

FOR SALE > EIGHT SEPARATE BUILDABLE LOTS

The Bridges Business Park

Retail Pads Available

SWC KIERNAN AVENUE & DALE ROAD, MODESTO, CA



PLEASE CONTACT:

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Property Summary

- > **Location:** Southwest corner of Kiernan Avenue (Hwy 219) & Dale Road in Modesto, California
- > **Size:** Eight (8) parcels ranging from 0.61 Acres to 12.18 Total Acres
- > **Zoning:** Mixed Use (Medical/Dental/General Office/Service Retail)
- > **Improvements:** Existing curb, gutters and streets
- > **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—1.71 miles to the west.
- > 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: 5 stalls per 1,000 sf or approved buildable area.

Financing

- > Premier Valley Bank in Fresno is interested in providing financing alternatives for potential Buyers on these parcels (Land Loans, Construction Financing, Bridge Loans, Permanent Financing).

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 will be established for the protection of all property owners.

Assessment Bonds

- > None. No Mello Roos Bonds affect these parcels.

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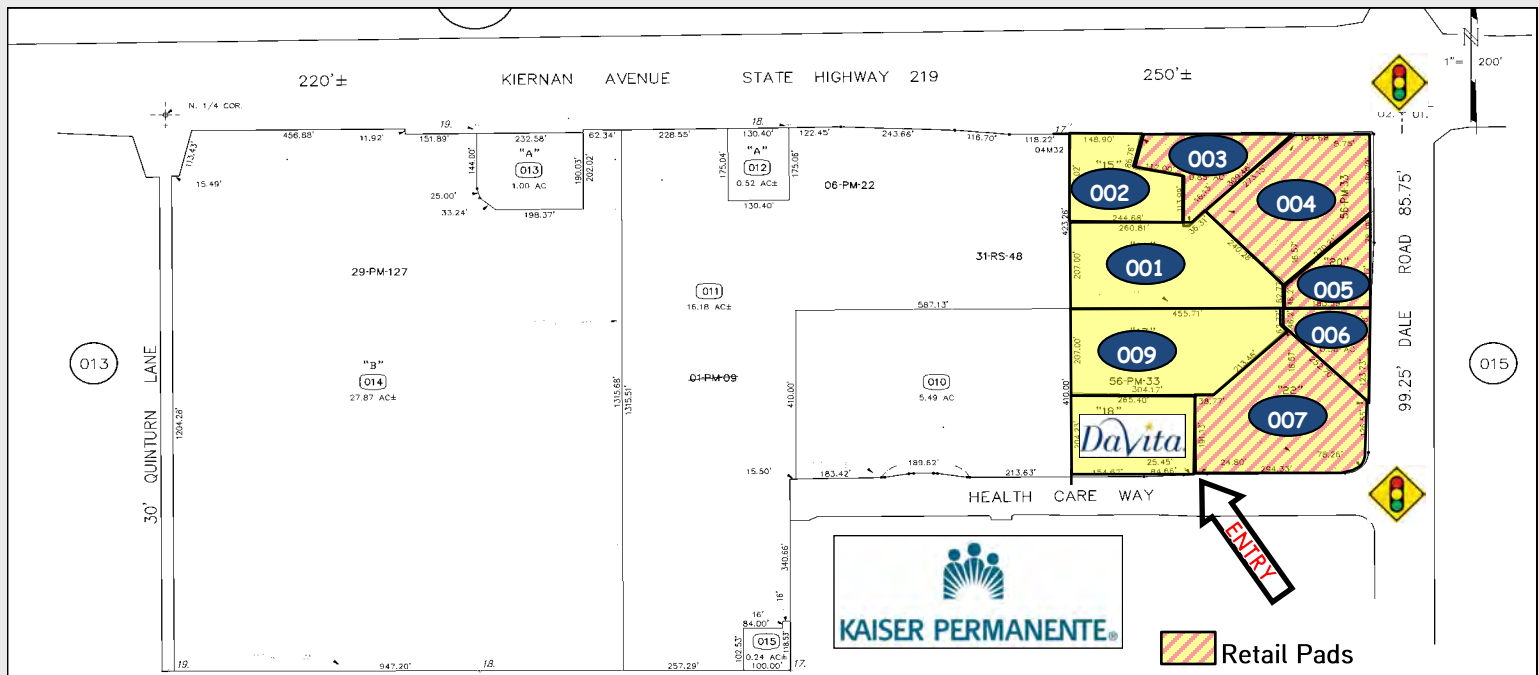
Lot Price List **

APN	Property Size Acres	Final Purchase Price **
078-069-12-001	1.94 Acres	\$1,669,000
078-069-12-002	0.99 Acres	\$1,078,000
078-069-12-003	0.85 Acres	\$930,200
078-069-12-004	1.90 Acres	\$2,110,500
078-069-12-005	0.61 Acres	\$571,300
078-069-12-006	0.56 Acres	\$524,500
078-069-12-007	2.17 Acres	\$2,410,400
078-069-12-008	1.21 Acres	\$1,495,000
078-069-12-009	1.95 Acres	\$1,677,600



** Final 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. These improvements are valued at approximately \pm \$9.75 PSF ("Prorata Share").

Parcel Map



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