

# GRAYSON OPEN LOT

5.1± ACRES | STANISLAUS COUNTY, CALIFORNIA

\$300,000



## PROPERTY HIGHLIGHTS

- OPEN LOT
- POTENTIAL FOR DEVELOPMENT
- 3± MILES FROM INTERSTATE 5
- 1± HOUR COMMUTE TO EAST BAY



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### FRESNO

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### BAKERSFIELD

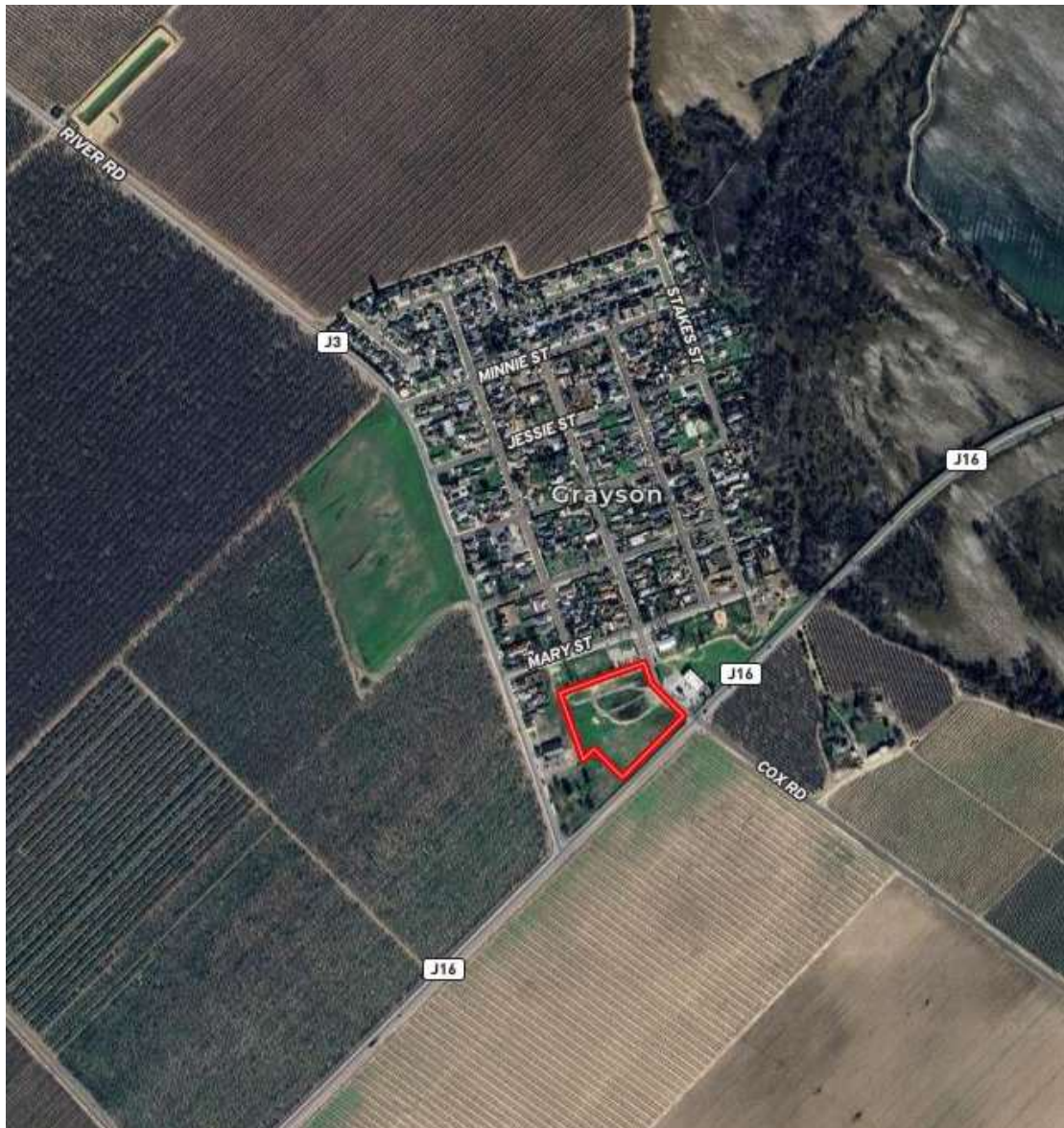
4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

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## LOCATION MAP



## PROPERTY INFORMATION

### DESCRIPTION

5.1± acre lot in the small town of Grayson, Ca. This open lot is ready for a new owner to develop or hold at an affordable price compared to Tracy or East Bay Area.

### LOCATION

The lot is located on the west corner of Laird St. and Grayson Rd., 1 1/2± miles northeast off Hwy 33  
Property address: 8919 Laird St., Patterson, CA 95363

### ZONING

P-D (Planned Development (206)) with future plans for medium density residential. The parcel is not enrolled in the Williamson Act.

### WATER

There are no existing groundwater wells or water infrastructures.

### BUILDINGS

None.

### PLANTINGS

None.

### PRICE/TERMS

\$300,000 (\$58,824/acre) all cash at the close of escrow. All offers will be subject to bankruptcy court approval and overbid through a 363 sale process. Buyer must verify with Stanislaus County on the building requirements for the property. Buyer is purchasing the property "as-is" with no guarantees or warranties by the Seller.

#### \*WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

#### POLICY ON AGENT COOPERATION



## INTERACTIVE MAP





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