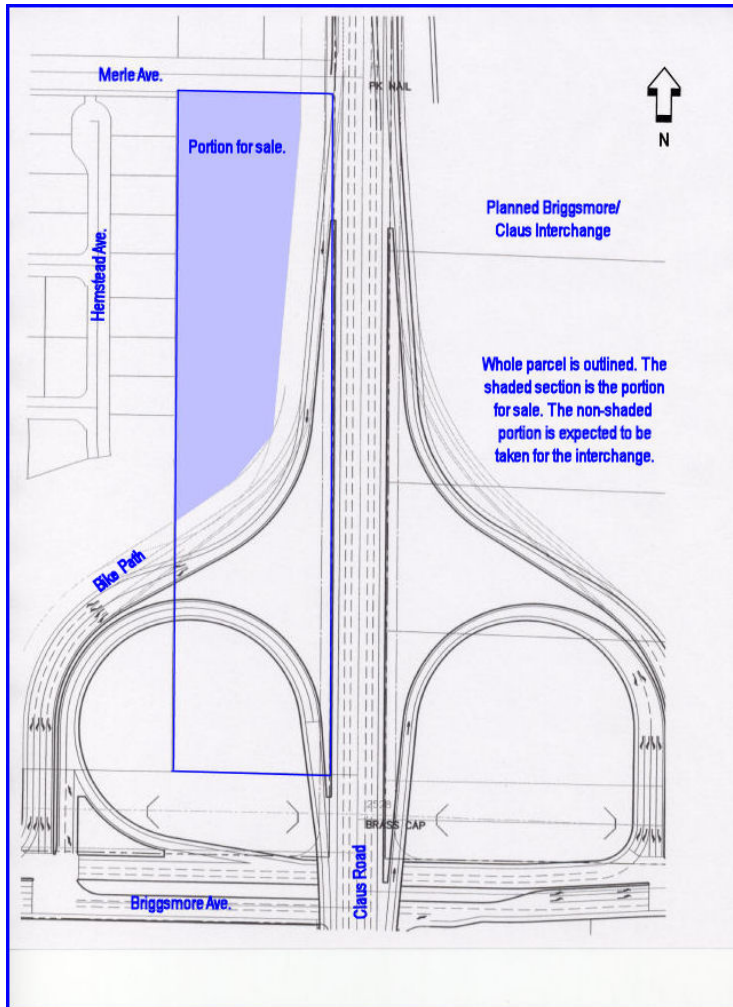


For Sale – Residential Acreage NW Corner of Briggsmore and Claus Modesto, CA



- Size – approximately 3.5 acres. This is a rough approximation based upon an original parcel size of 7.866 acres per the assessor's map and subtracting the estimated amount to be taken for the interchange and bike path.
- Location – NW corner of Claus Road and Briggsmore Ave. on the east side of Modesto. Within Village I.
- Zoning – R-1.
- General description – This parcel is presently 7.866 acres per the assessor. The dimensions are roughly 1,224' long by 280' wide. There are plans drawn to take a portion of the parcel to construct an interchange for Claus Road and Briggsmore Ave., which makes that part of the parcel undevelopable. The portion that is developable is adjacent to a gated subdivision which is south of Merle Ave. and east of Fine Ave. It is estimated that with the development constraints the usable portion of the parcel will accommodate up to 10 lots. Only that portion that is developable is to be sold at this time, which means that it will be necessary to do a parcel split.

\$600,000



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The source of this information is deemed reliable but not verified. All measurements, figures and information are approximate. Package is subject to sale, price change or withdrawal. 4/6/05