

FOR SALE > EIGHT SEPARATE BUILDABLE LOTS

The Bridges Business Park

SWC KIERNAN AVE & DALE ROAD, MODESTO, CALIFORNIA



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> PROPERTY SUMMARY

- > Location: Southwest corner of Kiernan Avenue & Dale Road in Modesto, California.
- > Size: Eight (8) parcels ranging from 0.61 Acres to 2.17 Acres. 10.97 Total Acres remaining.
- > Zoning: Mixed Use (Medical/Dental/General Office/Service Retail)
- > Improvements: Existing curb, gutters and streets, and ready for a building permit.
- > Utilities: Utilities are stubbed to each parcel (water, sewer, electricity, gas, phone, cable, etc.)

> BENEFITS & FEATURES

- Parcels are fully zoned & entitled by the City of Modesto. (Final Map has been recorded.)
- On / Off Site Improvements have been completed.
- Property offers reduced utility connection fees & reduced development fees. No storm drainage fees.
- Water well system is on-site for irrigation purposes. Annual savings to end users.
- Excellent location at the major Kiernan Avenue & Dale Road intersection, directly adjacent to the new Kaiser Permanente Modesto Hospital facility.
- Nearby access to Freeway 99 via Kiernan Avenue and Palendale Avenue.
- CC&R's in place on every parcel for the protection of all property owners within the complex.
- Designed to meet "Green Building" environmental standards.
- Parking Ratio: Approximately 5 stalls per 1,000 sf or approved buildable area.
- Established Property Owner's Association.
- Newly Completed \$450+ million Highway project for the Highway 99 & Palendale Interchange and Kiernan Ave./ Highway 120 widening.
- Adjacent to Kaiser Permanente, a \$1 billion dollar medical center, which is expected to employ over 3,200 employees.

> COVENANTS, CONDITIONS & RESTRICTIONS - CC&R'S

- CC&R's and Declaration of Restrictions are recorded and in place for the Property Owner's protection.
- A Property Owner's Association in place for the protection of all property owners.

> ASSESSMENT BONDS

- None. No Mello Roos Bonds affect these parcels.

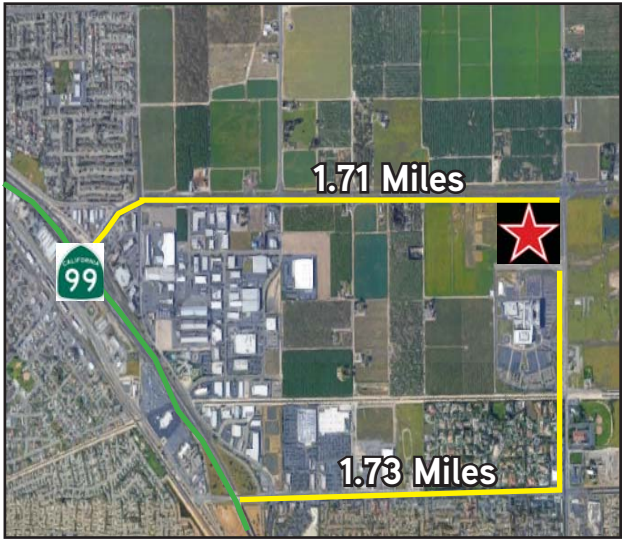
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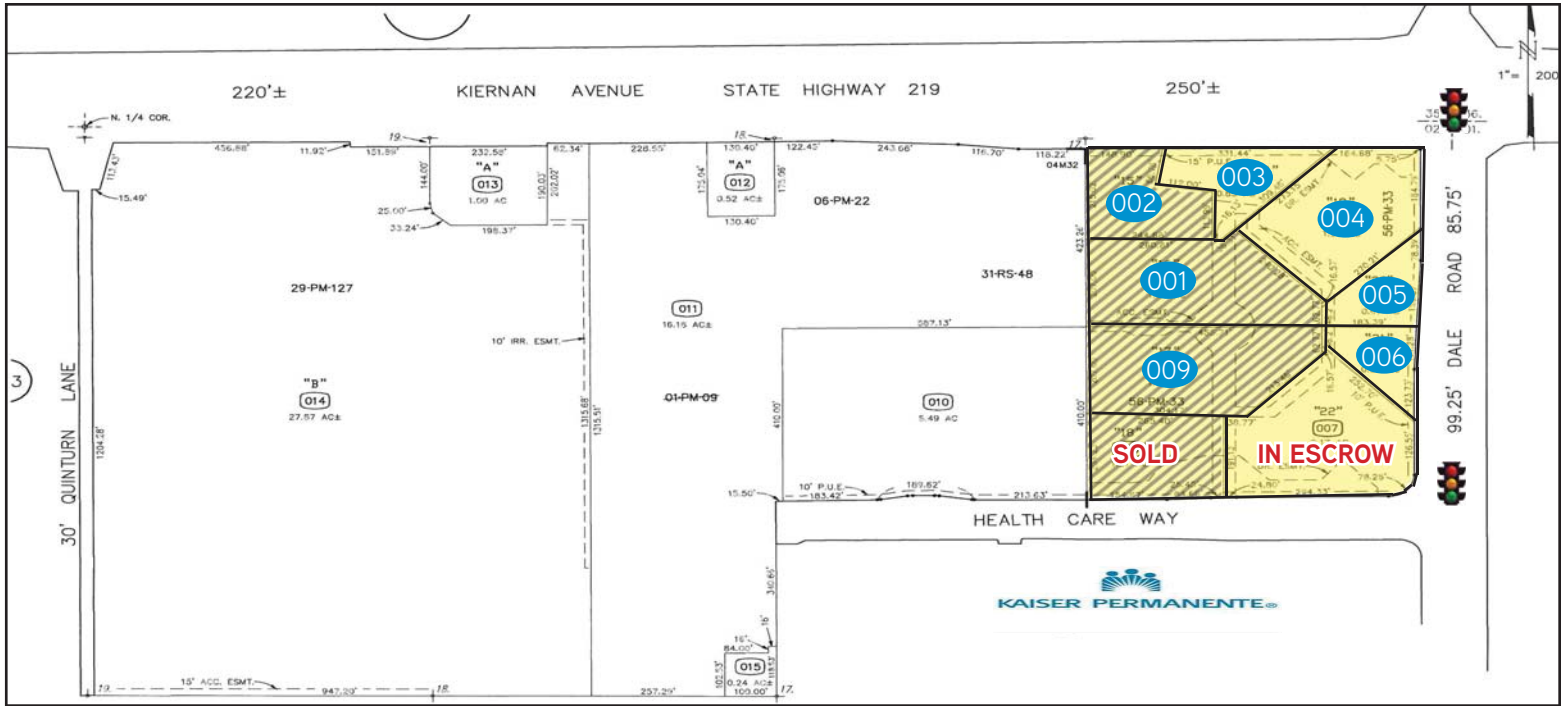
> LOT PRICE LIST**

APN	Property Size Acres	Property Size Square Feet	Final Purchase Price**
078-069-12-001	1.94 Acres	84,506 SF	\$1,669,000
078-069-12-002	0.99 Acres	43,124 SF	\$1,078,000
078-069-12-003	0.85 Acres	37,026 SF	\$930,200
078-069-12-004	1.90 Acres	82,764 SF	\$2,110,500
078-069-12-005	0.61 Acres	26,572 SF	\$571,300
078-069-12-006	0.56 Acres	24,394 SF	\$524,500
078-069-12-007	2.17 Acres	IN ESCROW	\$2,410,400
078-069-12-008	1.21 Acres	SOLD	\$1,495,000
078-069-12-009	1.95 Acres	84,942 SF	\$1,677,600



** Purchase Price provides a fully zoned, entitled & improved land parcel which includes on & off site improvements for each undeveloped parcel, all utilities stubbed to each parcel (water/sewer/gas/electricity), curbs, gutters, parking, some landscaping, storm drainage system, reduced development fees & reduced utility connection fees. Improvements are valued at approx. \$10.00 - \$12.00 psf.

> PARCEL MAP



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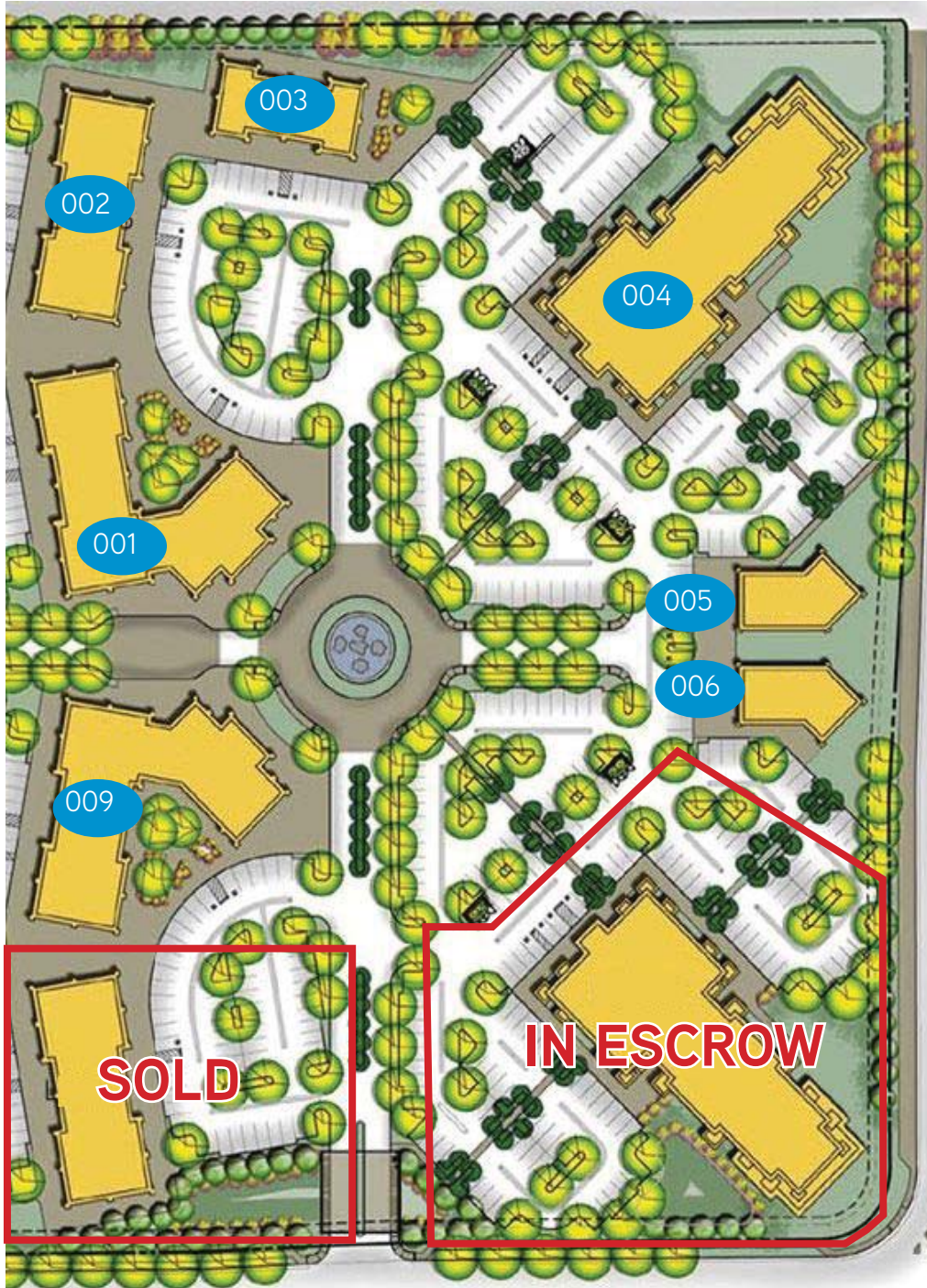
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DEVELOPMENT TEAM

Developer:
Ronald J. Malik Development Co.
Engineer:
Max Garcia - GDR Engineering, Inc.
Rick Ringler - GDR Engineering, Inc.
Architect:
Ted Brandvold - Commercial Architecture, Inc.
Real Estate Broker:
Colliers International
Fresno/Stockton Offices

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