

LAND FOR SALE • MU & BP Zoning

Kiernan Avenue and Bangs Avenue



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ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@highpriceleffler.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
pmzdes@gmail.com

Property Summary

Address: 2706 Kiernan Avenue | Modesto | CA | 95356
Lot Size: ± 18.92 AC • Kiernan Ave
Asking Price: \$8,241,000 (\$10.00 PSF)
Zoning: Business Park
Parcel No.: 078-015-012

Address: 2731 Bangs Avenue | Modesto | CA | 95356
Lot Size: ± 11.79 AC • Bangs Ave
Asking Price: \$5,135,000 (\$10.00 PSF)
Zoning: Mixed Use
Parcel No.: 078-072-005

Property Description:

The offering includes up to 30.71 acres across two parcels: 2706 Kiernan Ave. (±18.92 AC) and 2731 Bangs Ave. (±11.79 AC). The owner is open to land sales, build-to-suit opportunities, or ground leases. Each parcel can be sold individually or together, and smaller parcels can be made available as well.

Business Park (BP) Allowable Uses:

- Light manufacturing uses, as defined in Section 10-2.151 of the Zoning Code, such as the manufacture of electronic machinery, photographic and optical goods, furniture, apparel, fabricated plastic and rubber products.
- Research and development uses such as laboratories, printing and publishing, and records processing centers.
- Offices, both medical and non-medical.
- Medical uses such as clinics and rehab facilities.
- Wholesale and retail sale of goods produced on the premises.
- Business services, personal services.

Mixed Use (MU) Allowable Uses:

- Retail Use
- Restaurants
- Offices, both medical and non-medical

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Area Highlights | Under Construction



J.S. West & Companies

- Phase I Completion: 2027
- Four (4) stories grossing $\pm$ 63,000 SF of professional office and retail space
- $\pm$ 43,000 SF of Class A office over three (3) upper levels (fully leased)
- $\pm$ 12,300 SF of leasable ground floor space (available), plus a $\pm$ 2,000 SF patio for any future retail uses

Amenities:

- Professional property management
- Energy star building
- Fiber optic capability
- Bike Locker room
- Building security systems, including guard service



Modesto Mormon Temple

- 230th dedicated temple in operation
- Public Open House: October 16 - 31, 2026
- Dedication: November 22, 2026
- Construction Status: Preparing for public open house beginning October 22, 2026



The Bridges Apartments

The Bridges is a 312-unit multifamily community composed of eleven three-story residential buildings and one non-residential amenity building. The development includes a range of lifestyle-focused features such as a fitness room, golf simulator, resort-style swimming pool and spa, dog park, pickleball courts, and cornhole play areas. Additional amenities include a leasing office, mail room, and 24-hour parcel package room. Detached carports provide resident parking across the site. Designed to support a high-quality living experience, the project brings together thoughtful site planning, recreational amenities, and modern construction across a large-scale residential community.

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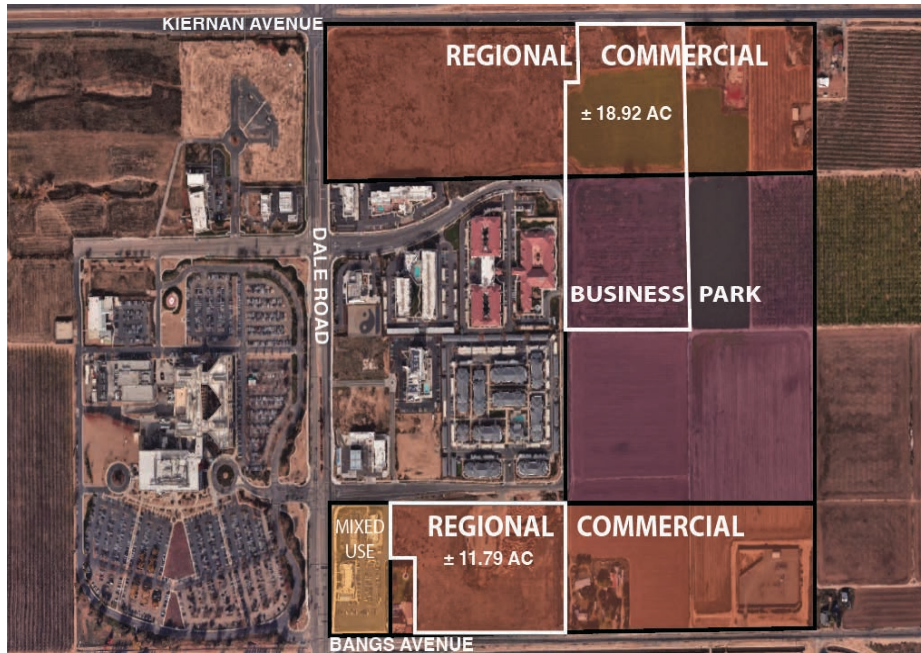
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Potential Land Uses

(Conceptual City of Modesto)



SUBJECT SITES

2706 Kiernan Avenue | APN: 078-015-012 | ±18.92 AC | Currently BP
 2731 Bangs Avenue | APN: 078-072-005 | ± 11.79 AC | Currently MU

AMENDMENT PATH

1. City confirms mixed BP/RC concept for this parcel
2. Specific Plan Amendment - land-use diagram and text
3. CEQA update - existing KBPSP EIR is starting point
4. Development Plan Review for the proposed project

CITY INTENT

The City's concept for this Kiernan Business Park block places Regional Commercial along the Kiernan Avenue and Bangs Avenue corridors, Business Park in the employment core, and Mixed Use at Dale Road. The planning idea is a regional-serving commercial edge wrapped around a campus-style job center.

CURRENT DESIGNATION

The ±17.19 AC site (APN: 078-015-024) is designated Business Park (BP) in the Kiernan Business Park Specific Plan. That Specific Plan is regulatory and functions as the zoning for the property.

CITY DIRECTION

The City has indicated it is open to a mix of Business Park and Regional Commercial on this parcel. A change requires a Specific Plan Amendment and updated CEQA review. The existing Specific Plan and its EIR already include Regional Commercial in the planning area and support expanding land uses to allow RC, subject to formal amendment.

CURRENT BP USES

BP is intended for a campus setting of employment-intensive office and non-nuisance light industrial space (KBPSP policy LU-4):

- Light manufacturing, research & development, laboratories
- Medical and professional office; clinics and rehab
- Wholesale/retail of goods produced on the premises
- Business and personal services; limited ancillary employee retail
- Dale Road only: limited retail/restaurant by CUP (5,000 SF or 50% cap)

EXPANDED RC USES - IF AMENDED

Regional Commercial follows Highway Commercial (C-3) standards under KBPSP Policy LU-6. RC would add regional-serving uses not available, or tightly capped, under BP alone:

- Department stores and volume-discount retail
- Home improvement and hardware (not lumber-only yards)
- Automobile dealerships and auto-oriented commercial
- Hotels and hospitality
- Full-service restaurants without BP size cap
- Indoor theaters, service stations, and other C-3/Highway commercial
- Not allowed in RC: residential used and radio/TV transmitters

WHY THE MIX ADDS VALUE

A BP/RC program keeps employment uses on the interior while allowing higher-value regional retail and hospitality on the Bangs-and-Kiernan-facing portions of the site. All uses remain subject to city approvals, Development Plan Review, and applicable Specific Plan standards.

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Location Map



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Aerial View



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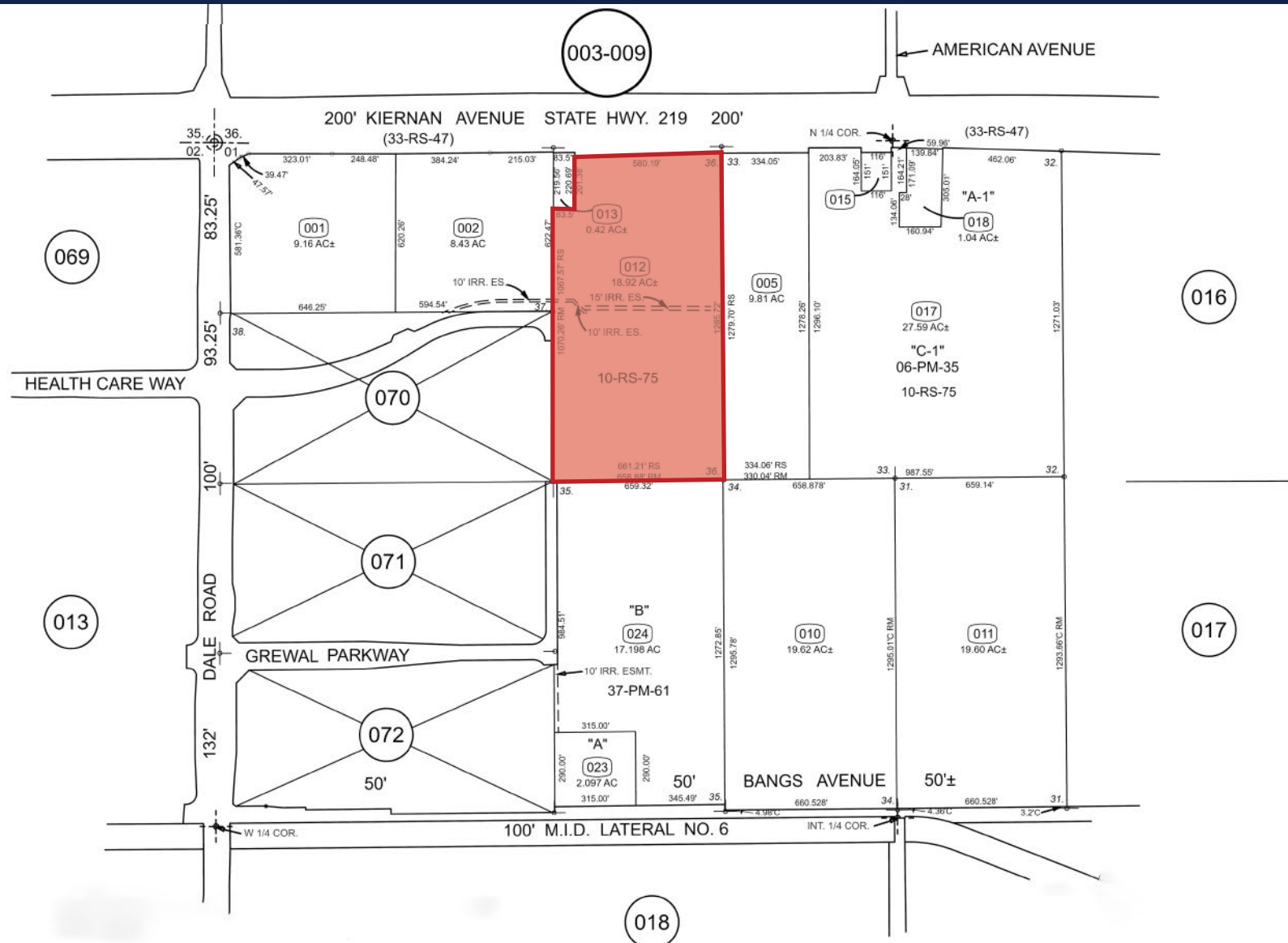
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Parcel Map

Kiernan Avenue



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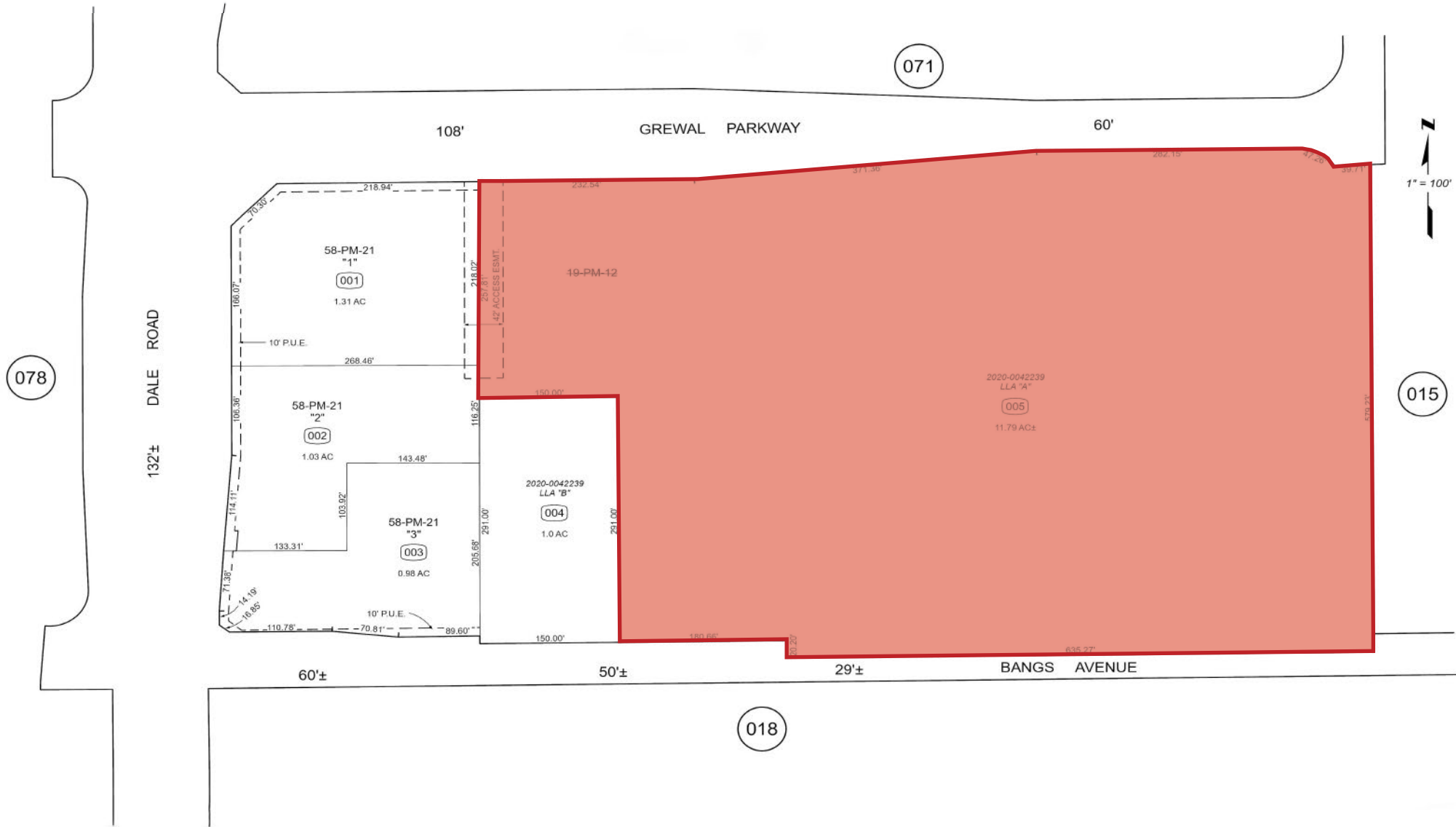
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Parcel Map

Bangs Avenue



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