



ValleyHeritageRealty  
Commercial · Ag

# Commercial Retail Lot For Sale Roeding Road, Ceres, CA



For more information on this property or any other commercial property please contact

**Bryan Saint**  
**209-648-5867**  
**bryan@vhr.realtor**  
DRE# 01457897

**Drew Guzman**  
**209-996-9428**  
**drew@vhr.realtor**  
DRE# 01978420

# Property Information

**Address:** Roeding Road, Ceres, CA

**County:** Stanislaus

**Sale Price:** \$1,899,000.00

**Lot Size:** 2 Acres

**Property Type:** Vacant Land

**Property Sub-Type:** Commercial Lot

**APN:** 069-028-004-000

**Procurement Fee:** 2%

## Property Description:

Two acre parcel zoned highway commercial located within the Mitchell Road Corridor Specific Plan (MRCSP). This lot is just down the street from the brand new Walmart Supercenter and Ceres Gateway Center which features In-n-Out, Tractor Supply, and Starbucks. Only minutes from Highway 99 and positioned on a corner lot with a signaled intersection. Potential business for the site include restaurants, business offices, and medical offices.

## Highlights:

- Zoned Highway Commercial
- Minutes from Highway 99
- Signaled Intersection
- Located within the Mitchell Road Corridor Specific Plan (MRCSP)
- Close Proximity to Ceres Gateway Center
- Utilities Nearby

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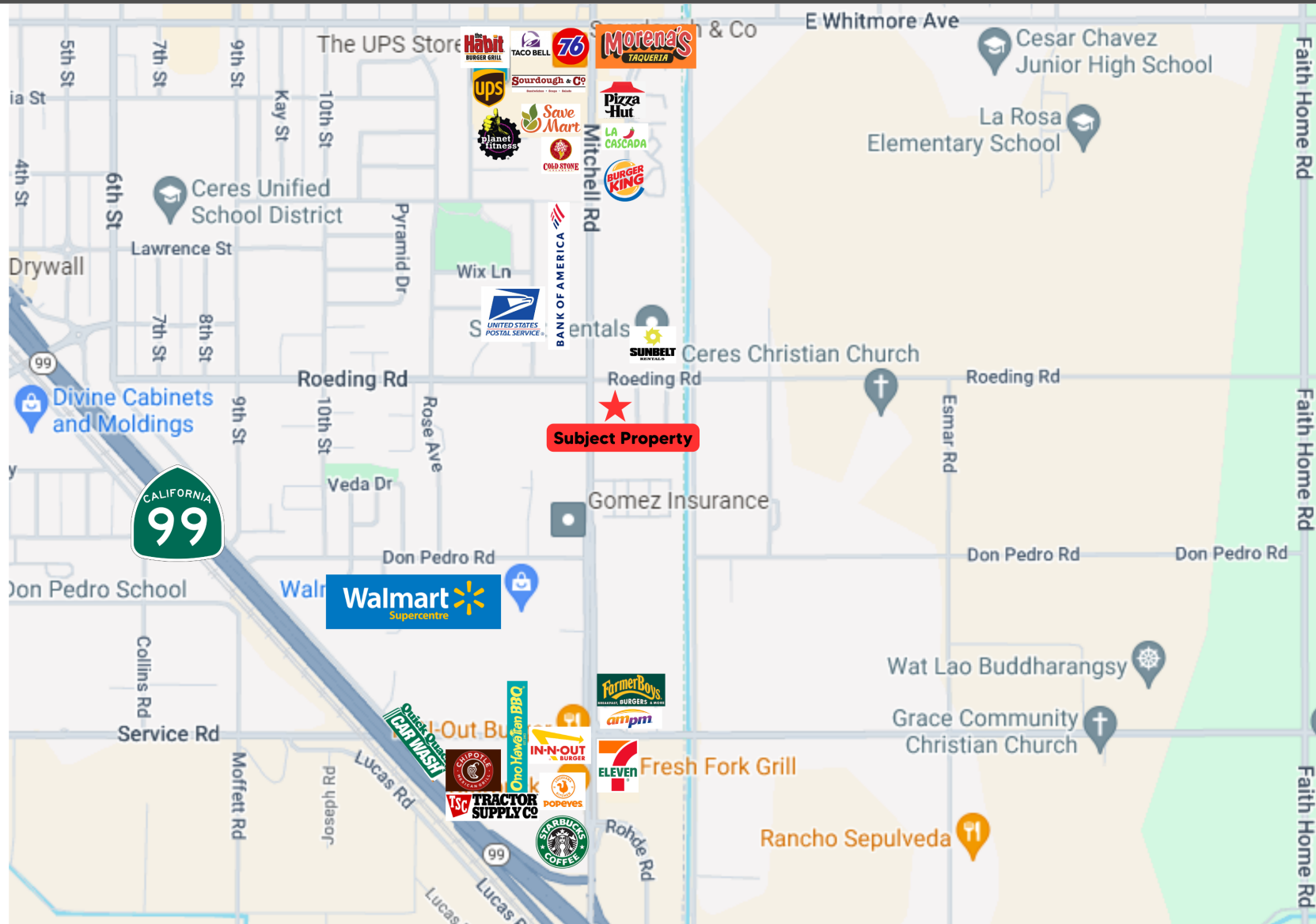
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# Business Map



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