

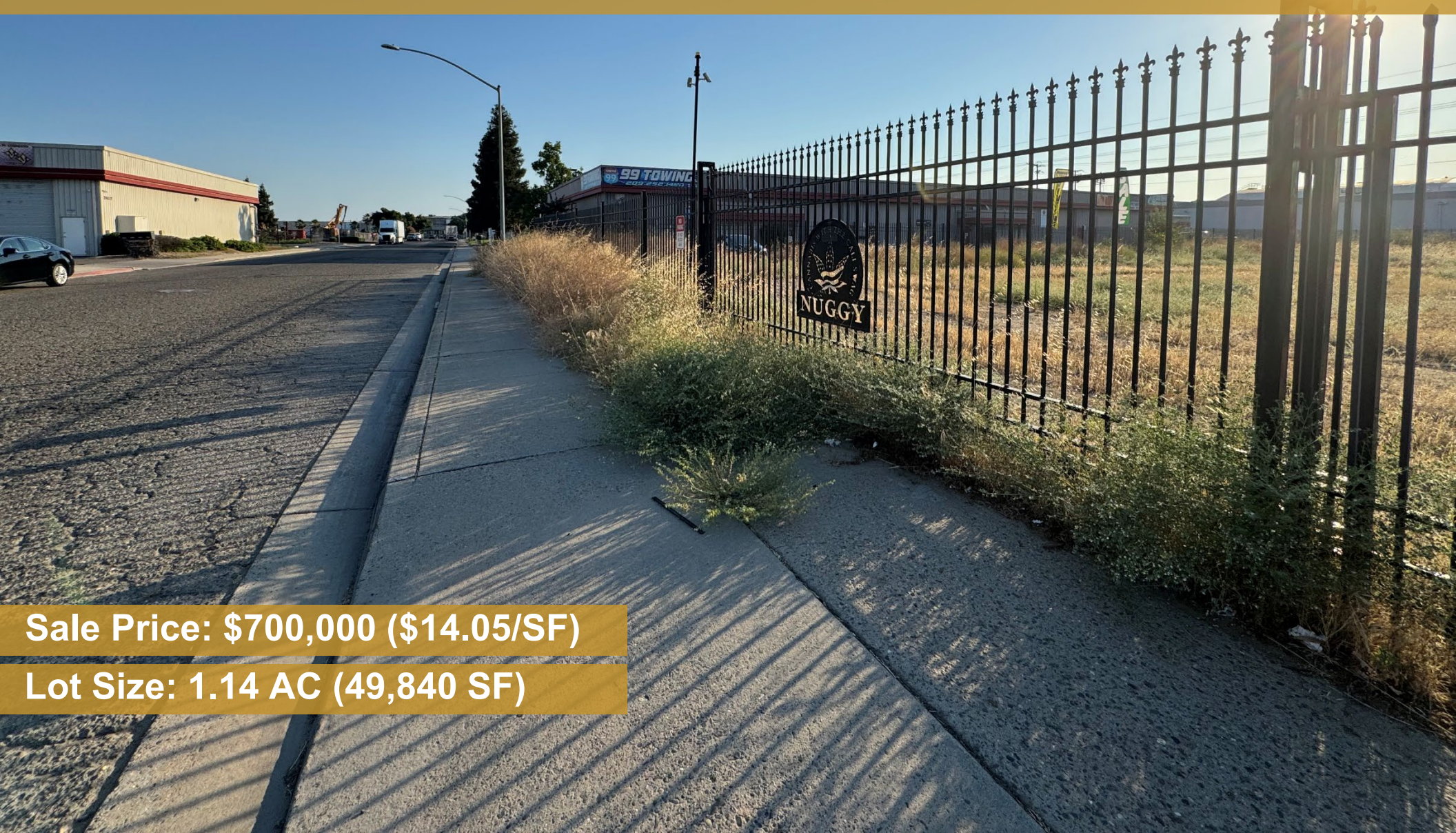
**PRICE
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SINCE 1957

COMMERCIAL
REAL ESTATE

Commercial/Industrial Land on High Traffic Corridor For Sale

NEC Whitmore Ave and Nickerson Dr. Modesto CA 95358

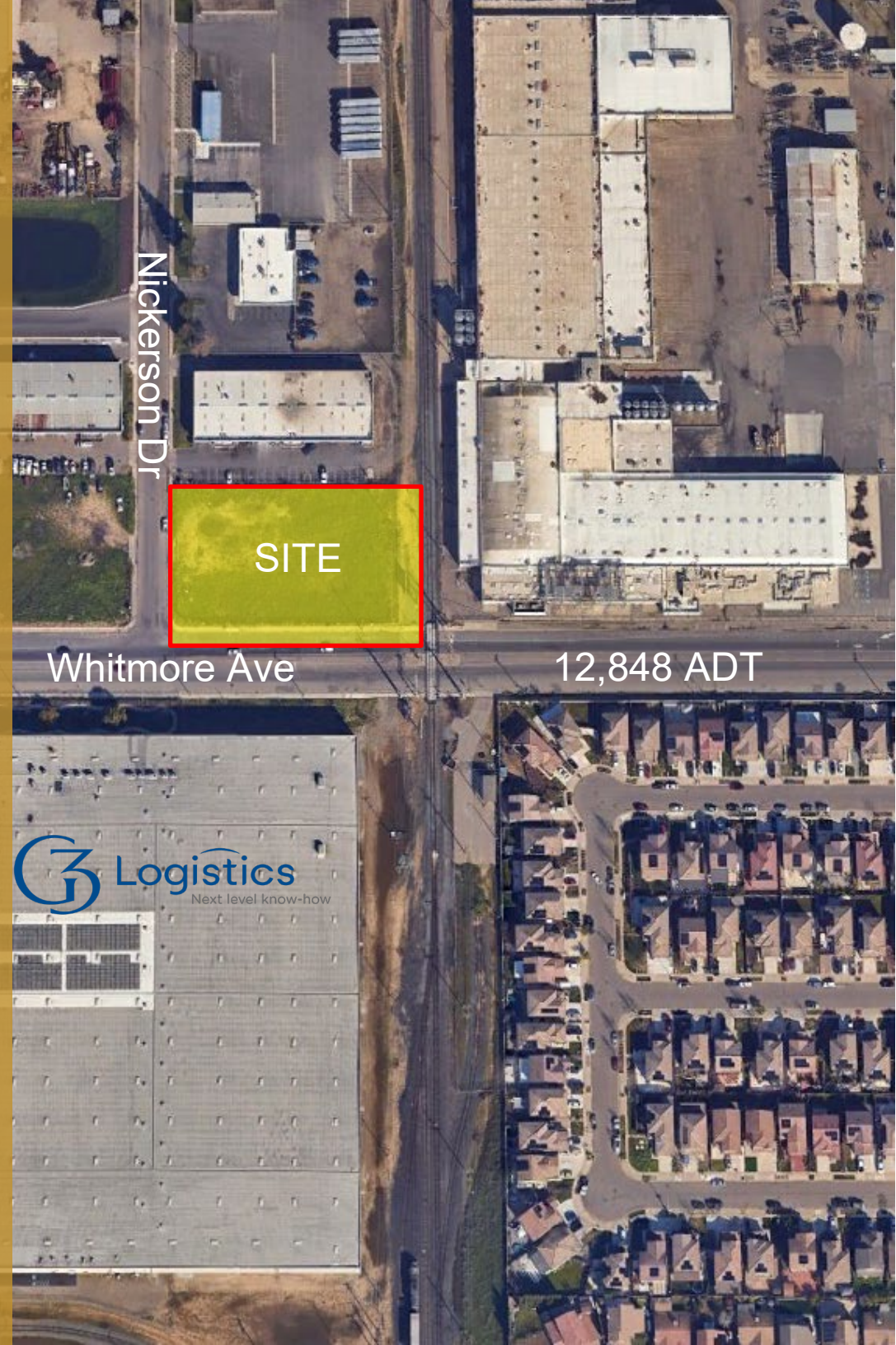


Sale Price: \$700,000 (\$14.05/SF)

Lot Size: 1.14 AC (49,840 SF)

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EXECUTIVE SUMMARY

NEC Whitmore Ave and Nickerson Dr.
Modesto CA 95358



2025 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

177,885

Population

53,462

Households

\$90,859

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	E Whitmore Ave (and Nickerson Dr.) Modesto CA 95358
APN	086-013-008
LOT SIZE	1.14 AC (49,840 SF)
ZONING	M-2 Heavy Industrial (City of Modesto)
UTILITIES ON SITE	Electricity (Turlock Irrigation District) Gas (PG&E) Water (City of Modesto)
UTILITIES AT STREET	Sewer (City of Modesto)

HIGHLIGHTS

- Located on Whitmore Ave with 12,867 ADT
- Close to highway 99 and busy Crows Landing Rd corridor
- Near major retail, industrial and residential.
- Curb, gutter, sidewalk and wrought iron fence/gate.
- Ideal for retail and/or industrial development.
- Potential uses include, but not limited to, retail QSR, gas station, strip center, warehouse distribution or manufacturing, lab or cannabis cultivation (Buyer to confirm desired use with City of Modesto planning)

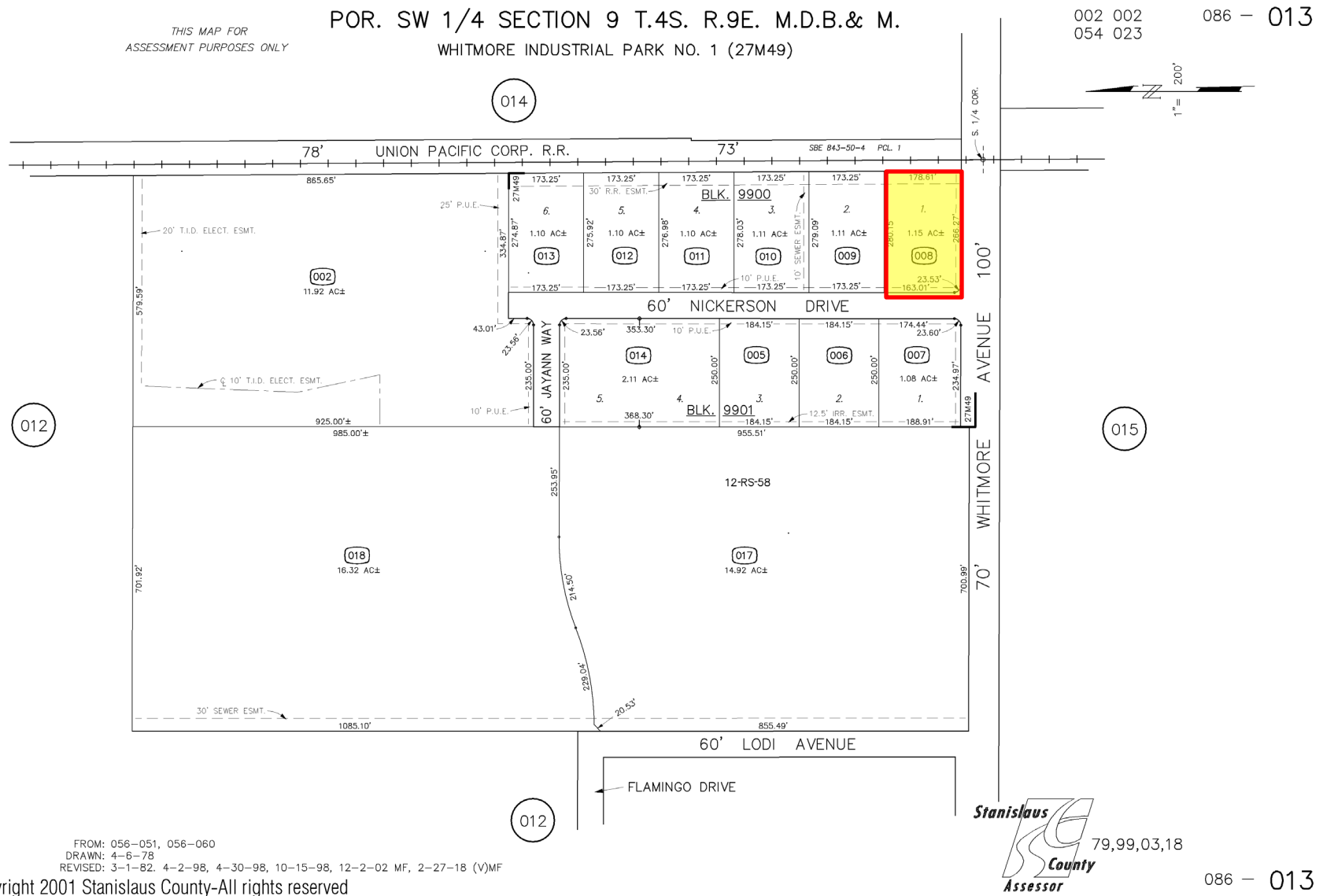
AERIAL VIEW



Retail Trade Area



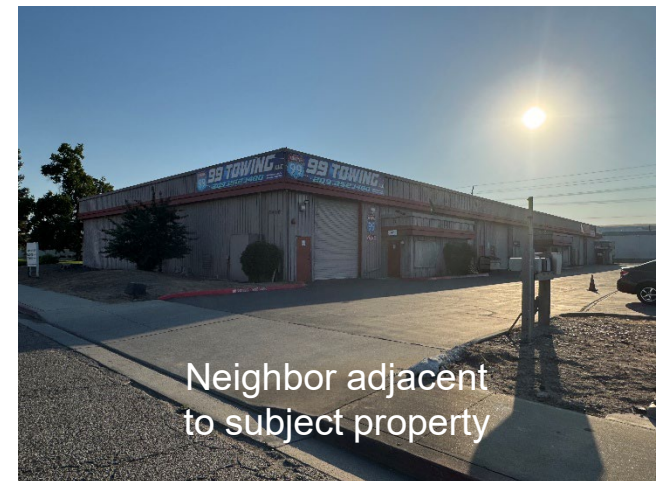
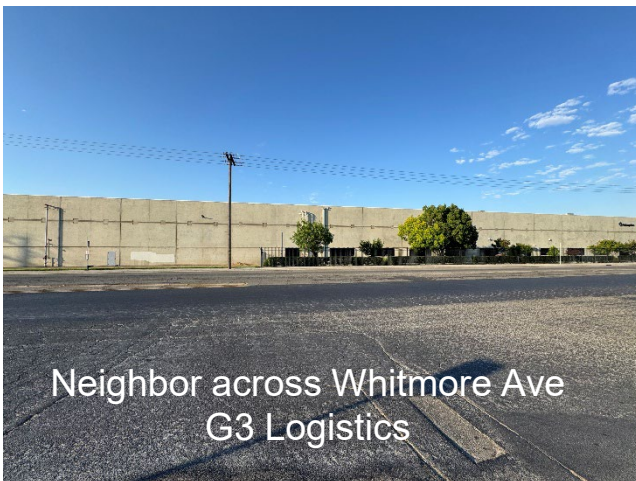
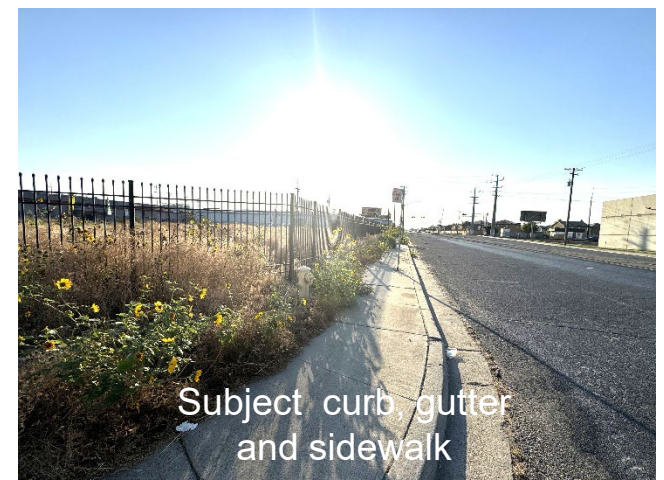
PARCEL MAP



PARCEL DIMENSIONS



PHOTOS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	12,191	97,033	177,885
Growth 2025-2030	0.67%	0.66%	0.57%
Growth 2020-2025	-0.85%	0.85%	0.41%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2025-2030	0.68%	0.70%	0.59%
Growth 2020-2025	0.85%	0.84%	0.35%
2025 Average HH Income	\$97,981	\$85,272	\$90,859

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
E Whitmore Ave	Nickerson Dr.	2025	12,848	0.02
E Whitmore Ave	Nickerson Dr.	2024	12,867	0.02
Whitmore Ave	Morgan Rd.	2024	13,262	0.44
Whitmore Ave	Morgan Rd.	2025	13,266	0.44
Crows Landing Rd	Flamingo Dr.	2025	26,908	0.47
Crows Landing Rd	Flamingo Dr.	2024	26,981	0.47
Crows Landing Rd	Hackett Rd.	2024	18,107	0.52
Morgan Rd	Whitmore Ave	2025	11,504	0.55

DISCLAIMER

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

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