

**PRIME
LOCATION**

LAND FOR SALE

KIERNAN AVENUE AND BANGS AVENUE • MODESTO • CA



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

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

PRIME LOCATION

PROPERTY SUMMARY

ADDRESS: 2706 Kiernan Avenue
LOT SIZE: ± 18.92 AC • Kiernan Ave
ASKING PRICE: \$8,241,000 (\$10.00 PSF)
ZONING: Business Park
PARCEL No.: 078-015-012

ADDRESS: 2731 Bangs Avenue
LOT SIZE: ± 11.79 AC • Bangs Ave
ASKING PRICE: \$5,135,000 (\$10.00 PSF)
ZONING: Mixed Use
PARCEL No.: 078-072-005

PROPERTY DESCRIPTION:

The offering includes up to 30.71 acres across two parcels: 2706 Kiernan Ave. (±18.92 AC) and 2731 Bangs Ave. (±11.79 AC). The owner is open to land sales, build-to-suit opportunities, or ground leases. Each parcel can be sold individually or together, and smaller parcels can be made available as well.

BUSINESS PARK (BP) ALLOWABLE USES:

- Light manufacturing uses, as defined in Section 10-2.151 of the Zoning Code, such as the manufacture of electronic machinery, photographic and optical goods, furniture, apparel, fabricated plastic and rubber products.
- Research and development uses such as laboratories, printing and publishing, and records processing centers.
- Offices, both medical and non-medical.
- Medical uses such as clinics and rehab facilities.
- Wholesale and retail sale of goods produced on the premises.
- Business services, personal services.

MIXED USE (MU) ALLOWABLE USES:

- Retail Use
- Restaurants
- Offices, both medical and non-medical

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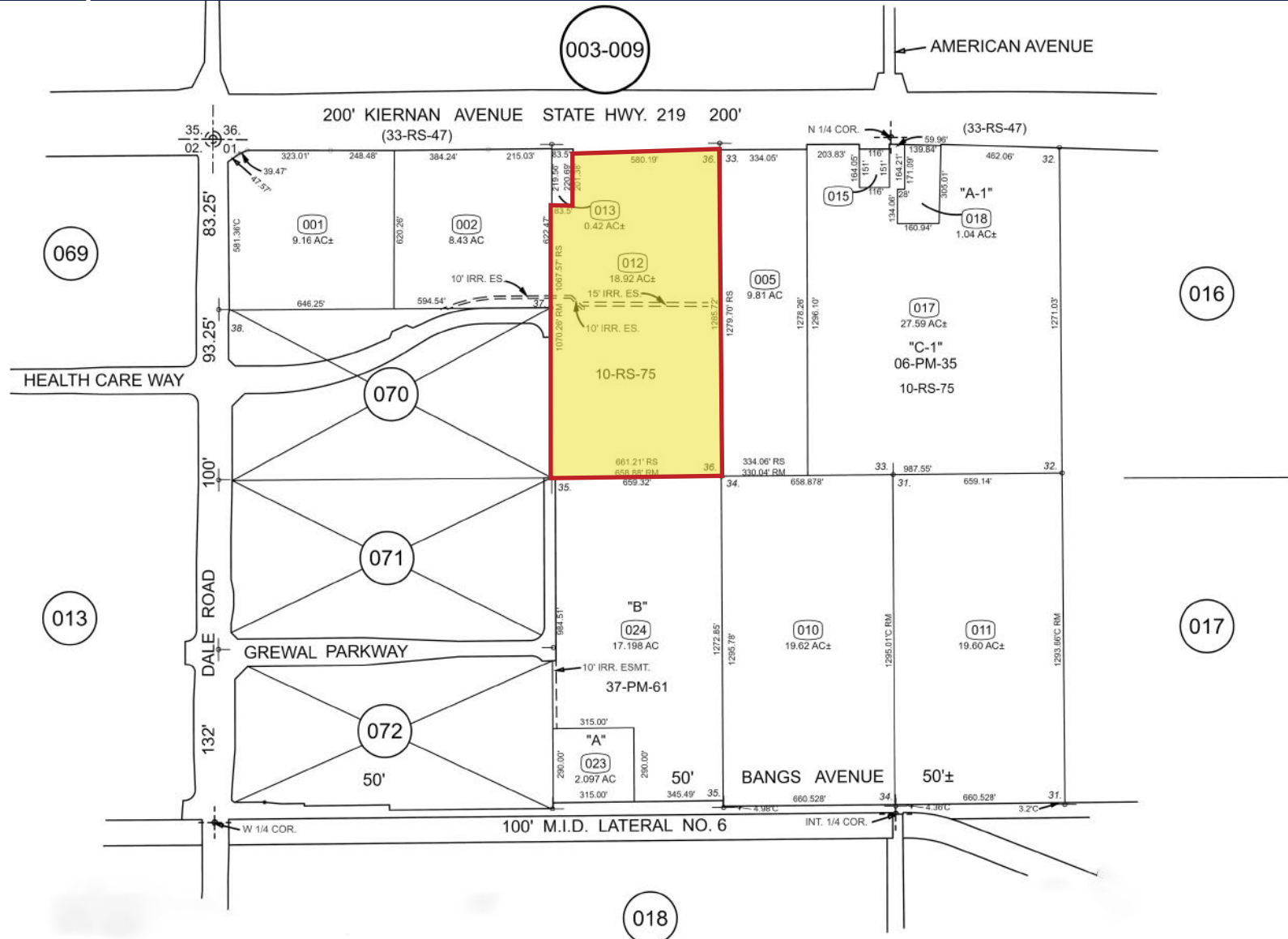
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PARCEL MAP

KIERNAN AVENUE



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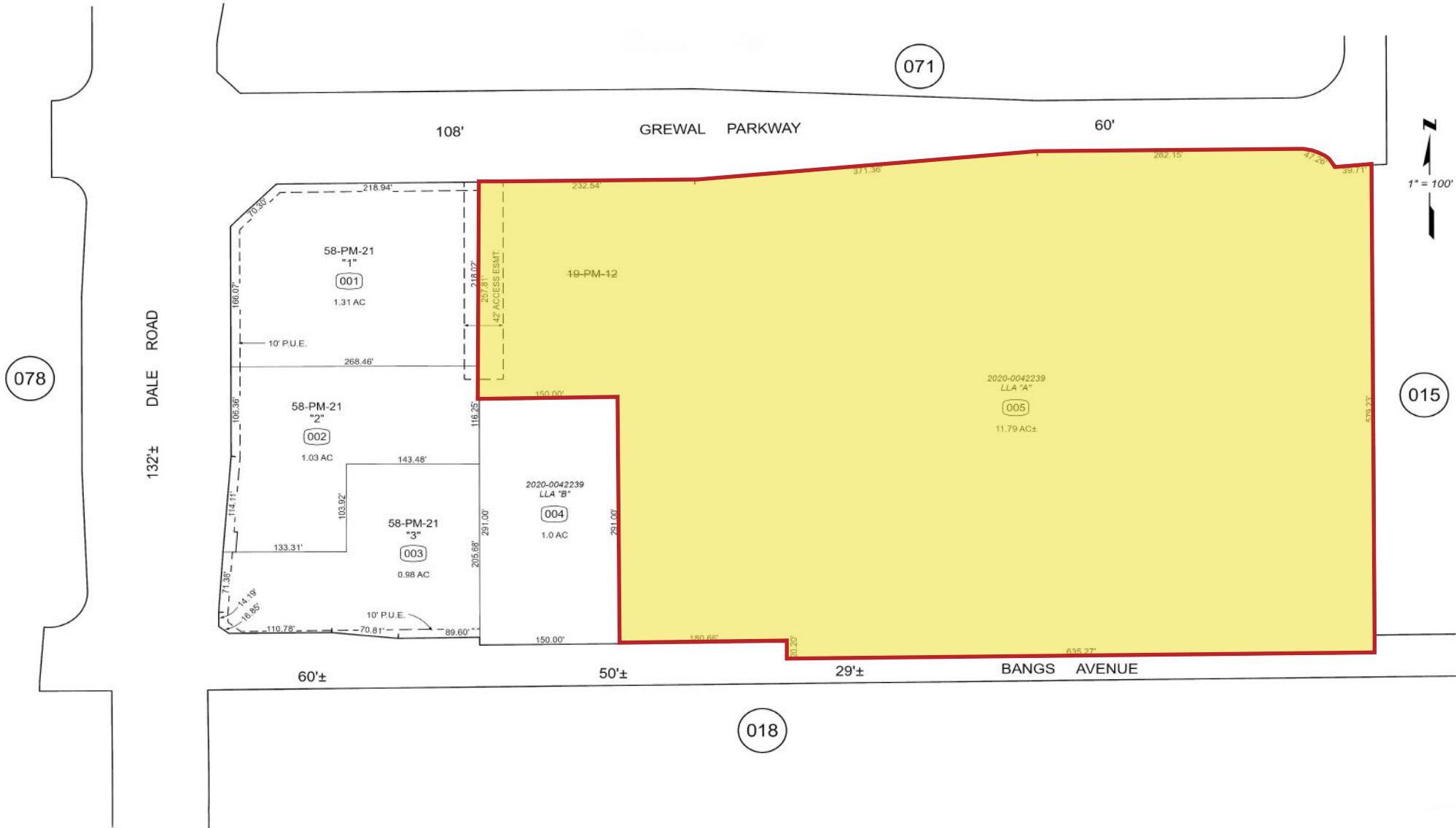
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PARCEL MAP

BANGS AVENUE



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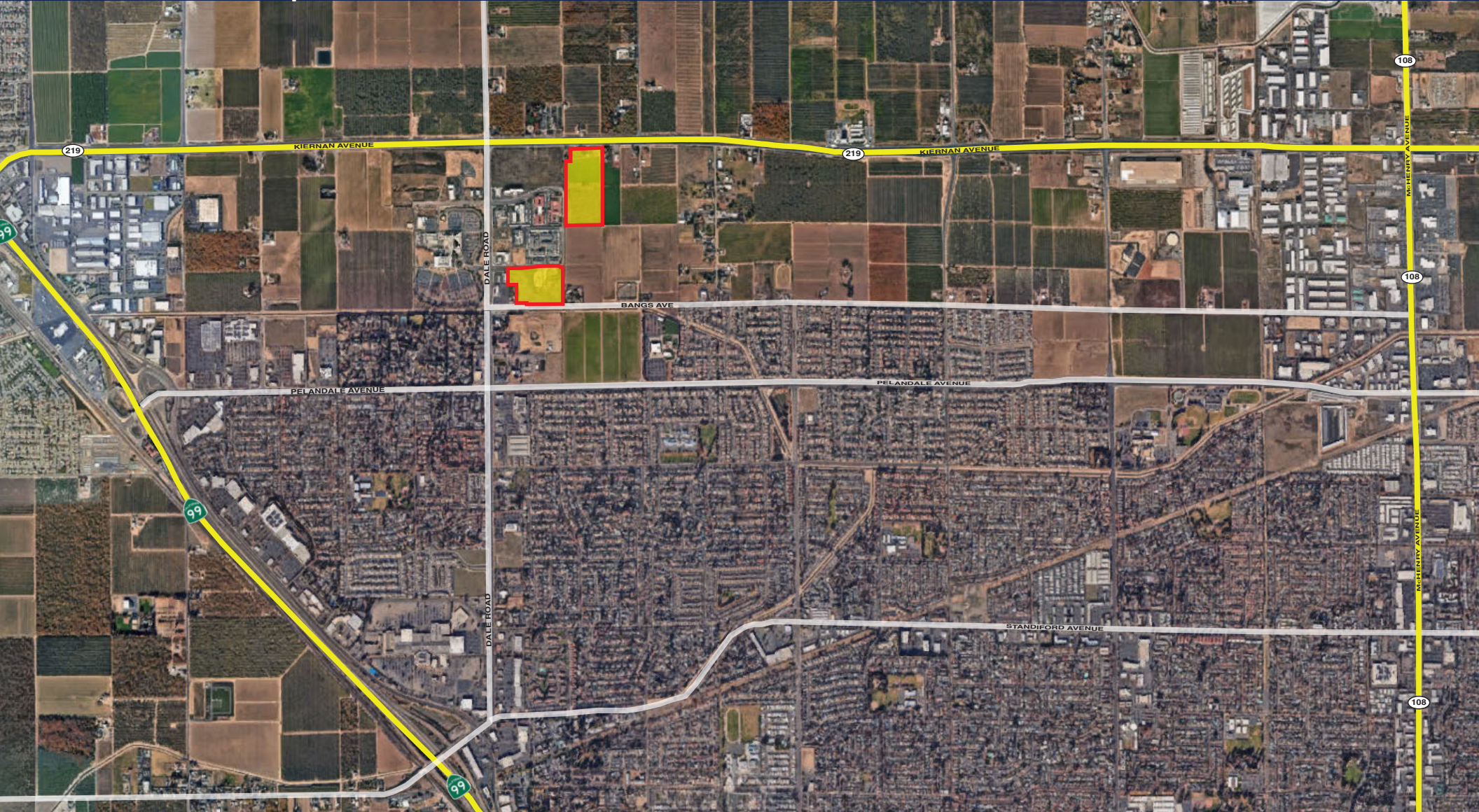
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LOCATION MAP



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BUSINESS MAP



PROPOSED HOUSING DEVELOPMENT
312 UNITS • MULTI-FAMILY
189 UNITS • SINGLE FAMILY

MORMON TEMPLE

VINTAGE FAIRE

Mister Car Wash
O'Brien's Market
Valley Fitness
Great Clips
McDonald's

Starbucks
Togo's
76
Sourdough & Co
Brass Tap
Wow Wow

Tj-maxx
BevMo!
Target
Ulta
Ashley
Best Buy
Sport Clips
PetSmart
Ross
Michaels
AT&T
Sleep Number

Crumbl
Cane's
Chase
Costco
World Market
Verizon
Papa Fresh
Lowe's
Mr. Pickle's
Xfinity
BMO
Save Mart
Round Table
tri counties bank
Yourman
Starbucks

KAISER PERMANENTE

BANGS AVE
11.79 AC

KEIRNAN AVE
18.92 AC

Davita

The Park at Modesto
Courtyard at Modesto
Residence Inn
Marmot
Breast Administration

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AERIAL VIEW



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