

**PRIME  
LOCATION**

# FOR SALE

3025 E. HATCH ROAD • MODESTO • CA • 95351



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

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# PROPERTY SUMMARY

**ADDRESS:** 3025 E. Hatch Road • Modesto  
**COUNTY:** Stanislaus  
**SALES PRICE:** \$695,000  
**LOT SIZE:** ± 1.06 AC • ± 46,174 SF

**PARCEL NUMBER:** 039-068-025  
**PROPERTY TYPE:** Vacant Land  
**ZONING:** MX-2 Mixed Use 2  
**PROCURING BROKER FEE:** 2.5%

## PROPERTY DESCRIPTION:

Hatch Road is a significant thoroughfare in Modesto and hosts a variety of retail stores, restaurants and service providers.

## KEY FEATURES:

- Great Visibility
- Access from Hatch Road or Mitchell Road
- High Traffic Count
- Close Proximity to Highway 99 and 132



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# PARCEL MAP

039 - 068



039 - 068

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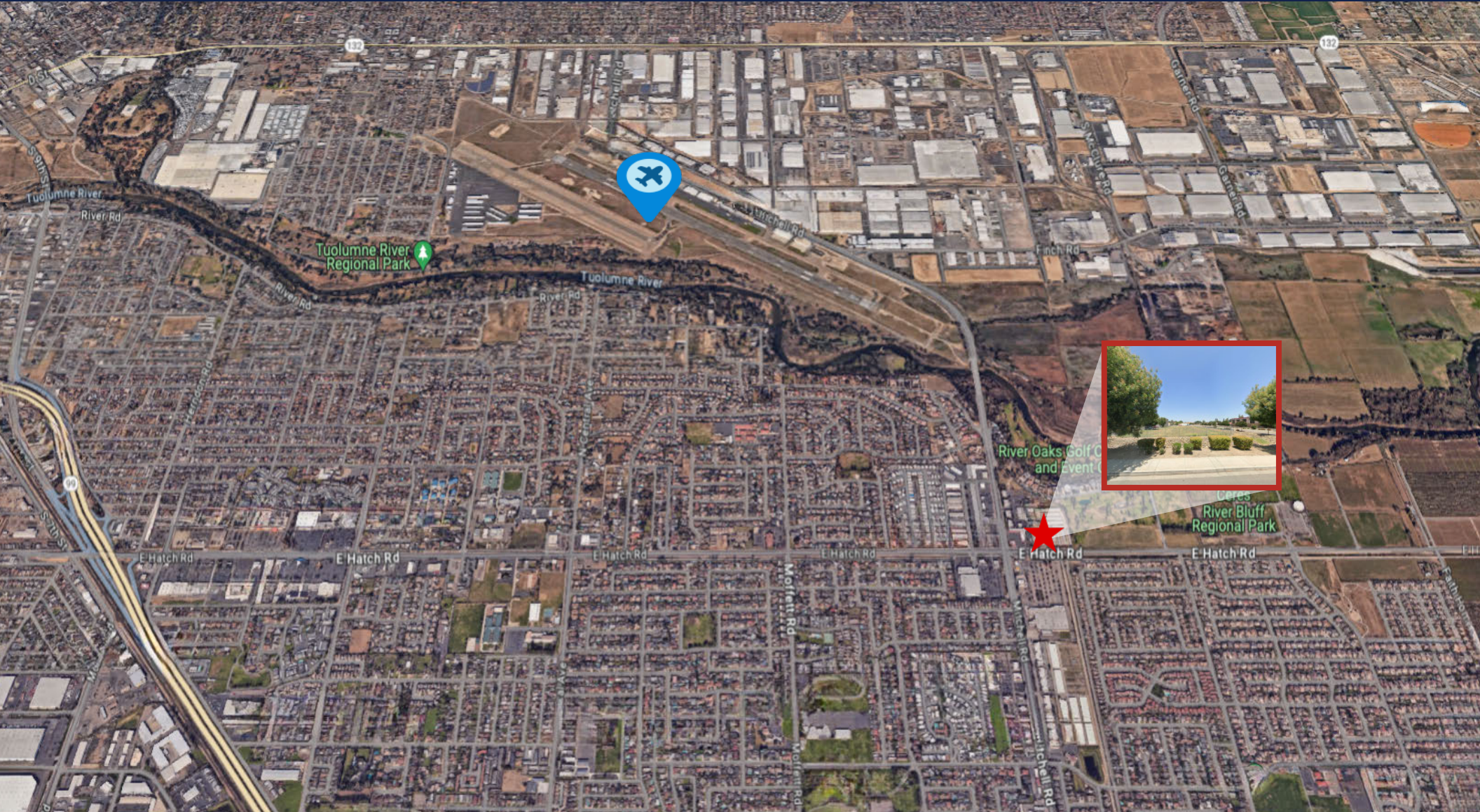
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# AERIAL VIEW



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# ZONING: MX-2 • APPROVED USES

## MX-2 Mixed Use 2 (Residential, Business Park, Recreational)

The MX-2, Mixed Use 2 Zone, is intended to provide for and promote high quality planning and design for the mixed uses of business park, recreational and residential (Low, Medium, or High Density Residential with a maximum of 25 du/ac except within the Approach and Transitional Surfaces as established by the Stanislaus County Airport Land Use Commission see Section B, ID DEVELOPMENT REGULATIONS) in a golf course and river view setting.

	RC	HC	CC	IP	MX-1	MX-2
<b><u>OFFICE USES</u></b>						
Bail bond offices	P	P	P	X	P	P*
Banks, financial institutions	P	P	P	X	P	P*
Business, administrative, professional	P	P	P	X	P	P*
Editorial offices	P	P	P	X	P	P*
Employment agencies	P	P	P	X	P	P*
Insurance brokers, adjusters, agents	P	P	P	X	P	P*
Law offices	P	P	P	X	P	P*
Medical offices (including dentists, opticians, chiropractic's)	P	P	P	X	P	P*
Notary publics	P	P	P	X	P	P*
Real Estate brokers	P	P	P	X	P	P*
Tax consulting services	P	P	P	X	P	P*
<b><u>COMMERCIAL USES</u></b>						
<b><u>RETAIL COMMERCIAL</u></b>						
Antique stores	P	P	P	X	P	X
Apparel-clothing, millinery, etc.	P	P	P	X	P	X
Art supplies	P	P	P	X	P	X
Automotive retail/sales						
Auto parts or accessories not including tires or batteries (no second-hand sales)	P	P	P	P	P	X
Auto, RV, trailers, trucks, motorcycles sales & services, new and used (not service stations)	C	C	X	X	X	X
Tires: Retail and installation (no wholesale, retreading, or recapping <sup>1</sup> )	P	P	P	P	P	X
Bakeries (retail)	P	P	P	X	P	X

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KEY: p = Permitted Use | a = Accessory Use | adm = Administrative Permit | c = Conditional Use | Prohibited Use

	RC	HC	CC	IP	MX-1	MX-2
Bars (only) <sup>1,2</sup>	p	p	p	x	p	x
Bar-restaurants <sup>1,2</sup>	p	p	p	x	p	p*
Bicycle sales or rentals	p	p	p	x	p	x
Boat retail/sales and service	c	c	x	x	x	x
Book stores	p	p	p	x	p	x
Building materials sales yard	p	x	x	x	p	x
Carpet sales (retail)	p	p	p	x	p	x
Computer stores	p	p	p	x	p	x
Department stores and variety stores (large scale)	p	x	p	x	p	x
Discount stores	p	p	p	x	p	x
Drug stores	p	p	p	x	p	x
Electrical fixture supply stores	p	p	p	x	p	x
Electronic equipment stores (radios, televisions, stereos, cameras, etc.)	p	p	p	x	p	x
Emergency medical & sickroom sales & service facilities	p	p	p	x	p	x
Equipment/sales-agricultural, industrial & construction	c	x	c	p	c	x
Florists	p	p	p	x	p	x
Furniture stores-New/Used (retail)	p	p	p	x	p	x
Garden supply/patio furniture, masonry <sup>1</sup>	p	c	p	p	p	x
Gifts	p	p	p	x	p	x
Grocery stores (supermarkets)	p	p	p	x	p	x
Gun shops and repair	p	p	p	x	p	x
Hardware stores	p	p	p	x	p	x
Hobby shops	p	p	p	x	p	x

<sup>1</sup>,Where otherwise not prohibited, a conditional use pennit is required if the property is located within 300 feet of a property occupied by residential units and/or is zoned for residential.

<sup>2</sup>Where otherwise not prohibited, a conditional use pennit is required if the property is located within 300 feet of a property occupied by a public or private elementary, junior high or high school.

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	RC	HC	CC	IP	MX-1	MX-2
Household appliance stores	p	p	p	x	p	x
Ice cream/candy stores	p	p	p	x	p	x
Jewelry, camera & supply, luggage stores	p	p	p	x	p	x
Liquor stores <sup>2</sup>	p	p	p	x	p	x
Meat/fish markets	p	p	p	x	p	x
Music, musical instrument & record stores	p	p	p	x	p	x
Office supply stores	p	p	p	x	p	x
Paint supply stores	p	p	p	x	p	x
Pet stores with grooming	p	p	p	x	p	x
Plumbing supplies	p	p	p	x	p	x
Pool & Spa equipment (retail)	p	p	p	x	p	x
Restaurants-fast food <sup>1</sup>	p	p	p	x	p	p*
Restaurants-sit down, quality	p	p	p	x	p	p*
Shoe stores	p	p	p	x	p	x
Souvenirs	p	p	p	x	p	x
Sporting goods, toys	p	p	p	x	p	x
Stationery stores	p	p	p	x	p	x
Video rentals/sales stores	p	p	p	x	p	x
Wallpaper and floor covering stores	p	p	p	x	p	x
Wholesale outlets (big box uses, home supply, furniture, carpet, etc.)	p	x	p	p	p	x
<b>SERVICE COMMERCIAL</b>						
Automotive service/repair						
Auto club offices with repair	p	p	p	p	p	p*
Body shops, machinery repair & painting totally within enclosed buildings	c	c	c	p	c	x
Car washes <sup>1</sup>	p	p	p	p	p	c*

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	RC	HC	CC	IP	MX-1	MX-2
Rental agencies <sup>1</sup>	p	p	p	p	p	p*
Repair garages <sup>1</sup> (including oil and lube, muffler, brake shops)	p	p	p	p	p	x
Service Stations <sup>3</sup>	c	c	c	c	c	x
Towing services	c	c	c	p	c	x
Truck/bus repair and service shops	x	x	x	p	x	x
<b>Education</b>						
Colleges, modeling schools 13 or more students	c	c	c	c	c	c*
12 or less students	p	p	p	p	p	p*
Libraries, reading rooms	p	p	p	x	p	p*
Miscellaneous schools Gym, self defense, dance (13 or more students)	c	c	c	c	c	c*
(12 or less students)	p	p	p	p	p	p*
Vocational colleges-barber/beauty (13 or more students)	c	c	c	c	c	c*
(12 or less students)	p	p	p	p	p	p*
<b>Health Services</b>						
Acute care offices	p	p	p	x	p	p*
Ambulance offices <sup>1</sup> (ambulance parking and overnight sleeping)	p	p	p	x	p	p*
Convalescent hospitals/nursing homes	p	p	p	x	p	x
Hospitals	c	c	c	x	c	c*
Pharmacy shops	p	p	p	x	p	p*

<sup>1</sup> Where otherwise not prohibited, a conditional use pennit is required if the property is located within 300 feet of a property occupied by residential units and/or is zoned for residential.

<sup>3</sup> Automobile service stations subject to the following specific conditions: a. A maximum of two automobile service stations shall be allowed at a cross intersection; one at "T: intersection; b. All automobile service stations shall be limited to intersections of major thoroughfare or greater as designated by the General Plan.

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	RC	HC	CC	IP	MX-1	MX-2
<b>Personal Services</b>						
Barbershops, beauty salons	p	p	p	x	p	p*
Dry cleaning (large scale & delivery services)	x	x	x	p	x	c*
Dry cleaning - retail	p	p	p	x	p	p*
Laundromats	p	p	p	x	p	p*
Shoe repair, tailor, dressmaker shops	p	p	p	x	p	p*
Suntanning booths-within exercise facilities and beauty salons	p	p	p	x	p	p*
<b>Recreation</b>						
Adult entertainment (see Section 9.42)	c	x	x	x	x	x
Archery ranges, batting cages, slot car, etc	p	p	p	p	p	p*
Billiards/pool parlors <sup>1</sup>	p	p	p	c	p	p*
Bowling alleys <sup>1</sup>	p	p	p	c	p	p*
Entertainment <sup>1</sup>	p	p	p	c	p	p*
Health clubs (indoor only) <sup>1</sup>	p	p	p	c	p	p*
Health clubs (w/outdoor activities) <sup>1</sup>	p	p	p	c	p	p*
Operation of amusement devices 6 or less coin operated	a	a	a	a	a	a
6 or more coin operated	c	c	c	c	c	c*
Night clubs (with dancing and music)	c	c	c	c	c	c*
Parks & recreational facilities	p	p	p	p	p	p*
Social Halls (non public-banquets, bingo, bridge clubs, etc.)	c	c	c	c	c	c*
Skating rinks <sup>1</sup>	p	p	p	c	p	p*
Stadiums/arenas	c	c	c	c	c	c*
Theaters	c	c	c	c	c	c*
<b>Social Services</b>						
Churches	c	c	c	c	c	c*

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	RC	HC	CC	IP	MX-1	MX-2
Conference Centers	c	x	x	x	x	c*
Day nursery and nursery schools 13 or more children	c	c	c	x	c	c*
12 or less children	p	p	p	x	p	p*
Other services						
Alarms-sales/services	p	p	p	p	p	p*
Auctions	c	c	c	c	c	c*
Bicycle repair shops	p	p	p	p	p	p*
Contractors-building, painting, landscaping, etc. (with outdoor storage)	x	x	x	p	x	x
Electricians (no outdoor storage)	p	p	p	p	p	p*
Equipment rental-agriculture, industrial, and construction	c	x	c	p	c	x
Hotels, motels, motor hotels	p	p	x	x	x	p*
Lock smiths	p	p	p	p	p	p*
Mini-storage facilities	c	c	c	p	c	c*
Mortuaries	c	c	c	c	c	c*
Pest control services	p	p	p	p	p	p*
Plumbers (no outdoor storage)	p	p	p	p	p	p*
Printing, graphic arts services: copying, addressographing, mimeographing, photostatting, instant printing	p	p	p	x	p	p*
Sign Shops (sales and fabrication)	x	x	x	p	x	x
Studio-art studios, art galleries, interior decoration, costume design, arts & crafts, Photography	p	p	p	x	p	p*
Studios-radio/television <sup>1</sup>	p	p	p	x	p	p*
Studios-music, recording <sup>1</sup>	p	p	p	x	p	p*
Upholstery shops (indoor only)	p	p	p	p	p	p*
Upholstery shops (with outdoor activity)	x	x	x	p	x	x
Warehouse wholesale/businesses	x	x	x	p	x	x

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	RC	HC	CC	IP	MX-1	MX-2
<b>INDUSTRIAL USES</b>						
All industrial uses	x	x	x	p	x	x
Assembly plants	x	x	x	p	p	p*
Awning manufacture	x	x	x	p	x	x
Cabinet shops, woodworking business including furniture manufacture/repair	x	x	x	p	x	x
Computer manufacture/maintenance/service	x	x	x	p	p	p*
Glass manufacture & glass projection, fabrication & distribution	x	x	x	p	x	x
Laundry & dry cleaning plants	x	x	x	p	x	x
Machine shops & tool & die making	x	x	x	p	x	x
Mail order & mail-out	x	x	x	p	p	p*
Metal welding & plating business	x	x	x	p	x	x
Outside storage associated with industrial & commercial uses	c	c	c	c	c	c*
Paint manufacture/packing/distribution	x	x	x	p	x	x
Parcel delivery services	x	x	x	p	p	p*
Printing & publishing	x	x	x	p	p	p*
Processing/distribution plants (including fabricating, packaging, repair & storage of: audio/video/ electronic equipment, communication equipment, food & beverages, plastic products using previously manufactured or formulated plastics, pharmaceutical products, photographic products, garments & textile products, soap & detergent)	x	x	x	p	c	c*
Recycling plants	x	x	x	c	x	x
Research & development labs/businesses	x	x	x	p	p	p*
Roofing business	x	x	x	p	x	x
Technical & industrial training schools	c	c	c	c	c	c*
Trucking companies	x	x	x	p	x	x

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<b>RESIDENTIAL USES</b> <sup>4</sup>						
Low-density residential (RL-7)	x	x	x	x	c	c*
Medium-density residential (RM-15)	x	x	x	x	c	c*
High-density residential (RH-25)	x	x	x	x	c	c*
Mobile homes for residential uses	x	x	x	x	c	c*
Condo-group dwellings	x	x	x	x	c	c*
<b>ACCESSORY USES</b>						
Dwelling units for caretakers	a	a	a	a	a	a*
Off-site advertising <sup>5</sup>	x	x	x	c**	x	x
Off-street loading facilities	a	a	a	a	a	a*
Off-street parking facilities (public/private)	a	a	a	a	a	a*
Outdoor sales- permanent (e.g. fruit & vegetable stands, flower stands, craft stands, plants, nursery products, sporting goods, etc.)	c	c	c	c	c	c*
Propane tanks	adm	adm	adm	adm	adm	adm
Publicly owned facilities	p	p	p	p	p	p
<b>Recreation Accessory Uses</b>						
Commercial uses incidental to public recreational facilities (pro shop, concession stand, etc.)	p	p	p	p	p	p*
Signs which pertain only to a permitted use on the premises	a	a	a	a	a	a*
Special events and uses operated in conjunction with established commercial or industrial uses (promotional sales, carnivals, pumpkin lots, accessory food sales etc., not to exceed more than 90 days in a calendar year)	adm	adm	adm	adm	adm	adm*
Storage structures for goods sold at retail (minor enclosed structure)	adm	adm	adm	adm	adm	adm

<sup>4</sup>NOTE: The residential matrix addresses new residential development. The existing residential uses and are designated RL-7: R-1 and P-C; RM-15: R-2, R-3; and P-C; RH-25: R-4 and P-C on the map. These existing residential uses shall abide by current zoning requirements as specific by the Zoning Ordinance.

<sup>5</sup>Except temporary signs allowed by Chapter 13.42.160.C2. located at least 300 feet from other temporary signs.

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\*\*Only when located adjacent to State Route 99.

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# ZONING: MX-2 • APPROVED USES

KEY: p = Permitted Use | a = Accessory Use | adm = Administrative Permit | c = Conditional Use | Prohibited Use

	RC	HC	CC	IP	MX-1	MX-2
<b>Utilities and Communications</b>						
Water well, pumping station, water reservoir, electrical substation	p	p	p	p	p	p
Other public utility facilities/structures	p	p	p	p	p	p
<b>TEMPORARY USES</b>						
Temporary uses on undeveloped lots (promotional sales, carnivals, pumpkin lots, accessory food sales etc., not to exceed more than 90 days in a calendar year)	adm	adm	adm	adm	adm	adm*
Garage sales, not to exceed 2 per year per location	x	x	x	x	x	x
Itinerant vendors, road side sales, open air sales, etc.	x	x	x	x	x	x
Fireworks stands	Fireworks stand permits issued by the Fire Marshal					

\*Uses located within the Approach and Transitional surface may not be allowed and/or approval may be required by the Stanislaus County Airport Land Use Commission (see Section III, B., Land Use Limitations-Airport Approach and Transitional Surfaces).

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