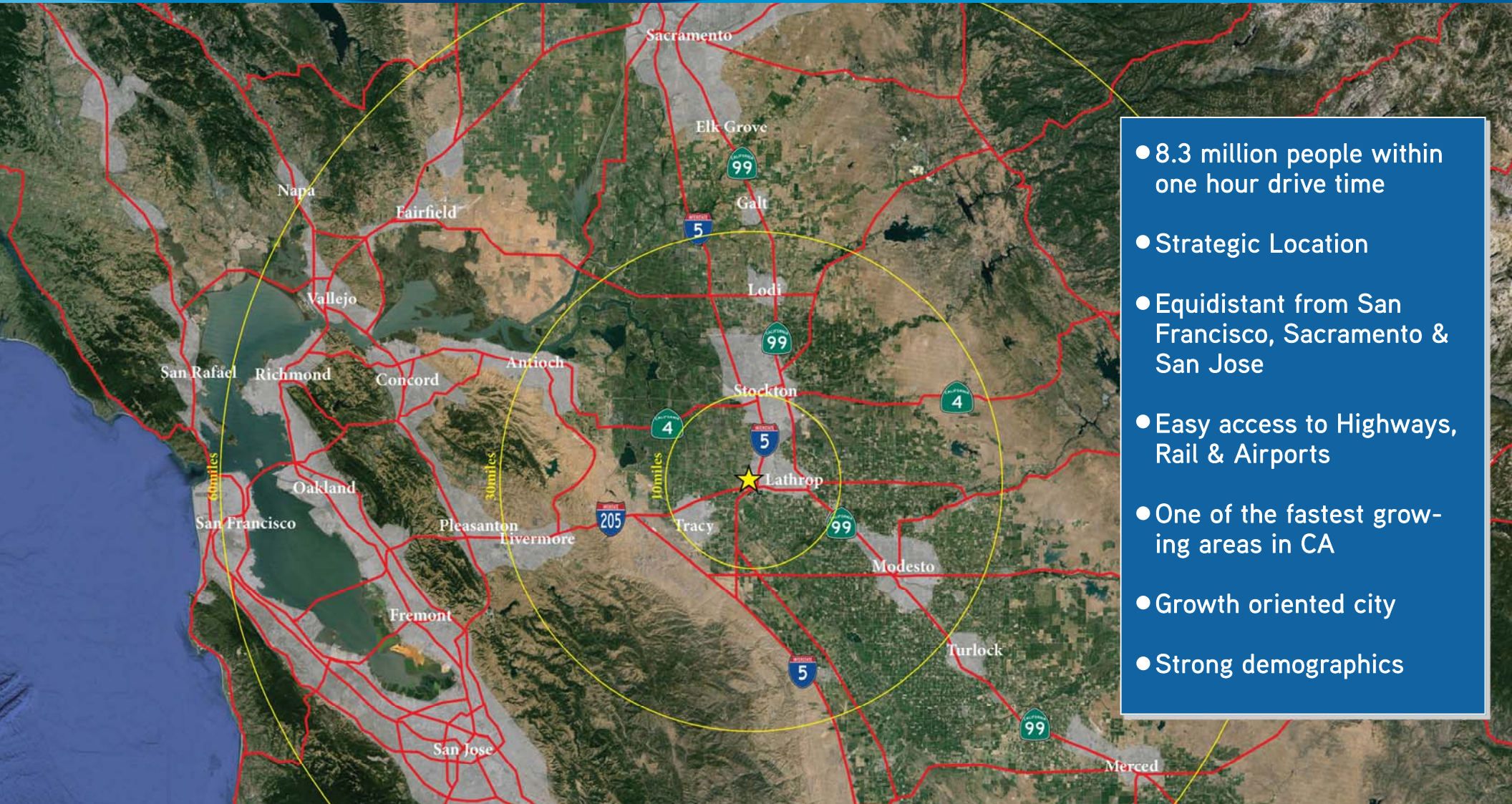
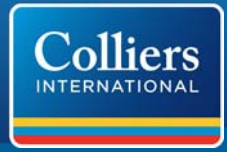


# FOR SALE

## Major Development Opportunity - 102±acres Northern, CA

### 551 W. MANTHEY ROAD • LATHROP, CALIFORNIA



- 8.3 million people within one hour drive time
- Strategic Location
- Equidistant from San Francisco, Sacramento & San Jose
- Easy access to Highways, Rail & Airports
- One of the fastest growing areas in CA
- Growth oriented city
- Strong demographics

#### FOR MORE INFORMATION, PLEASE CONTACT:

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## Major Development Opportunity - 102±acres Northern, CA

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### PROPERTY INFORMATION

<b>Property Size:</b>	101.71 acres
<b>APN:</b>	213-290-21
<b>Zoning:</b>	C-REC – Commercial Recreation (55%±) U-R - Urban Reserve (45%±) City of Lathrop
<b>Entitlement:</b>	Approved West Lathrop Specific Plan
<b>Sewer, Water:</b>	City of Lathrop. City will permit Package Treatment Plant on Site
<b>Gas &amp; Electric:</b>	PG&E
<b>Storm:</b>	Retained on site
<b>Sale Price:</b>	Please call
<b>Traffic:</b>	I-5        150,000 ADT Hwy120   81,000 ADT I-205     116,000 ADT Hwy99    118,000 ADT
<b>Frontage on I-5:</b>	3,469'±
<b>Williamson Act:</b>	None

### ZONING

The property is currently zoned C-REC, Commercial Recreation and U-R, Urban Reserve in the City of Lathrop. C-REC permits resorts, theme parks, specialty lodging, highway commercial uses, golf courses, RV parks, specialty retail and entertainment. U-R permits recreation areas and facilities, flood control, water pumping stations, reservoirs, and future commercial.

### DEMOGRAPHICS

	<u>5 Mile</u>	<u>10 Mile</u>	<u>30 Mile</u>	<u>60 Mile</u>
Population (2014)	56,082	240,475	1,405,003	8,355,382
Average HH Income	\$71,171	\$75,590	\$71,559	\$93,950
# of Households (2014)	15,819	68,918	444,043	2,914,051
Family Households	79.88%	80.58%	75.61%	68.27%

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River Islands  
11,000± Homes

Dell 'Osso Farms  
125,000± Visitors Annually

UR

C-REC

SITE

150,000 ADT  
To: Manteca (4 Miles),  
& Sacramento (60 Miles)

To: Tracy (7 Miles), Livermore (27 Miles)  
& San Francisco (70 Miles)

Stockton (12 Miles)

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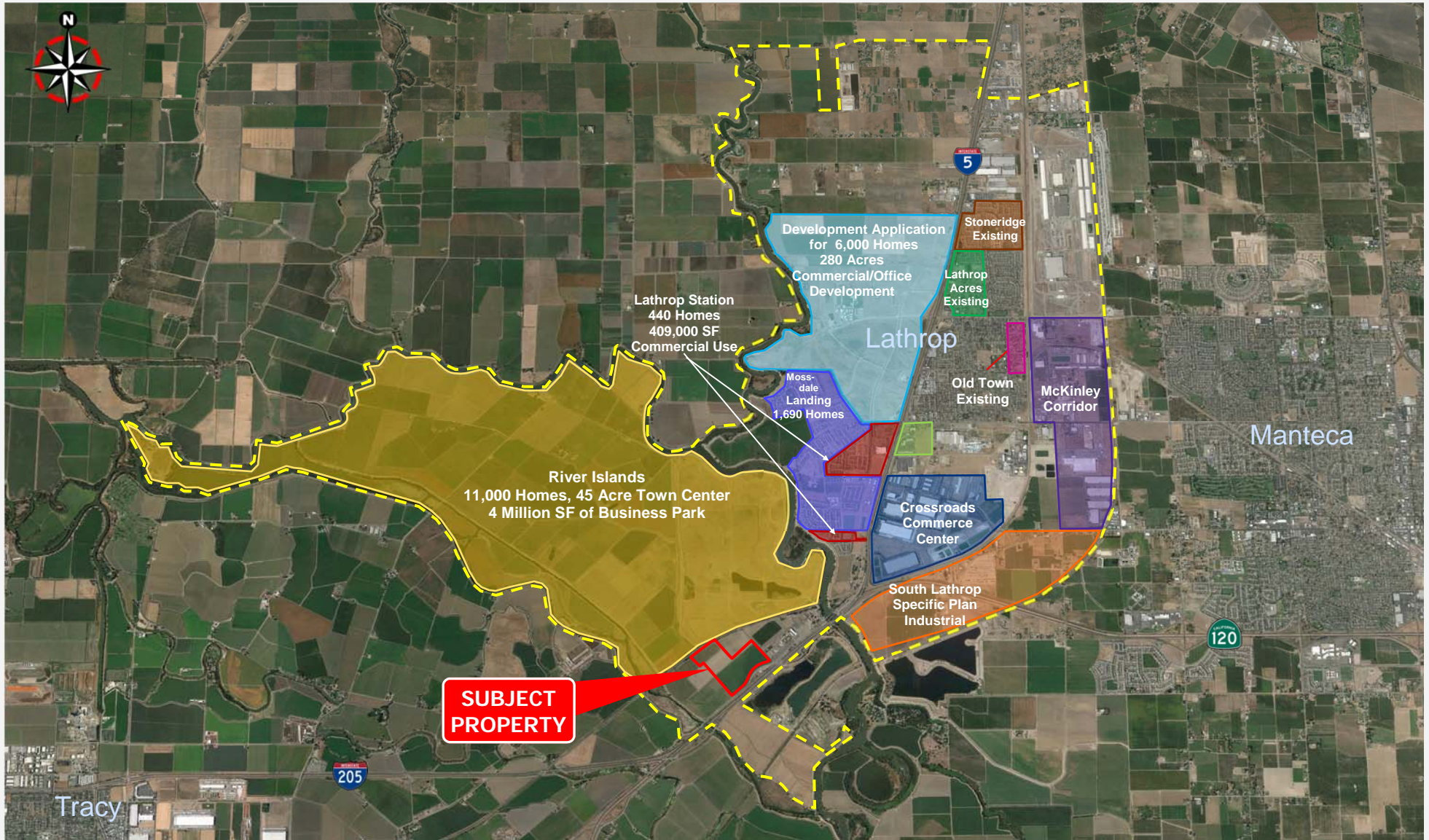
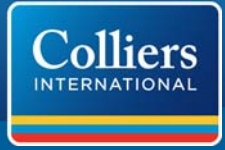
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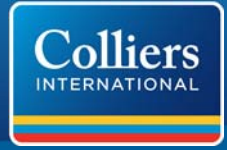
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### THE REGIONAL SETTING - ACCESS TO THE SITE

The Site is centrally located in Northern California, home to the San Francisco Bay Area, the State Capital in Sacramento, world famous Yosemite National Park and the northern half of the Central Valley, one of the most productive agricultural regions in the world.

The combination of freeway, rail, air and local street and road systems within south-central San Joaquin County provides an unusually good transportation network as a basis for providing regional access to the Lathrop area and the Site. Interstate highways I-5 and 205, State Route 120, State Route 99, and the Stockton Metropolitan Airport converge at or near the Lathrop planning area, linking the community with other regions of the State and the Nation. International airports in San Francisco, Oakland, San Jose and Sacramento are within easy driving distance of the Site.

Interstate 5, extending from British Columbia to the Mexican border, is the most important component of the Interstate system for north-south interregional and interstate travel and commerce. I-5 is developed to 6-lanes through the Lathrop planning area, with a potential for 8-lanes plus an auxiliary lane in each direction. Interstate 205 and its connection with I-580 west of Tracy provides the only east-west interstate freeway linkage between the Central Valley and the California Coast between the Los Angeles basin and Interstate 80 at Sacramento.

State Route 120 along the southern part of the Lathrop planning area connects Lathrop with the Sierra foothill communities and mountain recreation areas to the east. It provides vital freeway linkage between communities along Route 99 south of Manteca through the San Joaquin Valley, and with the S.F. Bay Area via Interstate 205 at Lathrop and I-580 west of Tracy.

State Route 99, four miles east of Lathrop, is part of the State's freeway system and is developed to full freeway standards with an interchange at Lathrop Road and a freeway-to-freeway connection with State Route 120.

### THE LOCAL SETTING

Lathrop, centered between the Stockton and Tracy submarkets, and situated on Interstate 5, has a current population of 18,000. With the build out of River Islands, an 11,000 home master planned community, the city will grow to an estimated 50,000 over the next 20 years. The city is close to the San Joaquin River and offers the Valley's natural advantages of pleasant living conditions, the nearness of the Delta for water-oriented activities, and the easy access to the recreation opportunities of the Sierra. The Altamont Commuter Express (ACE) Train station is 3 miles from the Site and connects Lathrop with the employment centers in the greater Bay Area. Within Northern California, Lathrop sits at the crossroads of transportation facilities including intercontinental railways, interstate highways, Delta waterways, an international airport, an interstate power intertie, and natural gas pipelines. Lathrop is literally in the center of the Northern California transportation and metropolitan complex.

### AREA MARKET ACTIVITY

River Islands, a 4,800 acre master planned community in Lathrop, has begun to build out Phase 1. When completed, the project will comprise of 11,000 homes.

Manteca currently has 14,310 homes in the entitlement and approval process, or lots that are ready to build.

Google, Amazon and Tesla have all recently landed in the area.



Stockton, CA



Tracy, CA



Lathrop, CA

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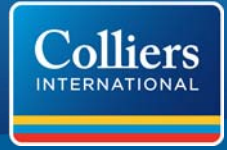
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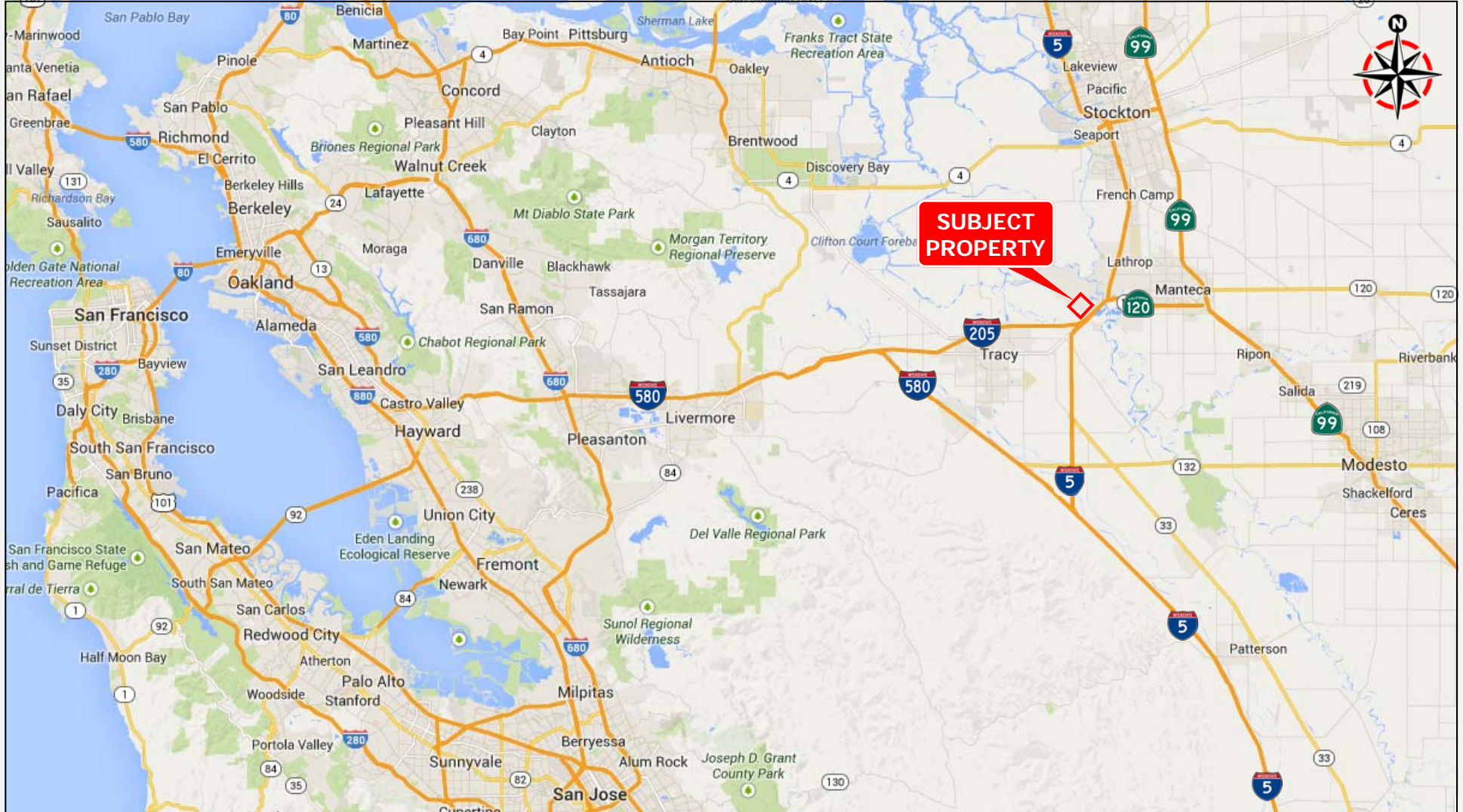
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#### REGIONAL MAP



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