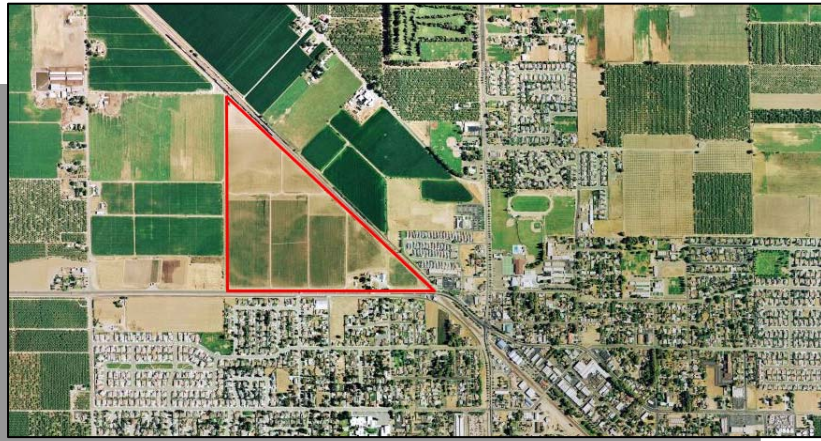


## LAND



**24611, 25015, 25077, 25185 State Route 120, Escalon, CA**



**Commercial Real Estate**

1101 Sylvan Ave., Suite A25  
Modesto, CA 95350  
209-529-9610 209-521-4289 (fax)  
License #01460663

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

## FOR SALE

- SIZE:** 80.83 +/- acres in four parcels.
- LOCATION:** Located in the City of Escalon and bounded by State Route 120 on the south and the Burlington Northern Santa Fe Railroad tracks on the north and east. Just west of the center of Escalon.
- ZONING:** The property is split into two different zoning categories. The frontage along SR 120 (Yosemite Ave.) is zoned Community Commercial (C-2) and the portion away from the road and up to the railroad tracks is zoned Light Industrial (M-1).
- GENERAL:** \*The four parcels are within the City of Escalon Liberty Business Park Specific Plan which calls for rail oriented industrial, commercial/retail and office park development. (The conceptual site plan is attached.)  
\*The existing house on the property is not part of the value calculation.
- PRICE:** \$7,042,000 (\$2.00 per square foot.)

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