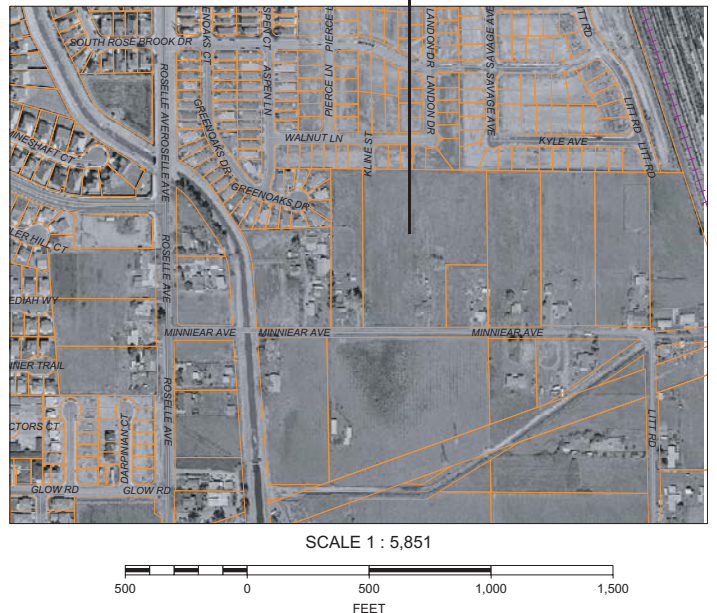


3231 Minniear Avenue, Modesto, CA 95357

(City of Riverbank Sphere of Influence)



3231 Minniear Avenue, Modesto



6.45 acres of prime vacant land located in the sphere of influence of the General Plan of City of Riverbank designated as low to medium density residential. North/South bound KLINE STREET is positioned to traverse the far west portion of the property. Additionally, ELMWOOD ESTATES subdivision located immediately north of property.

Log onto www.Access-RealEstate.com/commercial to view Riverbank General Plan PDF map for general zoning visual as well as City of Riverbank R1 Zoning information.

Sale Price - \$1,875,000



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For more information, please visit:

www.Access-RealEstate.com/commercial
for PDF documents of City of Riverbank, CA General Plan Map & Low to Medium Density Housing Criteria as well as aerial photos.