

NORTH AVE DEVELOPMENT LAND

MODESTO, CA STANISLAUS COUNTY

24.26 AC IN CITY OF MODESTO SPHERE OF INFLUENCE

CALL FOR PRICE

Beckwith Rd Exit



24.26+/- ASSESSED ACRES

- ✓ RAIL FRONTAGE
- ✓ HWY 99 VISIBILITY / FRONTAGE
- ✓ WITHIN CITY OF MODESTO SOI
- ✓ QUICK HWY 99 ACCESS

EXCLUSIVELY PRESENTED BY:

SONNY UPPAL

DRE 02108475

LIFESTYLE LAND
YOUR LOCAL LAND EXPERTS

Sonny Uppal

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www.LifestyleLandproperties.com

DRE #02108475

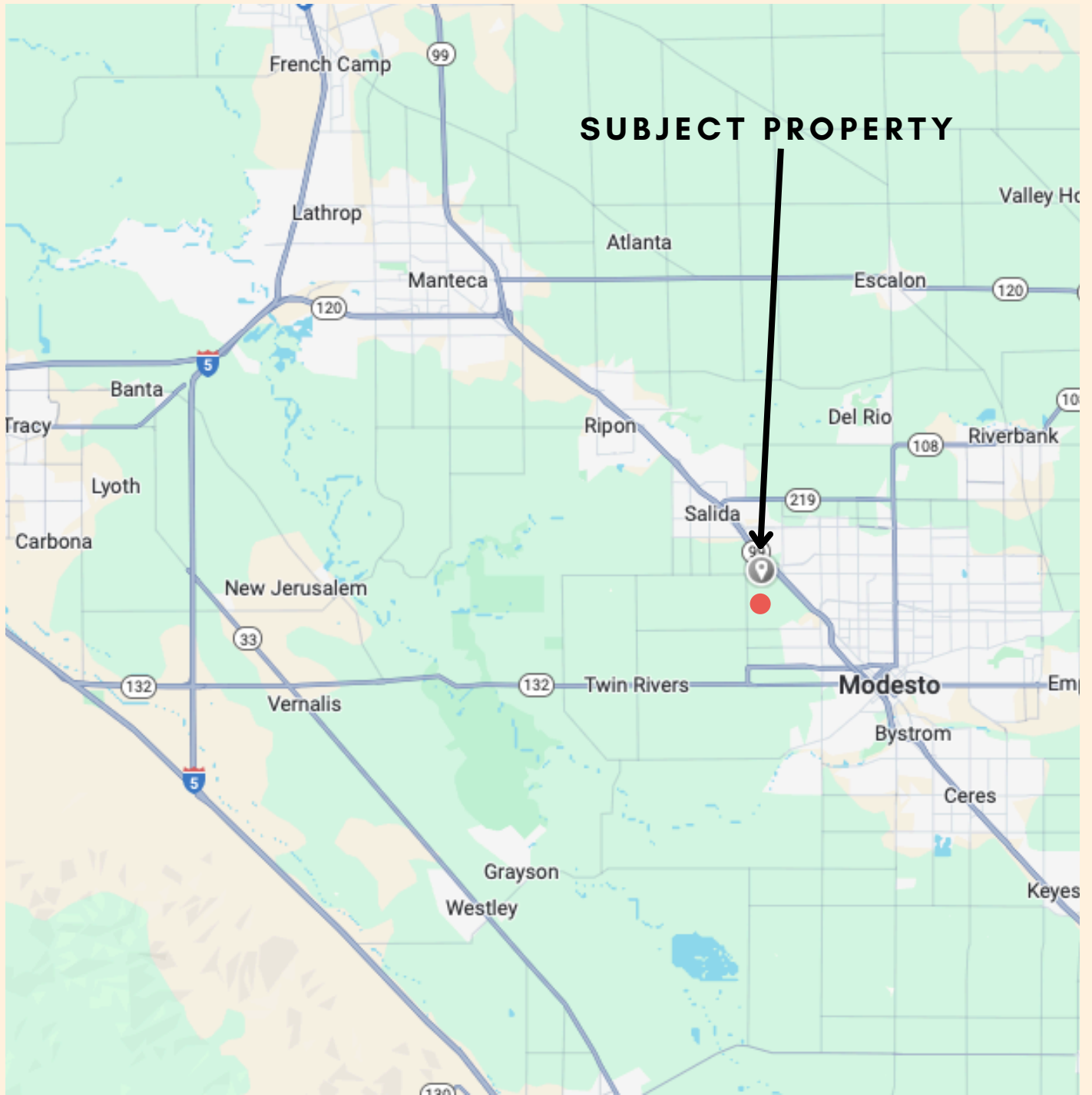


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PROPERTY LOCATION



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PROPERTY DETAILS

This rare property features 24.26 Acres and is within City of Modesto sphere of influence with a zoning designation of Business Park (BP), allowing a flexibility and variety of uses. This property features 2,122 feet of rail frontage and HWY 99 frontage, providing high exposure and great value for commercial/industrial uses.

LOCATION:

Modesto, CA

LEGAL:

APN: 005-038-013-000

ZONING:

County designation of General AG
City designation of Business Park (BP)

ACCESS:

Property has access by public paved roads. Easy access to and from HWY 99; Rail access.

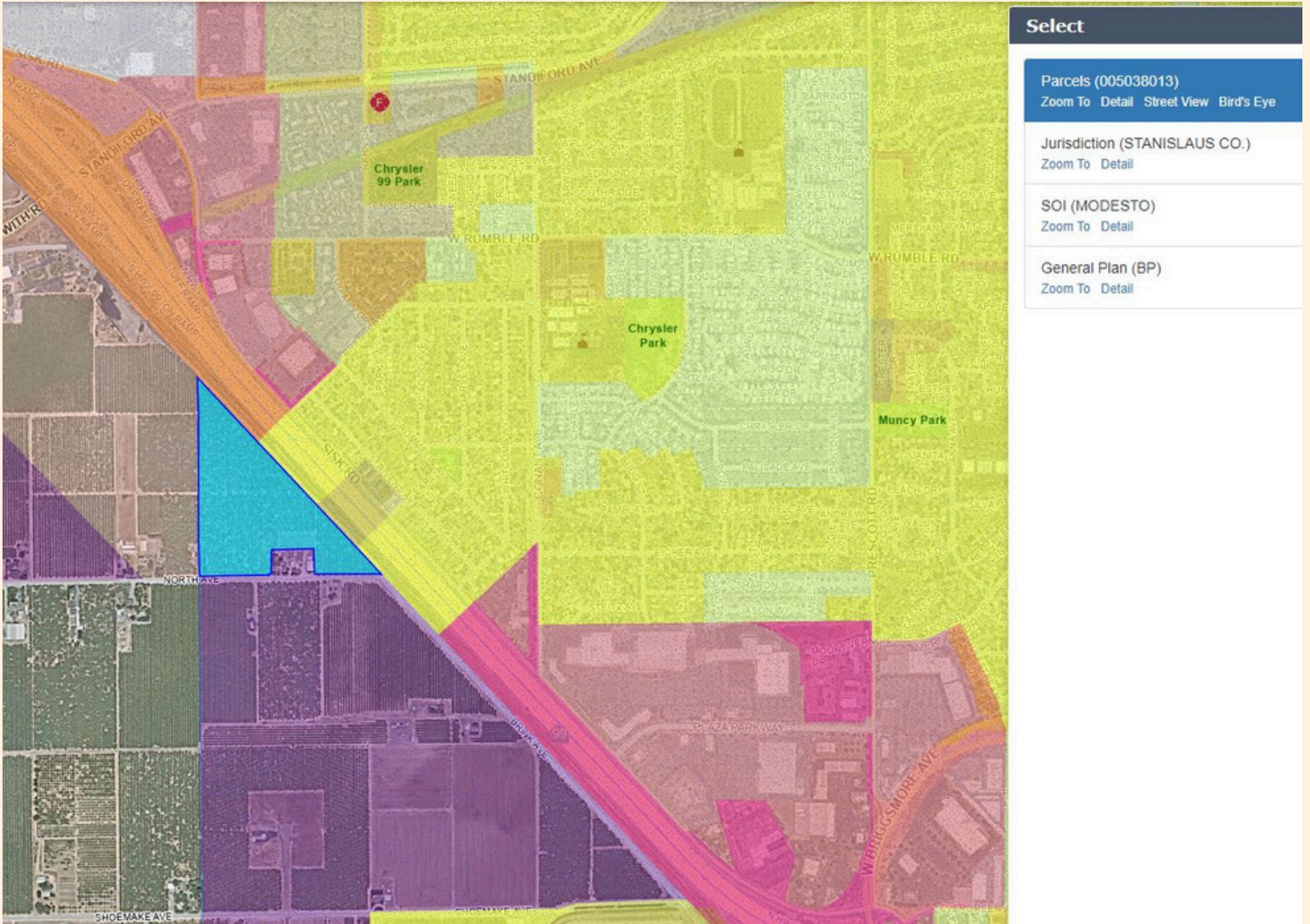


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PARCEL INFORMATION



Select

- Parcels (005038013)**
[Zoom To](#) [Detail](#) [Street View](#) [Bird's Eye](#)
- Jurisdiction (STANISLAUS CO.)**
[Zoom To](#) [Detail](#)
- SOI (MODESTO)**
[Zoom To](#) [Detail](#)
- General Plan (BP)**
[Zoom To](#) [Detail](#)

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PARCEL INFORMATION

8. Regional Commercial (RC)

a. Purpose and Intent

To provide for large-scale commercial areas and regional retail Commercial uses serving the needs of the entire region. Regional Commercial uses serve a much larger population by providing commercial activities not needed on a regular basis. Their location is primarily determined by major transportation routes which allow convenient access.

b. Location Criteria

This designation may be applied anywhere within the Modesto Urban Area General Plan area that is located with adequate access to regional traffic routes and transit corridors.

c. Land Use Intensity

The land use intensity is a Floor Area Ratio of approximately 0.35.

9. Business Park (BP)

a. Purpose and Intent

To provide for areas of light industrial and employment-intensive uses, and to produce an environment conducive to industries and employers seeking an aesthetically attractive "campus-like" setting. Regional Commercial uses are also permitted in Business Parks.

b. Location Criteria

This designation may be applied anywhere within the Modesto Urban Area General Plan area that has adequate access to regional traffic routes and transit corridors.

c. Land Use Intensity

Business Parks should have a campus-like setting, with a guiding intensity of approximately 0.40 FAR.

10. Open Space (OS)

a. Purpose and Intent

To provide for regional recreational open space (active and passive) along the Tuolumne River, Stanislaus River, and Dry Creek. Community and neighborhood parks and other smaller open space areas can be accommodated within any Land Use Designation. In the Open Space designation, planned land uses shall include low-impact recreational facilities, public ownership, low-density residential, and agriculture. New development within areas designated Open Space shall be designed to not detract from habitat value or passive recreational uses, nor increase flood potential.

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ASSESSORS MAP

