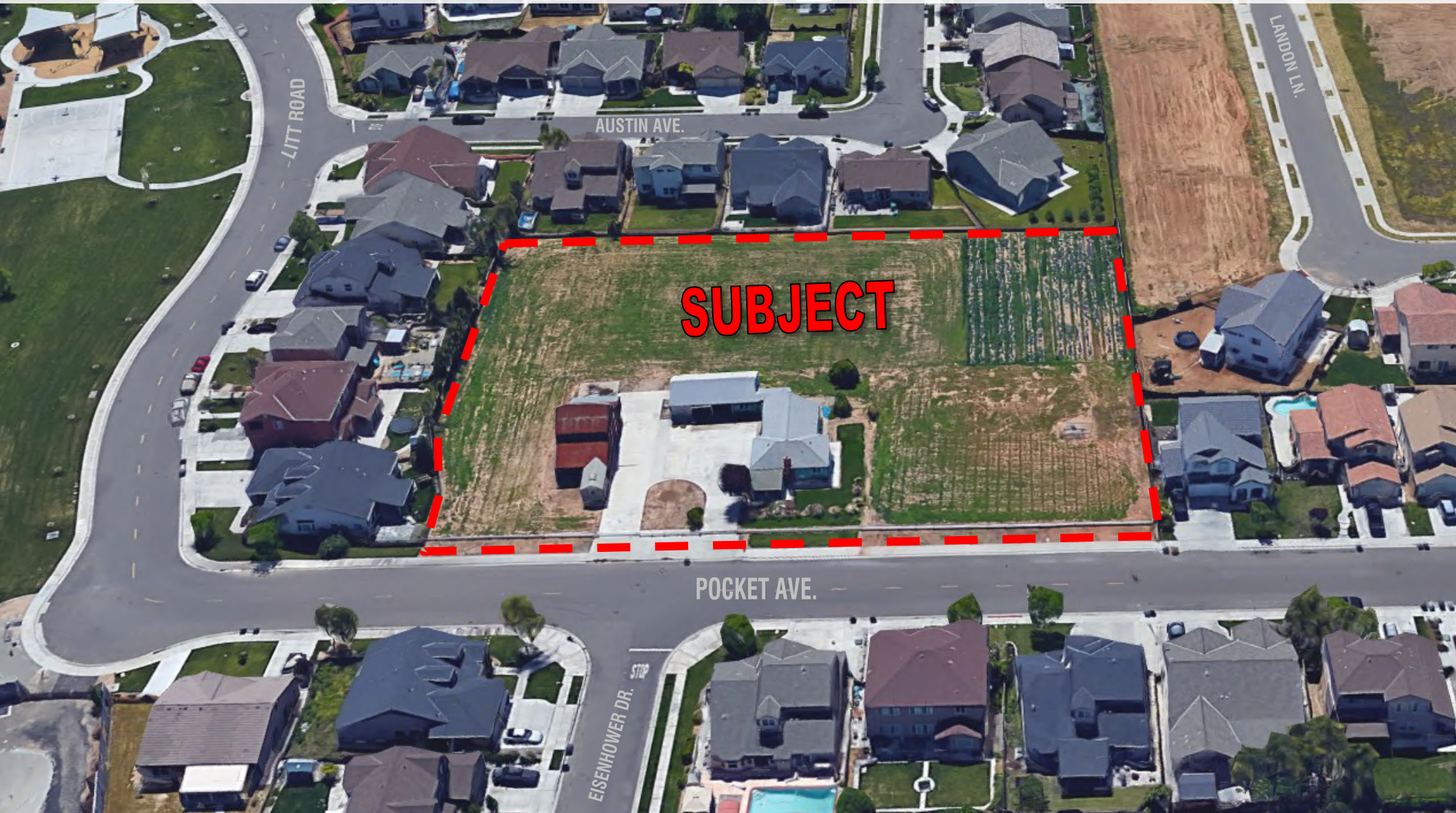


ENTITLED SENIOR APARTMENT PROJECT - FOR SALE

2.01 ACRES • 3318 POCKET AVENUE • RIVERBANK, CALIFORNIA



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

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INFILL DEVELOPMENT OPPORTUNITY • ENTITLEMENTS COMPLETE



PRICE: \$775,000

LOT SIZE: 2.01 Acres

APN: 075-090-063

COUNTY: Stanislaus

ZONING: PD - Planned Development

- Approved for 28 Senior Units
- 6 Single Story Buildings
- Six Floor Plan Options:
 - 12 - 1 BDR / 1 BATH
 - 8 - 2 BDR / 1 BATH
 - 8 - 2 BDR / 2 BATH
- 40 Parking Spaces
- ADA Bathrooms & Fire Sprinklered
- Includes Architectural & Engineering Plans
- Water & Sewer Stubbed
- Existing Curb, Gutter & Sidewalk
- Desirable Riverbank Infill Location
- Close to Park, Public Transit & Retail/Services
- Tentative Subdivision Map for Flexibility in Financing, Phasing & Ownership

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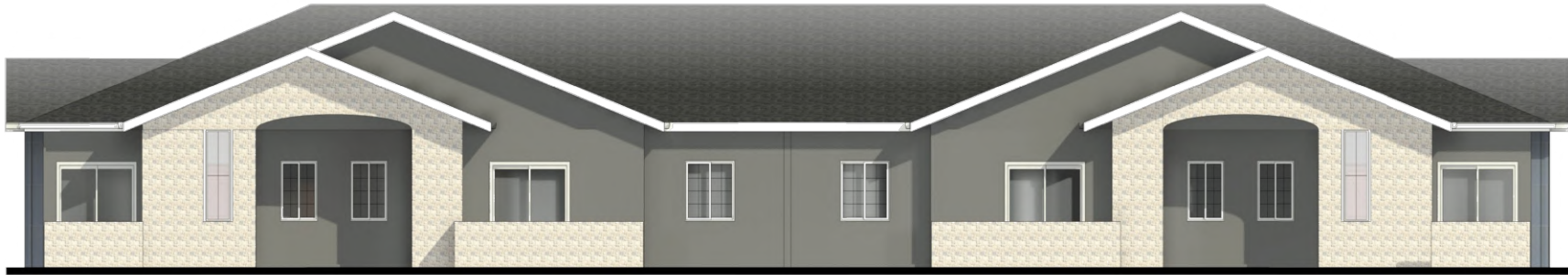
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FRONT ELEVATION

Composite Roofs, Stucco, Faux Stone & Wood Trim

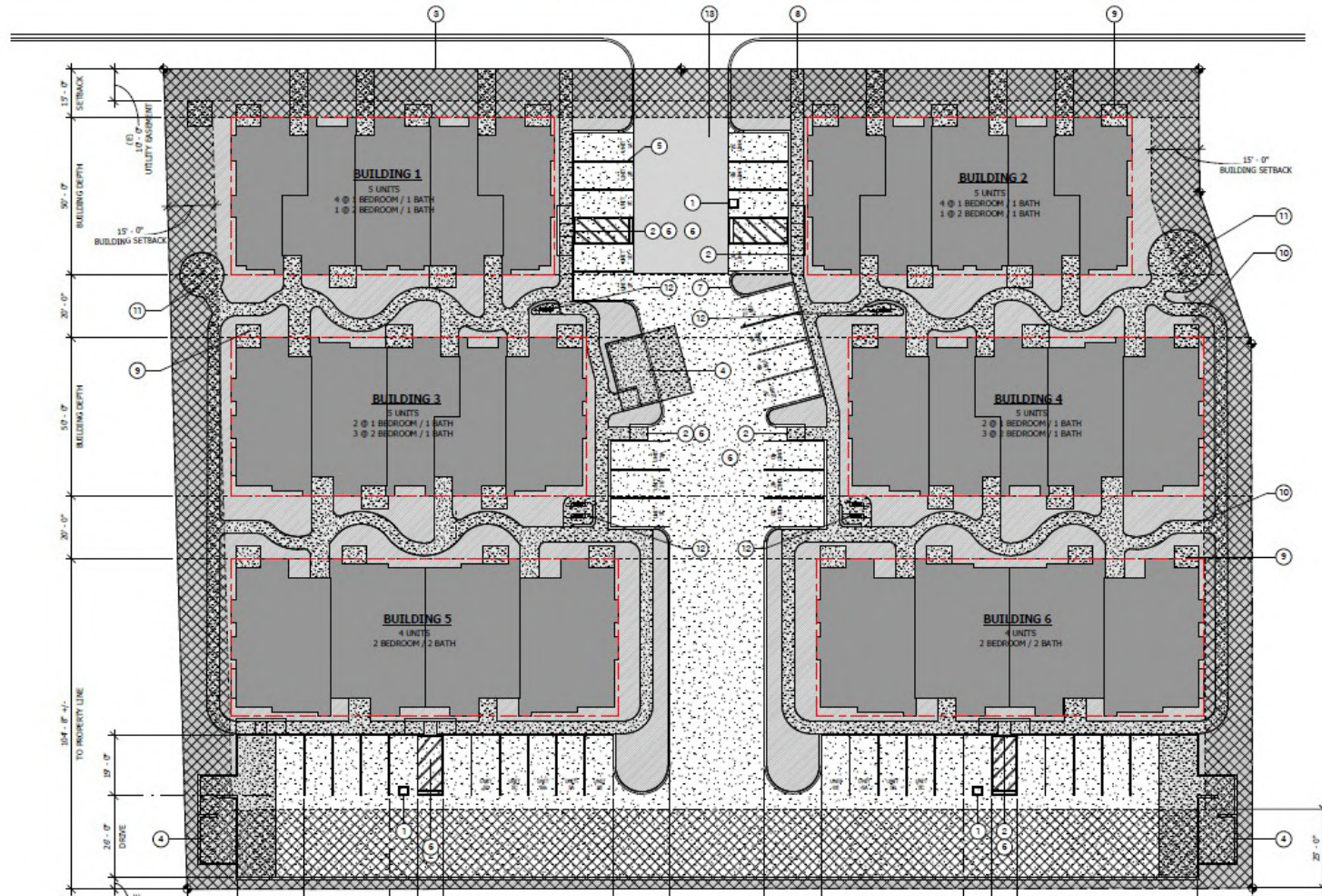
EXTERIOR FINISH SCHEDULE

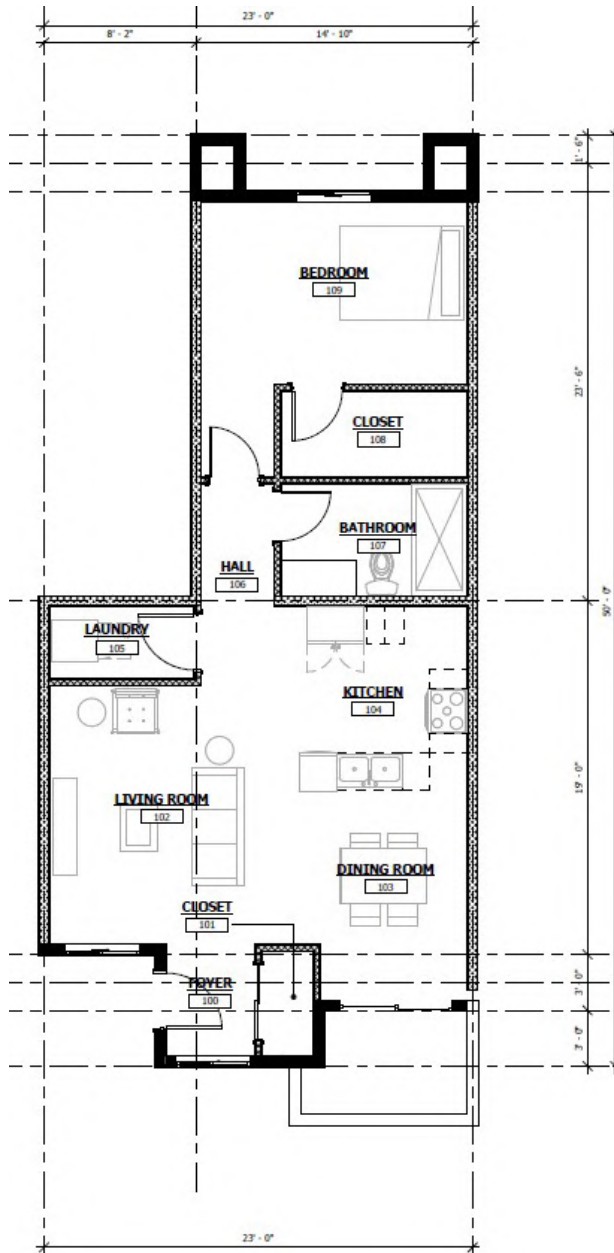
MARK	DESCRIPTION	MANUFACTURER	MODEL
EXT-SIDING-WHT	5/8" FIBER CEMENT SIDING	JAMES HARDIE	HARDI-PLANK LAP SIDING - VERTICAL COLOR: WHITE
EXT-STONE	ARCHITECTURAL VEENEER STONE	EL DORADO STONE	LIMESTONE COLOR: GRAND BANKS
EXT-STUCCO	7/8" - 3-COAT STUCCO SYSTEM WITH ELASTOMERIC PAINT FINISH	--	LIGHT SAND FINISH COLOR: PEPPERCORN

PARKING PROVIDED

MARK	DESCRIPTION	COUNT
ADA-1	VAN ACCESSIBLE STALL -- 9'-0" W x 19'-0" D	3
STD-1	STANDARD STALL -- 9'-0" W x 19'-0" D	37
TOTAL:		40

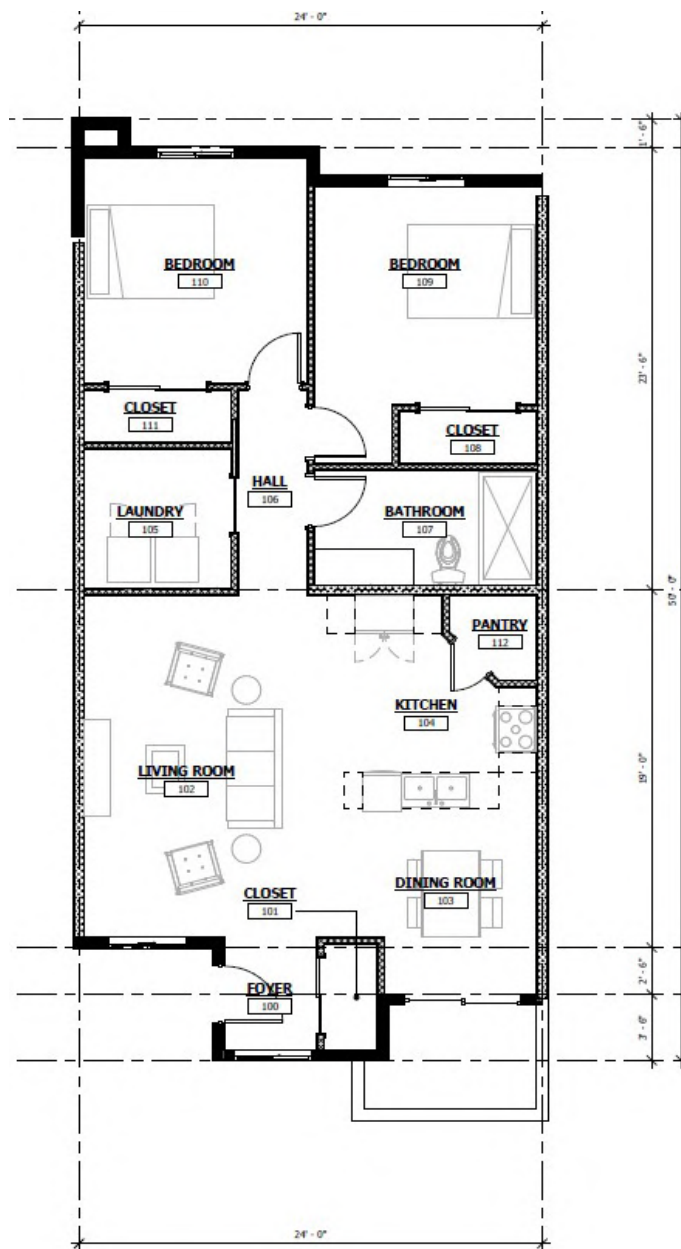
POCKET AVENUE





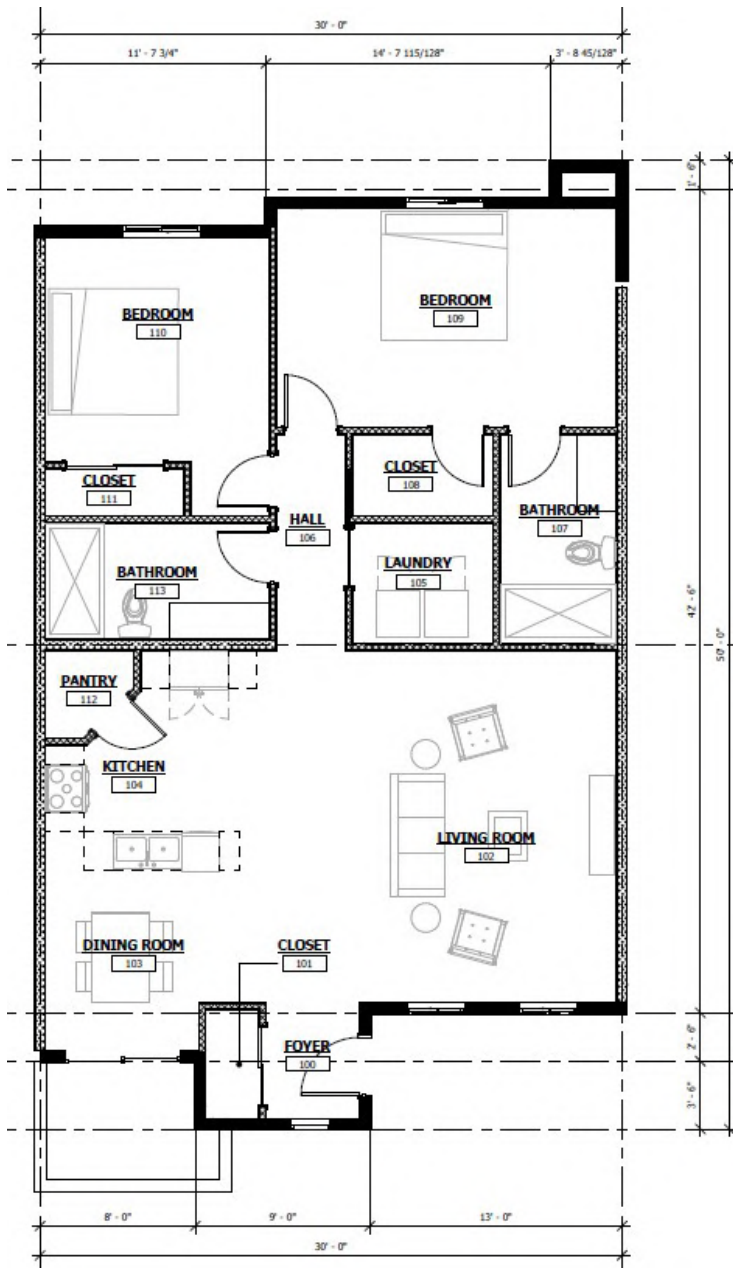
GROSS UNIT AREA - ONE-BED / ONE BATH UNIT

NUMBER	NAME	AREA
1B - ONE-BEDROOM / ONE BATHROOM - CENTER UNIT		
100	FOYER	36 SF
101	CLOSET	21 SF
102	LIVING ROOM	178 SF
103	KITCHEN	109 SF
103	DINING ROOM	119 SF
105	LAUNDRY	36 SF
106	HALL	46 SF
107	BATHROOM	68 SF
108	CLOSET	52 SF
109	BEDROOM	179 SF
		845 SF



GROSS UNIT AREA - TWO BED / ONE BATH UNIT

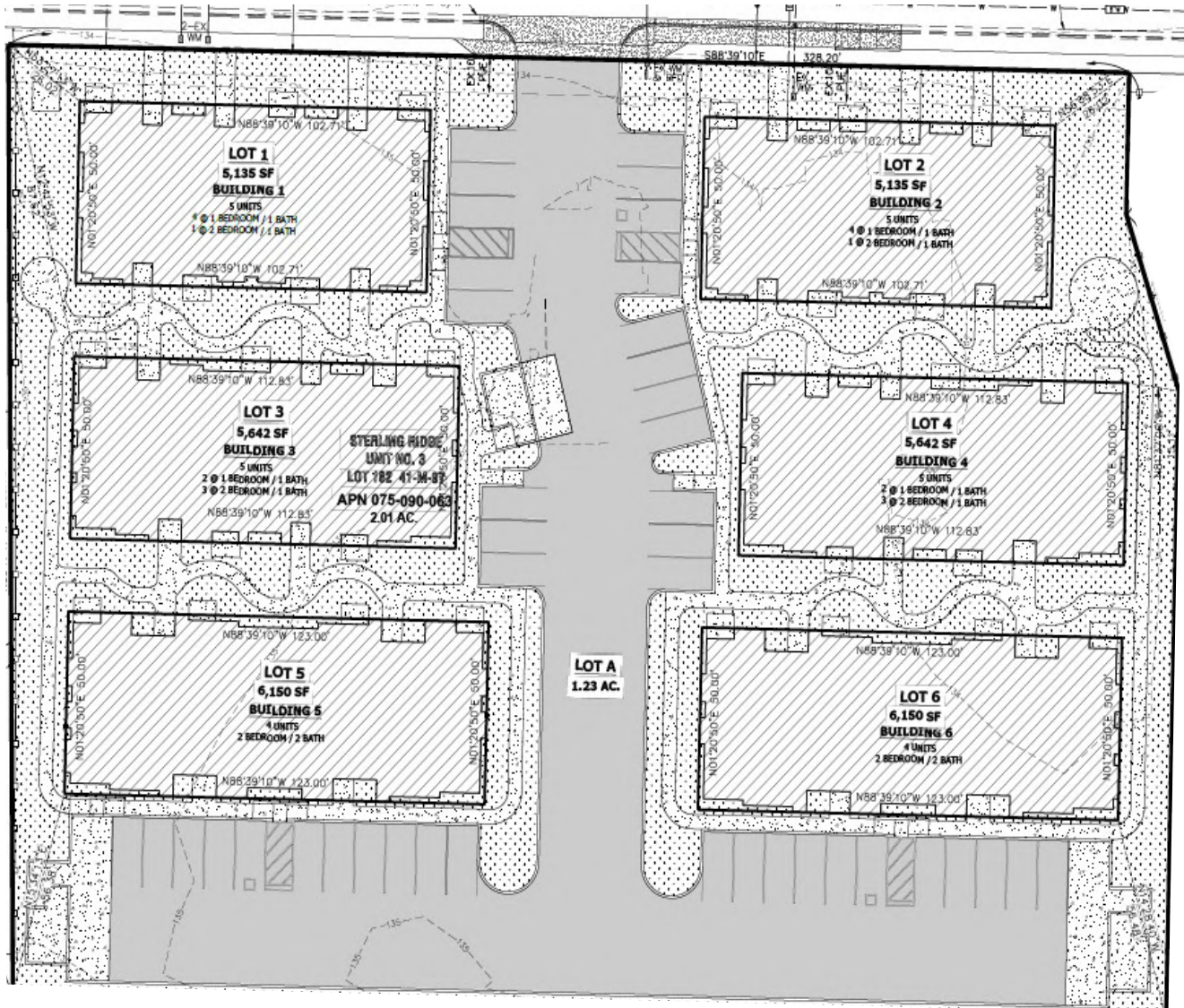
NUMBER	NAME	AREA
2B - TWO-BEDROOM / ONE BATHROOM - CENTER UNIT		
100	FOYER	36 SF
101	CLOSET	21 SF
102	LIVING ROOM	226 SF
103	DINING ROOM	112 SF
104	KITCHEN	119 SF
105	LAUNDRY	62 SF
106	HALL	42 SF
107	BATHROOM	79 SF
108	CLOSET	24 SF
109	BEDROOM	163 SF
110	BEDROOM	153 SF
111	CLOSET	25 SF
112	PANTRY	21 SF
		1085 SF



GROSS UNIT AREA - TWO BED / TWO BATH UNIT

NUMBER	NAME	AREA
3B - TWO-BEDROOM / TWO BATHROOM - CENTER UNIT		
100	FOYER	37 SF
101	CLOSET	22 SF
102	LIVING ROOM	335 SF
103	DINING ROOM	110 SF
104	KITCHEN	120 SF
105	LAUNDRY	50 SF
106	HALL	44 SF
107	BATHROOM	72 SF
108	CLOSET	35 SF
109	BEDROOM	218 SF
110	BEDROOM	160 SF
111	CLOSET	21 SF
112	PANTRY	21 SF
113	BATHROOM	79 SF
		1323 SF

POCKET AVENUE



PROPERTY DETAILS:

SITE ADDRESS:	3318 POCKET AVENUE RIVERBANK, CA 95367
TOTAL LOT AREA:	2.01 ACRES
NO. OF LOTS:	6 LOTS
ZONING:	PD - PLANNED DEVELOPMENT
GENERAL PLAN:	HIGH DENSITY RESIDENTIAL
WATER:	CITY OF RIVERBANK
SANITARY SEWER:	CITY OF RIVERBANK
STORM DRAIN:	CITY OF RIVERBANK
SLOPE OF LAND:	FLAT - 3%
AS-IS DETAILS:	FENCE W/ AUTOMATIC GATE

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POR. W 1/2 SEC. 36 T.2S. R.9E. M.D.B.& M.
STERLING RIDGE UNIT NO. 3 (41M97)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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RIVERBANK, CALIFORNIA

Demographic Overview

Positioned for explosive residential growth

DEMOGRAPHIC SNAPSHOT (2025)

Population:	25,300
Median Age:	33
Households:	7,300
Avg. Household Size:	3.4
Homeownership Rate:	69%
Median Home Value:	\$470,000

PROJECTED DEMOGRAPHIC SNAPSHOT (2030)

Estimated Population:	40,000
Estimated Households:	11,900
Average Household Size:	3.4
Median Household Income:	\$98,000
Average Household Income:	\$122,000

INCOME & SPENDING POWER

Median Household Income:	\$90,200
Average Household Income:	\$112,600
Per Capita Income:	\$33,500
Households with Children:	Nearly 50%

COMMUNITY CHARACTERISTICS

- Strong family presence
- Stable homeownership
- Actively engaged and rooted community
- Consistent residential growth

LIFESTYLE & LOCATION

Avg. Commute:	28–30 minutes
Retail Reach:	Draws from Modesto, Oakdale & surrounding cities
Highway Access:	Direct access via Hwy 108 & close proximity to Hwy 99

MAJOR RESIDENTIAL GROWTH UNDERWAY

- 4,600+ New Homes Approved or Planned
 - Includes Crossroads West (2,200± homes) and other annexations
- Projected Population Growth by 2030:
 - 15,000± residents city wide

WHY CHOOSE RIVERBANK?

- Riverbank is on track for **60% population growth** in the next five years.
- Now is the time to establish your presence in one of Stanislaus County's **fastest-growing communities**.
- Pro-business city leadership with streamlined permitting and support for **commercial growth**.
- Access to a skilled, local workforce from nearby colleges and trade schools.
- Significant public investment in infrastructure, parks, schools, and livability.
- Major national retailers including Target, Home Depot, Costco, Kohl's, Ulta, Staples, Petco, Burlington, BevMo!, Bath & Body Works, Home Goods, TJ Maxx, and numerous restaurants, banks and other retailers



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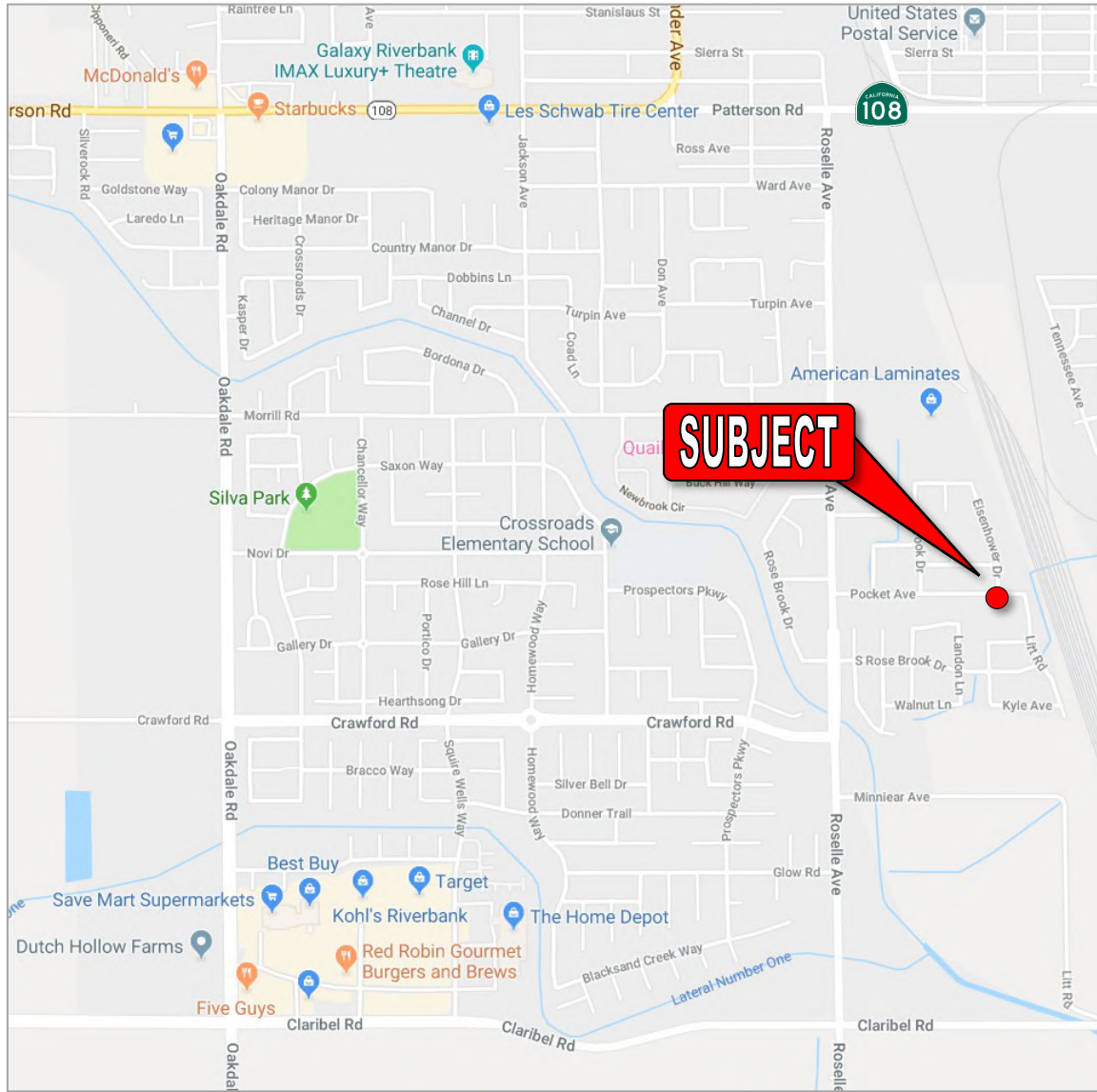
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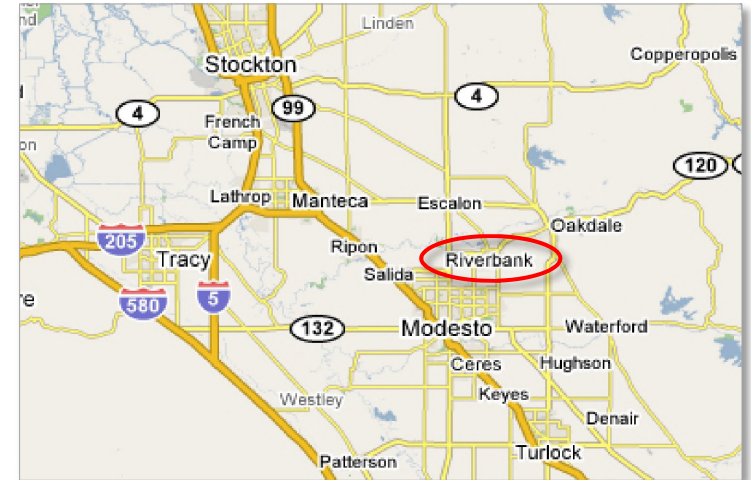
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LOCATION MAP



MAP OF CENTRAL VALLEY



POPULATION

City of Riverbank: 24,865
Stanislaus County: 538,388

DISTANCES

To Oakdale 6 miles
To Stockton 32 miles
To Sacramento 80 miles
To San Francisco 94 miles
To Modesto 8 miles

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