A Unique PLACE

PATTERSON, CALIFORNIA

Less Traffic… Easy Living.
Close to Everything

Ideal Location for Active Adults

PRIME RESIDENTIAL LAND FOR SALE

95 Acres Plus Additional 380 Acres in Patterson, California

919-747-7910 | www.keystonecorporation.com

Contact: Keith Schneider 209-480-2513

KEYSTONE CORPORATION

Site: 95 acres plus additional 380 acres Available

APN: 021-023-026 and 021-023-027

Location: Patterson, CA

Type: Agricultural –
Residential Zoning pending General Plan

Utilities Available:
Water, Irrigation, Power, Cable, Telephone, Gas

919-747-7910

www.keystonecorporation.com

- Site offers residents a convenient & quality living alternative
- Property offers easy access to Interstates 5, 205, 580 & Highways 99, 120 & 132
- Adjacent to first class community services including Del Puerto Health Care, schools, restaurants, retail, churches, police, fire, & ancillary goods

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Patterson is convenient to EVERYTHING…

- Minutes from Diablo Grande Golf Courses
- Livermore is 45 minutes, Dublin & Pleasanton are 55 minutes away
- 1½ hours from San Francisco
- 1½ hours to San Jose
- Visit Napa Valley in 2 hours
- 2 hours from Carmel, Monterey & Pebble Beach
- 2½ hour drive from Yosemite Park
- Scenic Lake Tahoe is 3 hours away

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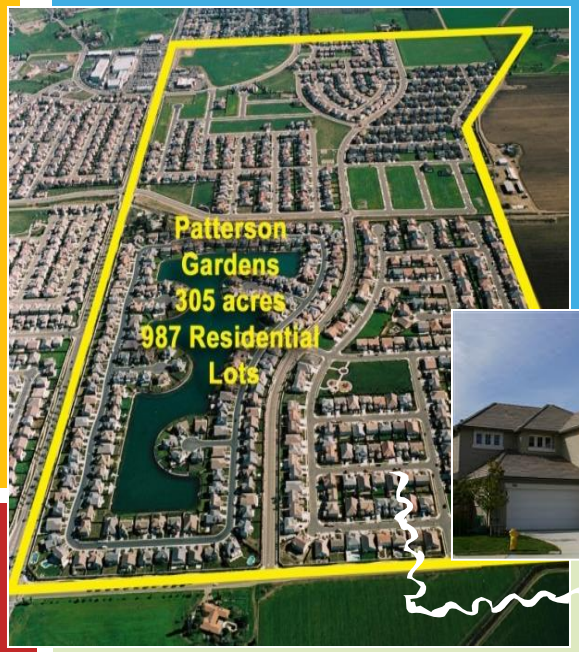
Life just got easier... Patterson, California

Nestled in the Central Valley of California at the foothills of the Sierra Nevada & Diablo Mountains, Patterson provides its residents with friendly ambiance, natural scenic beauty & diverse recreational activities, which makes it the right location for today's active senior.

- **Patterson Aquatic Center offers daily exercise programs**
- **Hammon Senior Center features many adult activities**
- **Patterson Sports Complex offers picnic, soccer, baseball, Dirt Bike & ATV Park**
- **Patterson Repertory Theatre features shows & Gala events**
- **Farmer's Market at True Value Shopping Center**
- **Patterson Township Historical Museum**
- **Annual Apricot Fiesta – Apricot Capital of the World**

Patterson offers quality & affordable real estate opportunities.
With access to five major interstates, this community provides residents with alternative & less congested gateways to Silicon Valley & the San Francisco Bay Area.



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The proposed 95 acre active adult site is directly across from Keystone Pacific Business Park. This 350 acre office & medical park will provide residents with excellent healthcare & quality job opportunities at the following businesses: CVS, Kohl's, Affinia, HPL, Del Puerto Health Care District, Westfalia , WW Grainger, Frontier Communications, Patterson Fire Department, Patterson School District & the future Modesto Junior College.

DEL PUERTO
Health Care District

Del Puerto Health Care is located within the Keystone Pacific Business Park Campus & offers residents first class medical services that include primary care, pediatrics, minor outpatient procedures, internal medicine, cardiology, radiology, telemedicine, & other specialty services.

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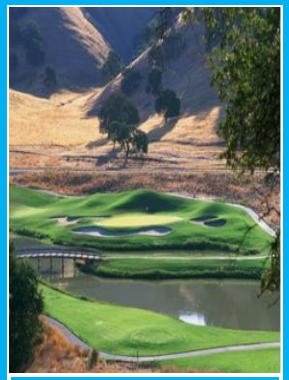
McHenry Mansion, Modesto

Stanislaus Bridge, Turlock

Historic Sierra Railroad, Oakdale

California State University Stanislaus

Shopping & Entertainment, Modesto



Diablo Grande Golf Courses, Patterson

Central Valley Wineries & Vineyards

Central West Ballet, Modesto

Amenities Surrounding Patterson, CA:

- Central Valley Wineries & Vineyards
- Modesto Shopping & Entertainment
- Art Galleries & Galas
- Central West Ballet
- Numerous Parks, Lakes & Mountains
- Hiking & Outdoor Activities
- Historic Sierra Railroad
- Diablo Grande's Championship Golf
- Modesto Symphony Orchestra

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