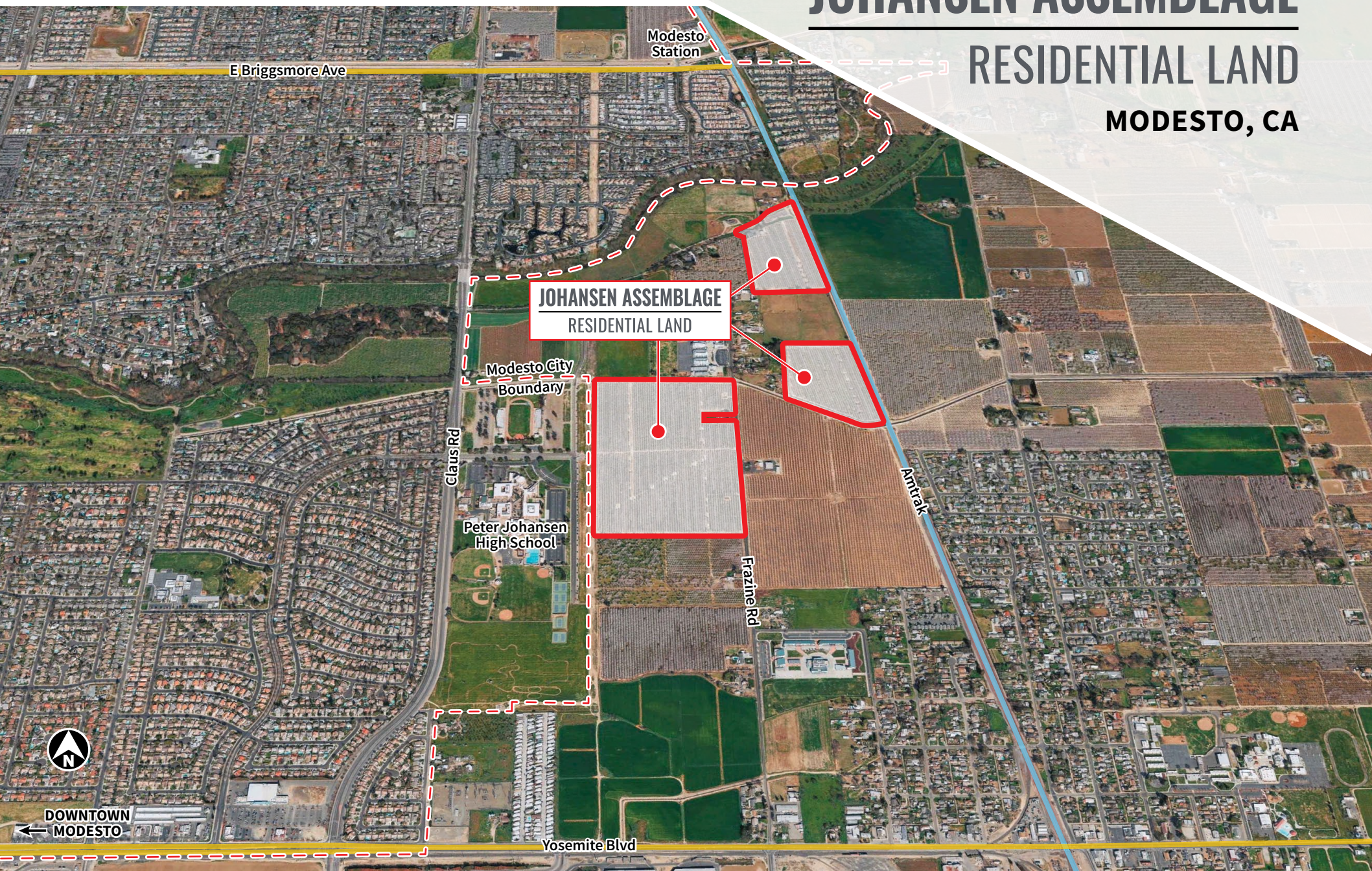


JOHANSEN ASSEMBLAGE

RESIDENTIAL LAND

MODESTO, CA



+/- 89 ACRES OF RESIDENTIAL LAND IN MODESTO, CA

JOHANSEN ASSEMBLAGE

RESIDENTIAL LAND

THE OFFERING

JLL, as exclusive advisor, is pleased to offer for sale the +/- 89 acre Johansen Assemblage in the highly desirable San Francisco Bay Area community of Modesto. The properties can be purchased as an assemblage or independently.

PROPERTY SUMMARY

Address	761 Frazine Rd, Modesto, CA 95357	Santa Fe Ave, Modesto, CA 95357	4628 Gomes Rd, Modesto, CA 95357
APN	009-001-011-000	014-037-012-000	014-056-008-000
Acreage	56.12	16	17
Opportunity Zone	Yes	Yes	Yes

INVESTMENT HIGHLIGHTS



BOOMING BAY AREA ECONOMIC MEGA-REGION

Modesto is a critical housing and economic component of the greater Bay Area mega-region; the US Census Bureau includes Stanislaus County in its statistics for the Bay Area, reflective of how embedded the County is within the economic context.



COMMUNITY SUPPORTIVE OF DEVELOPMENT

The City is leading a Specific Plan process that will rezone and lead to the annexation of the Johansen & Empire Comprehensive Planning District areas.



POPULATION GROWTH

Modesto population has been steadily growing, providing a strong customer base for businesses and residential real estate.



AFFORDABLE HOUSING SUB-MARKET

Modesto is part of a booming housing sub-market that offers a relative affordability advantage compared to inner Bay Area submarkets. With its ability to offer larger and more affordable housing options, Modesto becomes an attractive choice for homebuyers and renters seeking value for money.



RARE SITE OF SCALE

At nearly 90 acres, broken into 60 acres and two approximately 15 acre parcels nearby, the assemblage offers efficient development and amortization of site costs over many homes.



CRITICAL ADJACENCY TO MODESTO'S JOHANSEN HIGH SCHOOL

State-of-the-art Johansen High School is a valuable amenity.



JOHANSEN ASSEMBLAGE

RESIDENTIAL LAND



LAND SALES

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