

# FOR SALE 7.2 ACRES $\pm$ 313,632 SF



5219 McHENRY AVENUE  
MODESTO, CA

7.2 ACRES VACANT LAND ALONG HIGH TRAFFIC CORRIDOR  
INCLUDES NINO'S BAR AND A&J FRUIT STAND

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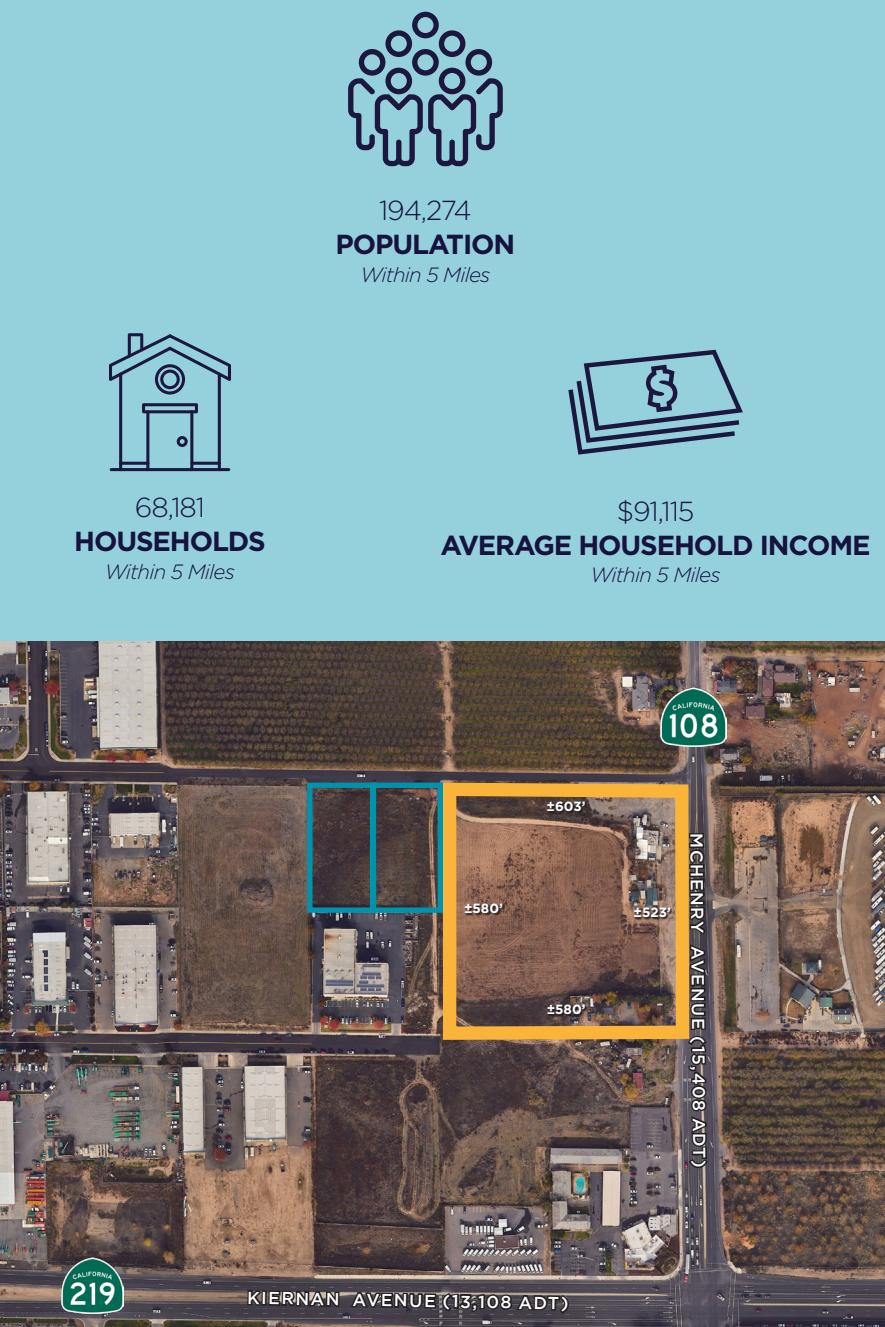
 CUSHMAN & WAKEFIELD

# PROPERTY DETAILS

Address:	5219 McHenry Avenue Modesto, CA 95356
APN:	004-094-012
Space Available:	7.2 Acres   ±313,632 SF Includes Nino's Bar and A&J Fruit Stand
Current Zoning:	Agriculture (Stanislaus County) Nino's Bar is a Legal, Non-Conforming Use as defined by the County planner
Proposed Zoning:	Please contact Stanislaus County
Electricity/Gas:	PG&E
Water:	Domestic well (Used for bar & fruit stand)
Sewer:	Septic
Storm drain:	Stanislaus County
<b>Asking Price:</b>	\$3,150,000 per Lot (\$10.04/SF)

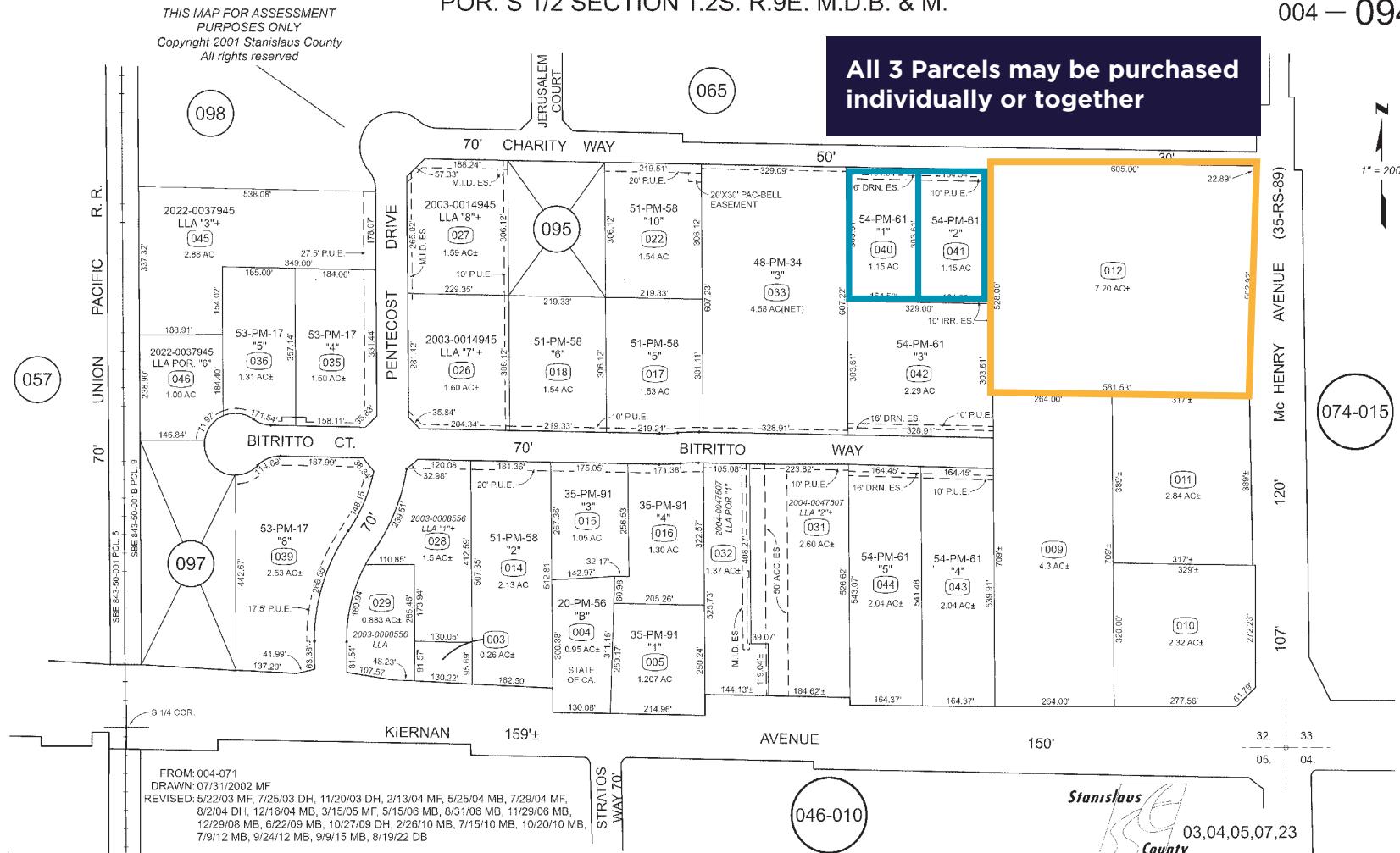
- Excellent Development Location with many different zoning use potential
- Adjacent Parcels can be purchased with this property
- Highly trafficked location with over 15,408 ADT
- Northern Modesto is very desirable for new commercial and residential development
- In close proximity to major commercial and industrial centers as well as residential
- McHenry Avenue houses **Amazon** along with major new and used car dealerships in Modesto such as Honda, Chevrolet, Nissan, Jeep, Dodge, Subaru, Toyota, KIA, Lexus, BMW, Acura, AUDI, Infiniti as well as CARMAX and Roberts Auto Sales
- Also includes the building and lease

## 2022 DEMOGRAPHICS HIGHLIGHTS



POR. S 1/2 SECTION T.2S. R.9E. M.D.B. & M.

004 — 094



Population	1 MILE	3 MILES	5 MILES
Total Population	683	73,092	194,274
2023 - 2028	-0.15%	0.97 %	1.01%
2010 - 2023	1.64%	8.27%	8.43%
Households & Income	1 MILE	3 MILES	5 MILES
Total Population	229	26,199	68,181
2023 - 2028	0.00%	0.90 %	0.94%
2010 - 2023	0.88%	7.85%	7.99%
Average HH Income	\$130,452	\$94,241	\$91,115

ALL 3 PARCELS ARE AVAILABLE

PARCEL  
MAP

Stanislaus  
County  
Assessor  
03,04,05,07,23



FOR MORE INFORMATION, PLEASE CONTACT:

## STEVE DUNN

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