

Selling Stanislaus County Guide

— modesto — turlock — ceres — riverbank — oakdale — patterson — newman — waterford — hughson —



THE RELOCATING CANDIDATE'S GUIDE TO STANISLAUS COUNTY

Stanislaus County is a great place to live, work, and raise a family. If you're considering relocating to Stanislaus County it is our hope that this comprehensive mini guide will help you get started.

DID YOU KNOW?

Star Wars Creator George Lucas Hails From Modesto and Based the Classic Film American Graffiti on His Hometown.

E.&J. Gallo Winery, the World's Largest Family-Owned Winery, is Headquartered in Modesto. Franzia, the United State's Best Selling Wine by Volume is Also Based Locally.

Avengers Star Jeremy Renner Was Born in Modesto Where His Parents Still Live.

CHOOSING A SCHOOL DISTRICT

Here's how the local school districts stack up against other California schools:

MODESTO CITY SCHOOLS

#36 of 753 in Most Diverse in CA
#150 of 481 in Best Schools in CA

TURLOCK UNIFIED

#115 of 753 in Most Diverse in CA
#143 of 481 in Best Schools in CA

OAKDALE UNIFIED

#10 of 486 in Best Schools for Athletes in CA
#254 of 744 with the Best Teachers in CA



- Take in a Show at Gallo Center for the Arts, State Theatre of Modesto, Turlock Community Theatre, Denair Gaslight Community Conservatory, California State University, Stanislaus, Modesto Junior College or the West Side Theatre in Newman
- Show off Your Artistic Side by Painting at a Van Gogh and Vino Event, Decorating Pottery at Pottery Magic, Art Lessons at the Chartreuse Muse, and Drawing & Painting Lessons at the Mistlin Gallery
- Try Your Hand at Whisky Making at Do Good Distillery
- Hang Around Studio V for Aerial Pilates
- Sip the Good Life with Wine Tasting at Dewz, Stewart & Jasper, Angels, Redwood Café, Camp 4 Wine Cafe, Red Brick Bar & Grill, Rivi's Wine Bar and Most Wanted Wine Co.
- Groove to Live Music at Concerts in the Park in Ceres, Hughson, Modesto, Waterford and Oakdale
- Get Lost in a Local Festival: Porchfest, Oakdale Chocolate Festival, International Festival, Harvest Festival, Hughson Fruit and Nut Festival, Oktoberfest, Fat Tuesday, Riverbank Wine and Cheese, Ceres Street Faire, Taste of Oakdale, Patterson Apricot Festival, Turlock Tamale Festival
- Take a Bite Out of Stanislaus County's Finest at Farmers Markets in Ceres, Turlock, Modesto, Waterford, Patterson, Oakdale, and Riverbank

THINGSTODO

in **STANISLAUS COUNTY**

- Sample Craft Beer from Local Breweries: Dustbowl, Blaker Brewing Company, Last Call Brewing Company, or Commonwealth
- Go Country at the Oakdale Cowboy Museum and the Annual Oakdale Rodeo
- Feast Your Eyes on Art at Art Space on Main, the Carnegie Arts Center, the Mistlin Gallery, Modesto Junior College Art Gallery and the Art Walks in Turlock and Modesto
- Pick and Choose Your Bounty at Ott, Vanderhelm and R.A.M. You-Pick Farms
- Preserve Your Knowledge with a Class on Canning, Pickling, Cheese Making or Jams and Jellies with the Gypsy Cowgirl and at Bloomingcamp Ranch
- Mosey over to Macedo's Mini Acre to see alpacas, llamas, rabbits, and mini horses and learn how their hair can be turned into art with felting, spinning, knitting, and crochet classes
- Skate Circles Around Your Friends at Modesto on Ice and R.A.M. Farms
- Stun Your Senses with a Trip to Paege Lavender Farms
- Catch a Buzz (literally) at Beekman & Beekman Farms with a taste of their Homemade Honey Wine and Honey Products
- Root, Root, Root for the Home Team at a Modesto Nuts Baseball Game
- Ride the Stanislaus River Rapids in Knights Ferry
- Soar to New Heights at the Stonehenge Rock Climbing Gym
- Witness Poetry in Motion at the Central West Ballet
- Get Back in the Saddle at Horseback Riding at Maxfield Equestrian, The Lazy S Ranch, Perrien Farms, Cornerstone Training, Shady Lawn Ranch, The Turlock Horseman's Club, and Lightacres
- Bring Music to Your Ears at the Modesto Symphony
- See a Movie Under the Stars at R.A.M. Farms, Graceada Park, or Cottles Wood Park in Oakdale
- Remember The Days Gone By with a Classic Mural Tour in Downtown Modesto
- Show Off Your Bubbly Side with Tresetti's Annual Champagne Tasting

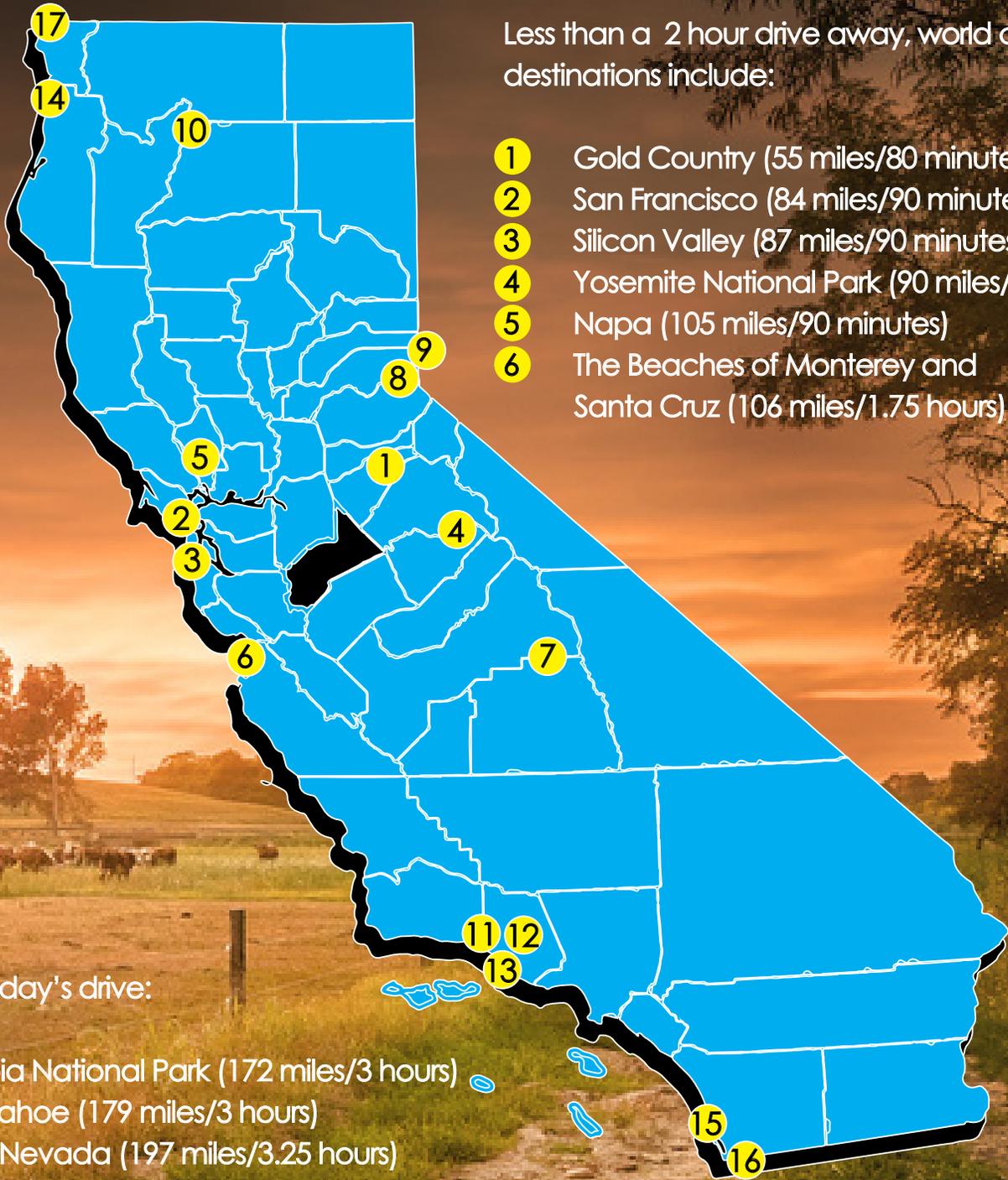
WHAT'S NEARBY?

Less than a 2 hour drive away, world class destinations include:

- 1 Gold Country (55 miles/80 minutes)
- 2 San Francisco (84 miles/90 minutes)
- 3 Silicon Valley (87 miles/90 minutes)
- 4 Yosemite National Park (90 miles/2 hours)
- 5 Napa (105 miles/90 minutes)
- 6 The Beaches of Monterey and Santa Cruz (106 miles/1.75 hours)

Less than a day's drive:

- 7 Sequoia National Park (172 miles/3 hours)
- 8 Lake Tahoe (179 miles/3 hours)
- 9 Reno, Nevada (197 miles/3.25 hours)
- 10 Mount Shasta (291 miles/4.75 hours)
- 11 Hollywood (292 miles/4.75 hours)
- 12 Los Angeles (298 miles/5 hours)
- 13 Disneyland (324 miles/5.5 hours)
- 14 Redwood National Park (400 miles/7 hours)
- 15 San Diego (418 miles/7 hours)
- 16 Baja California, Mexico (452 miles/7.5 hours)
- 17 Oregon Coast (459 miles/8 hours)





HOUSING

Over 538,000 people live in Stanislaus County and fortunately there is lots of variety in where they choose to call home. The following showcases just some of the neighborhoods ideal for putting down roots.

OAKDALE

Oakdale, a small town known as the Cowboy Capital of the World, is located about 15 miles northeast of Modesto and is nestled at the foot of the Sierra Nevada mountain range. Oakdale takes pride in its community and is close to a variety of recreational activities such as water sports, fishing, camping, hiking, hunting, and snow skiing.

DOWNTOWN TURLOCK

Home to California State University, Stanislaus, Turlock has a variety of housing options but few are as compelling as the neighborhoods surrounding Turlock High School and Crane Park.

COLLEGE AREA, MODESTO

The homes in the vicinity of Modesto Junior College are often referred to as the college area. The neighborhood is known for fantastic and unique older homes and its proximity to both downtown and Graceada Park. Residents enjoy membership in the College Area Neighborhood Alliance, an association focused on the safety and quality of life for the region.

APARTMENT LIVING

Those looking for smaller digs with less upkeep have a lot of options for apartments in Stanislaus County. Average monthly rent runs about \$1,000 a month with amenities ranging from dog parks to gyms to state-of-the-art appliances. Standouts include Sierra Oaks in Turlock and The Villas at Villaggio in Modesto.

DEL RIO

Del Rio is an affluent community in north Modesto. It is adjacent to the Del Rio Country Club, a private club with a storied 27-hole golf course, restaurant, and bar. Known for its safety and scenery, Del Rio is popular with residents looking for a luxurious lifestyle.

The Median Single-Family Home Sale Price in Stanislaus County, CA is \$308,000 compared to \$980,000 in the Bay Area or \$564,831- the average in the state of California.

The following realtors were rated highest on both homelight.com and [Zillow.com](http://zillow.com):

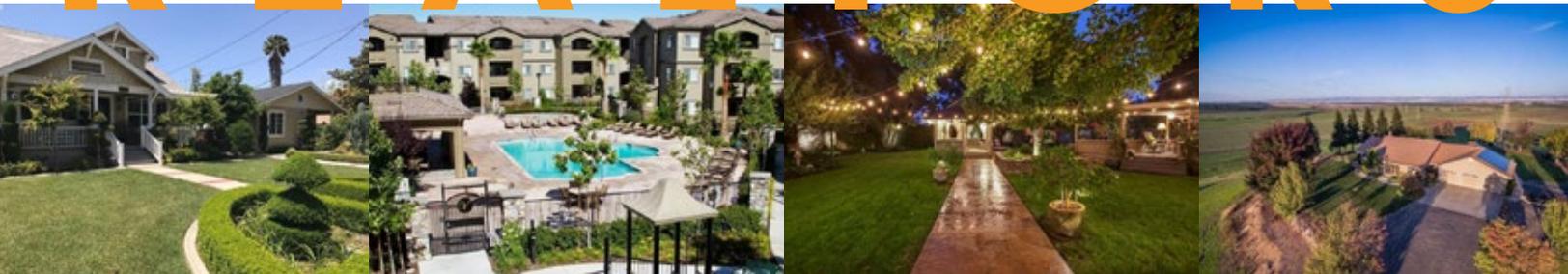
Aaron West
PMZ Real Estate
(209) 661.7679

Jeff Purcell
Home Buyers Realty
(209) 583.5862

Tami Gosselin
Century 21 M&M and Assoc.
(209) 606.3864

David Allan
PMZ Real Estate
(209) 408.1145

REALTORS



W E A T H E R

Stanislaus County is blessed with 260 days of sunshine a year on average.
The U.S. average is 205.

Sperling's Weather Comfort Index for Modesto is a 84 out of 100.
The U.S. average for the comfort index is 54.
A higher score indicates a more comfortable year-round climate.

The most monthly precipitation occurs in January with 2.6 inches of rain, on average.

Site: bestplaces.net; U.S. Climate Data

F a s t F a c t s A b o u t **T R A F F I C** I n S t a n i s l a u s C o u n t y

Due to strategic local planning Stanislaus County traffic has been able to keep pace with population growth. And with the passage of Measure L and the ACE train set to serve the area, transportation will become even more simplified. Here's a look at local transportation data:

- 80.2% of Stanislaus County commuters do so alone
- Nearly 15,000 people in Stanislaus County get to work via biking or walking
- As of 2017 there were 347,728 licensed drivers in Stanislaus County
- 4.1% of the population works from home or telecommutes
- The average Stanislaus County resident has a commute time of 27 minutes

Site: California Department of Transportation





HEALTHCARE IN THE STANISLAUS COUNTY REGION

Doctors Medical Center
1441 Florida Avenue
Modesto
dmc-modesto.com

Emanuel Medical Center, Inc.
825 Delbon Avenue
Turlock
emanuelmedicalcenter.org

Memorial Hospital Medical Center
1700 Coffee Road
Modesto
memorialmedicalcenter.org

Oak Valley District Hospital
350 S. Oak Avenue
Oakdale
oakvalleycares.org

Kaiser Permanente
4601 Dale Road
Modesto
kaiserpermanente.org

Valley Children's Hospital
9300 Valley Children's Place
Madera
valleychildrens.org

5 LOCAL PLACES TO SHOP

FOR GIFTS

Farmhouse
311 E. Main Street
Turlock
FarmHouseExchange.com

FOR APPLIANCES

Direct Appliance
2424 McHenry Avenue
Modesto
Directappliance.com

FOR FURNITURE

Slater's Home Furnishings
1605 J Street
Modesto
Slatershome.com

FOR THE WOMAN IN YOUR LIFE

I Love Paris
325 E F St C
Oakdale

FOR GARDENING & CHRISTMAS DÉCOR

Morris Nursery,
1837 Patterson Road
Riverbank
MorrisNursery.com



**1625 I Street
Modesto, CA 95354
(209) 422-6420**

OpportunityStanislaus.com

