

2173 Morrill Road, Riverbank

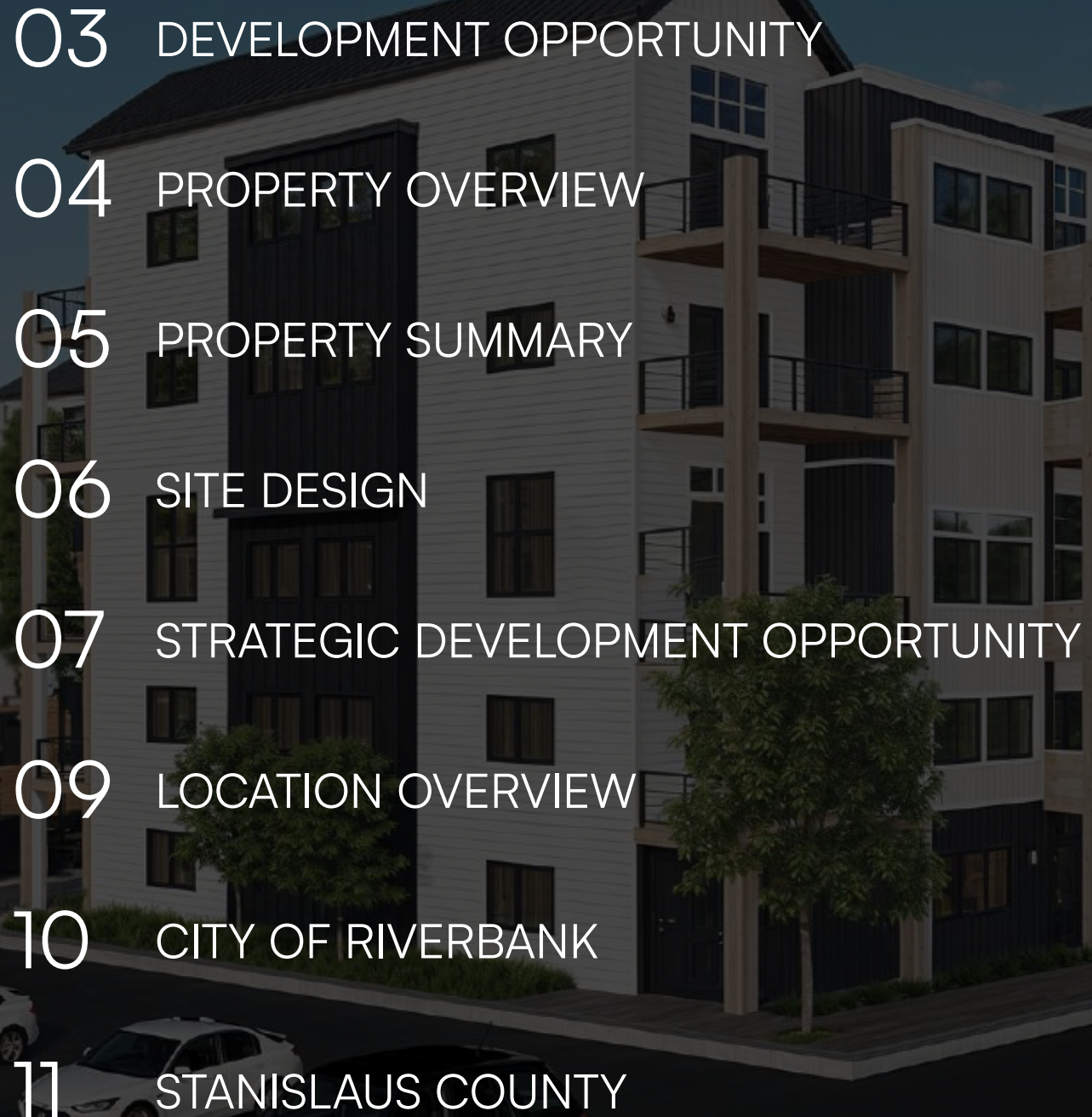
1.66 Acre Parcel for Senior Assisted Care Facility



OFFERING MEMORADUM



Contents

- 
- 03 DEVELOPMENT OPPORTUNITY
 - 04 PROPERTY OVERVIEW
 - 05 PROPERTY SUMMARY
 - 06 SITE DESIGN
 - 07 STRATEGIC DEVELOPMENT OPPORTUNITY
 - 09 LOCATION OVERVIEW
 - 10 CITY OF RIVERBANK
 - 11 STANISLAUS COUNTY



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Development Opportunity

Discover the potential of this 1.66 Acre Footprint in the rapidly growing Crossroads West Specific Plan, Riverbank's Newest Master Planned Community, zoned LDR. Consisting of a 1.65-acre parcel (APN# 074-006-024-000) zoned for High-Density Residential use, offers incredible potential for developing 85+/- residential units.

Please refer to Crexi Listing and MLS# ML81989017

Strategically positioned for a high density development with a vibrant pedestrian corridor. In close proximity to shopping centers, restaurants, and a planned 1,400-home development. Zoned SP2 with a general plan designation for high-density residential development, this expansive parcel offers the opportunity to build 80+ units, making it an ideal investment.

This is a unique opportunity to secure a prime piece of land in one of Riverbank's most promising growth areas and capitalize on the city's rapid expansion. Buyer to conduct their own due diligence with the City of Riverbank on development specifics.



Property Overview

EXECUTIVE SUMMARY



Property Summary

APN# 074-006-024-000

ACRE /SIZE	1.66 Acres / 71874 sq ft
UNITS	50 +/- units for development
ADDITIONAL FACILITIES	2100 sq ft home & 1,200 sqft metal shop and a horse barn
PRICE	\$1,495,990



SITE DESIGN



LOT SIZE	1.66 Acres
ZONING	High-Density Residential
DEVELOPMENT POTENTIAL	±50 Multi-Family Units
APN	074-006-024-000

Aerial view of the 1.66-acre corner parcel.

Strategic Development Opportunity

Located within the Crossroads West Specific Plan neighborhood, these parcels are part of a transformative vision for Riverbank's growth. The plan dedicates approximately 59 acres to mixed-use development, integrating commercial, retail, office, hospitality, entertainment, recreational, and residential spaces to create a vibrant community hub. Residential development is permitted in the Mixed Use 1 (MU 1) and Mixed Use 2 (MU 2) zones, offering flexibility for innovative, high-density housing projects.

The remaining areas of the Crossroads West plan emphasize residential neighborhoods, parks and open spaces, and the potential for school site development, ensuring a balanced and thriving community. With a focus on job creation and convenient shopping, dining, and recreational destinations for residents, this area is poised to become a cornerstone of Riverbank's future. These parcels represent an unparalleled opportunity to contribute to a dynamic, forward-thinking urban landscape in one of the city's most promising regions.



Crossroads West

SPECIFIC PLAN

Riverbank's Newest Master Planned Community



Strategic Development Opportunity



Crossroads West

The vision for Crossroads West is to create a unique, mixed-use community inspired by small-town America, offering a desirable and diverse mix of housing types, abundant open spaces, and easy access to regional shopping, dining, and entertainment. Centered on pedestrian-friendly walkways, bike paths, and landscaped corridors, the development will feature distinctive gateways highlighting major intersections and neighborhoods.

The commercial core, located along Claribel Road in the Mixed Use 1 area, will provide a vibrant, pedestrian-friendly mix of regional and neighborhood-serving retail, offices, residential spaces, hospitality, entertainment, recreation, and restaurants. Residential neighborhoods will be thoughtfully designed with homes near parks, retail, and other amenities, fostering a strong sense of place and community. A variety of architectural themes using different materials, color palettes, and styles will enhance the area's charm, making Crossroads West a visually appealing and integral addition to the City of Riverbank while aligning with the city's General Plan goals and policies.

Development Principles

- Balance retail, commercial, office, hospitality, recreation, residential, schools, parks, and open spaces.
- Promote mixed-use, compact development linked to regional amenities and transit.
- Provide sidewalks and walkways to enhance connectivity and community access.
- Protect farmland with transitional buffers.
- Encourage energy efficiency and sustainable, low-impact design.
- Create inviting streetscapes with quality landscaping and design elements.
- Use diverse architectural styles and materials.
- Strengthen retail corridors and designate commercial land for job creation.
- Ensure safe, accessible links between neighborhoods, amenities, and facilities.



Location Overview



City Of RiverBank

City of Riverbank, California is a charming city celebrated for its welcoming community and blend of small-town charm with modern amenities. Known as the “City of Action,” Riverbank is situated along the Stanislaus River, offering scenic beauty and a range of outdoor recreational opportunities. The city has deep agricultural roots, with its history tied to farming and the railroad, yet it has embraced growth and innovation, becoming a hub for residential and commercial development.



City of Riverbank boasts family-friendly neighborhoods, excellent schools, and a vibrant cultural scene, including the annual City of Riverbank Cheese and Wine Festival, which attracts visitors from across the region. With its proximity to major transportation routes, Riverbank offers convenient access to nearby cities, shopping, and dining, while remaining a serene and inviting place to live. As part of the Crossroads West development, the city is poised for significant expansion, promising new opportunities for residents and businesses alike.



California



Stanislaus County

Stanislaus County is situated in the heart of California's fertile Central Valley, renowned for its agricultural heritage, thriving communities, and diverse opportunities. Covering over 1,500 square miles, it includes vibrant cities such as Modesto, Turlock, Ceres, and City of Riverbank, each offering a unique blend of urban amenities and small-town charm. The county's economy is deeply rooted in agriculture, producing an array of crops like almonds, walnuts, and dairy products while also embracing growth in manufacturing, healthcare, and education.

Stanislaus County is strategically positioned near major transportation routes, including Interstate 5 and Highway 99, providing convenient access to the Bay Area, Sacramento, and Yosemite National Park. Residents and visitors enjoy a variety of cultural, recreational, and outdoor activities, from local festivals and farmers' markets to hiking trails and riverfront parks. With a strong sense of community, excellent schools, and a focus on sustainable growth, Stanislaus County continues to be an attractive place to live, work, and explore in California.





POPULATION : 551K



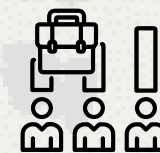
AGE DEMOGRAPHICS
MEDIAN AGE: 35

City of Riverbank

Demographic Insights



MEDIAN HOUSEHOLD
INCOME : \$79k



EMPLOYMENT RATE:
58.8%



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