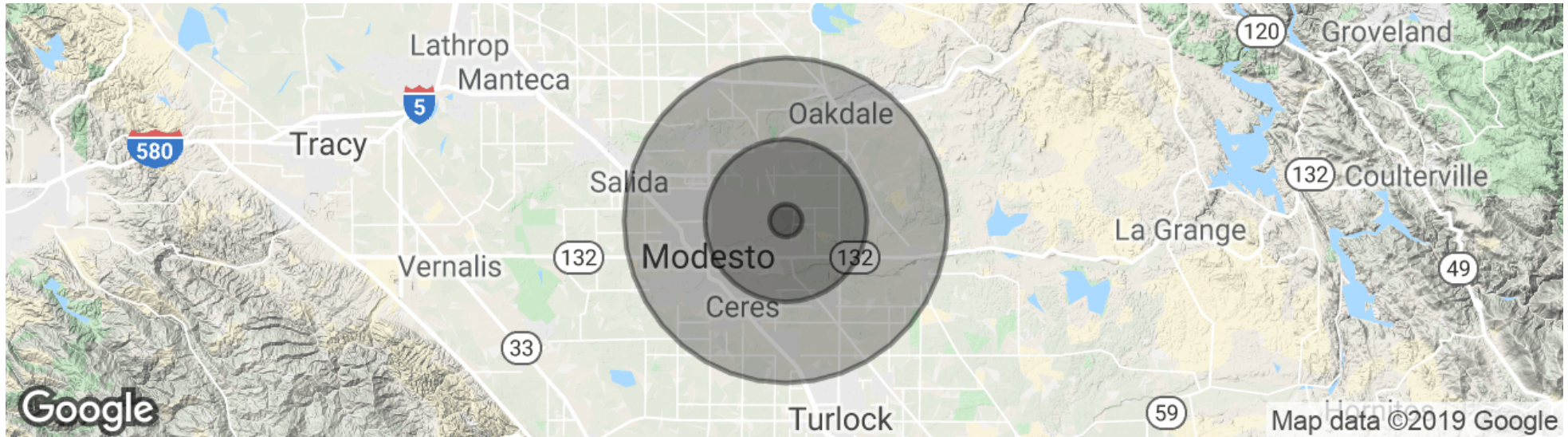
LOCATION MAPS



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

Dewittt Road, Modesto, CA 95357

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,410	151,115	446,270
Median age	37.5	33.8	33.0
Median age (Male)	34.9	32.7	31.4
Median age (Female)	43.8	35.0	34.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,576	49,357	143,950
# of persons per HH	2.8	3.1	3.1
Average HH income	\$69,180	\$69,314	\$64,934
Average house value	\$251,637	\$277,350	\$275,516

* Demographic data derived from 2010 US Census

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.