

Patterson Road



Patterson Road



# 2644

MORRILL RD, RIVERBANK,  
CA 95367-2734

## LAND FOR SALE

\$1,600,000

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Morrill Rd

CONTACT HERE FOR MORE INFORMATION:



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**CROSSROADS  
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Cal DRE # 01503070

OFFICE ADDRESS: 250 CHERRY LN, STE 105 MANTECA, CA 95337

# PROPERTY DESCRIPTION

Located in the heart of Riverbank, the Property consists of approximately 2.4 acres of residentially zoned land and is fully entitled for a 48-unit multifamily community. Project approvals have been issued with entitlement documentation in hand, and a complete plan set is available.

This offering provides a rare opportunity to acquire a shovel-ready in fill project with entitlement risk removed, enabling an accelerated path to construction in Riverbank's desirable, supply-constrained housing market. Entitlement documents and plans are available upon request. Buyer to verify all information.



## PROPERTY OVERVIEW

Zoning:	R3
Lot Sq Ft (approx):	104544
Lot Acres (approx):	2.4000
Lot Size Source:	Owner
Zoning Description:	Residential

# AERIAL MAP




**SUBJECT PROPERTY**  
 2644 Morrill Rd








**Riverbank Industrial Complex**

# DEVELOPMENT MAP



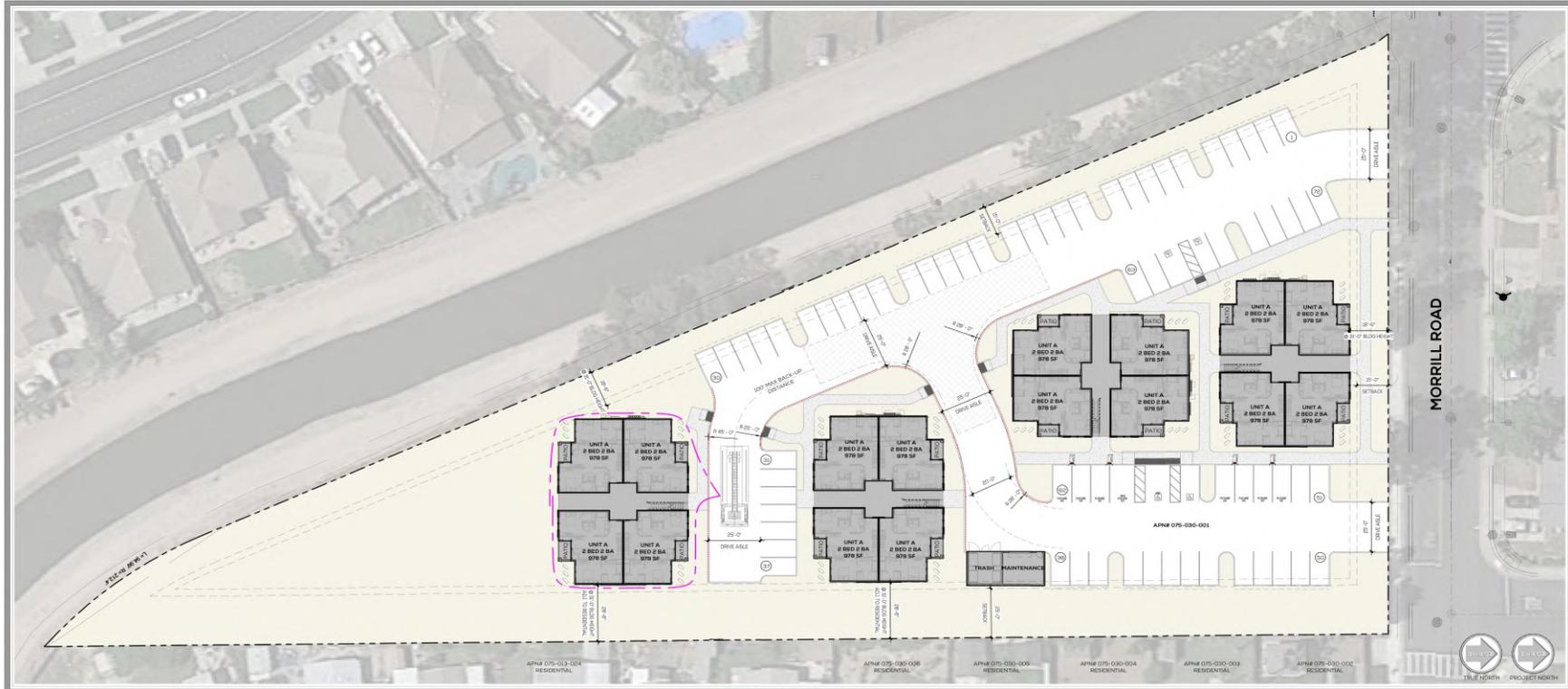
# APPROVED ELEVATIONS



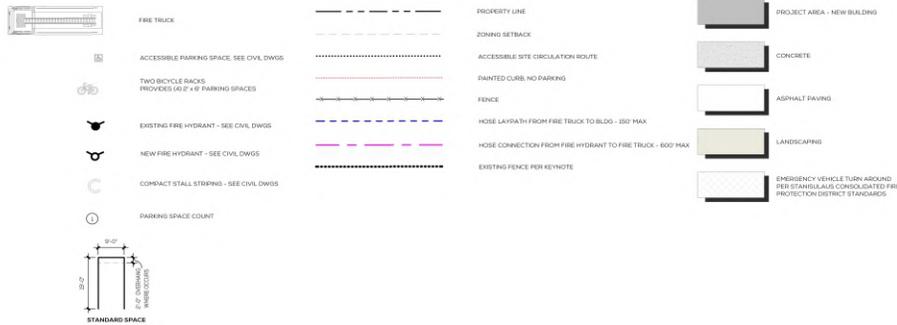
# APPROVED FLOOR PLAN



# APPROVED SITE PLAN



**SS - OVERALL SITE PLAN**  
SCALE: 1" = 20'-0"



**AA - SITE LEGEND**  
SCALE: NO SCALE

**GENERAL NOTES**  
1. COMPONENTS OF THIS SITE PLAN HAVE BEEN DERIVED WITH THE USE OF AERIAL SITE IMAGERY AND NOT FIELD SURVEY DATA. REFER TO CIVIL DWGS FOR EXACT LOCATIONS AND PLACEMENTS.

AREA SUMMARY		
LOT SIZE	108,029 SF	2.45 ACRES
OPEN SPACE	50 SF @ 48 UNITS = 2,400 SF	(ORC 153.048)
TOTAL GROSS BUILDING AREA	14,125 SF @ 4 BUILDINGS = 56,500 SF	
1ST FLOOR	APARTMENTS	3,932 SF
	COVERED BREZZEWAY	107 SF
	PATIO	55 SF X 4 = 220 SF
2ND FLOOR	APARTMENTS	3,932 SF
	COVERED BREZZEWAY	107 SF
	DECK	55 SF X 4 = 220 SF
3RD FLOOR	APARTMENTS	3,932 SF
	COVERED BREZZEWAY	107 SF
	DECK	55 SF X 4 = 220 SF
	MANAGEMENT/TRASH	847 SF
FAR	57,147 SF / 108,029 SF = 0.54	
LOT COVERAGE	19,983 SF / 108,029 SF = 0.18 = 18% + 60%	(ORC 153.063)
<b>BUILDING SUMMARY</b>		
4 BUILDINGS		
ALL BUILDINGS ARE 3-STORIES		
48 - 2BED/2BATH APARTMENTS - SEE SITE PLAN FOR APARTMENT AREAS		
<b>PARKING ANALYSIS</b>		
VEHICLE PARKING REQUIRED		
48 - 2 BED/2 BATH APARTMENTS	Ø 1.5 SPACES EA.	72 SPACES (ORC 153.184)
TOTAL VEHICLE PARKING PROVIDED:		
ELECTRICAL VEHICLE CHARGING	10%	72 SPACES
ELECTRICAL VEHICLE READY	25%	181.5 SPACES (CORSIC 4.108.4.2)
ELECTRICAL VEHICLE CHARGERS	5%	36.5 SPACES
VEHICLE PARKING PROVIDED:		
STANDARD PARKING SPACES	5%	36 SPACES
ACCESSIBLE PARKING SPACES	4 SPACES (5 VAN, 2 REGULAR) (ORC 100A.5)	
FUTURE EV SPACES	30 SPACES (1 ACCESSIBLE VAN)	
TOTAL VEHICLE PARKING PROVIDED:		76 SPACES

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

RGA PROJECT #	83-028
PLAN CHECK #	-
DRAWN	SJM
CHECKED	KJE

**SITE PLAN**  
**ARB1**

# LOCATION SUMMARY

The Property at 2644 Morrill Rd, Riverbank, CA 95367 is a ±2.40-acre residential in fill site located within an established neighborhood in the City of Riverbank.

The parcel is cleared and mostly level, with strong local accessibility and convenient regional connectivity via SR-108, supporting efficient circulation throughout Riverbank and into the greater Modesto area.

The site is zoned R-3 and the entitlement process has been completed for a 48-unit residential community, positioning the Property as a well-defined development opportunity & shovel ready.



## MARKET OVERVIEW

Riverbank is part of Stanislaus County and the broader Modesto metropolitan area, a Central Valley region supported by a diversified employment base that includes healthcare, education, public services, agriculture/food-related industry, and expanding logistics/distribution uses along major transportation corridors.

The market continues to draw residents seeking comparatively attainable housing costs versus coastal California while remaining connected to regional job centers.

In many Central Valley submarkets, the pace of new housing delivery can be constrained by limited in fill land availability and development timelines, which supports steady demand for newer rental product that offers modern layouts, efficiency, and amenities relative to older housing stock. With entitlements complete, a new 48-unit community in Riverbank is positioned to meet ongoing renter demand and deliver contemporary housing in a built-out area with established services and infrastructure.

# RENDER PICTURES



Patterson Road

CALIFORNIA  
108

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CALIFORNIA  
108

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