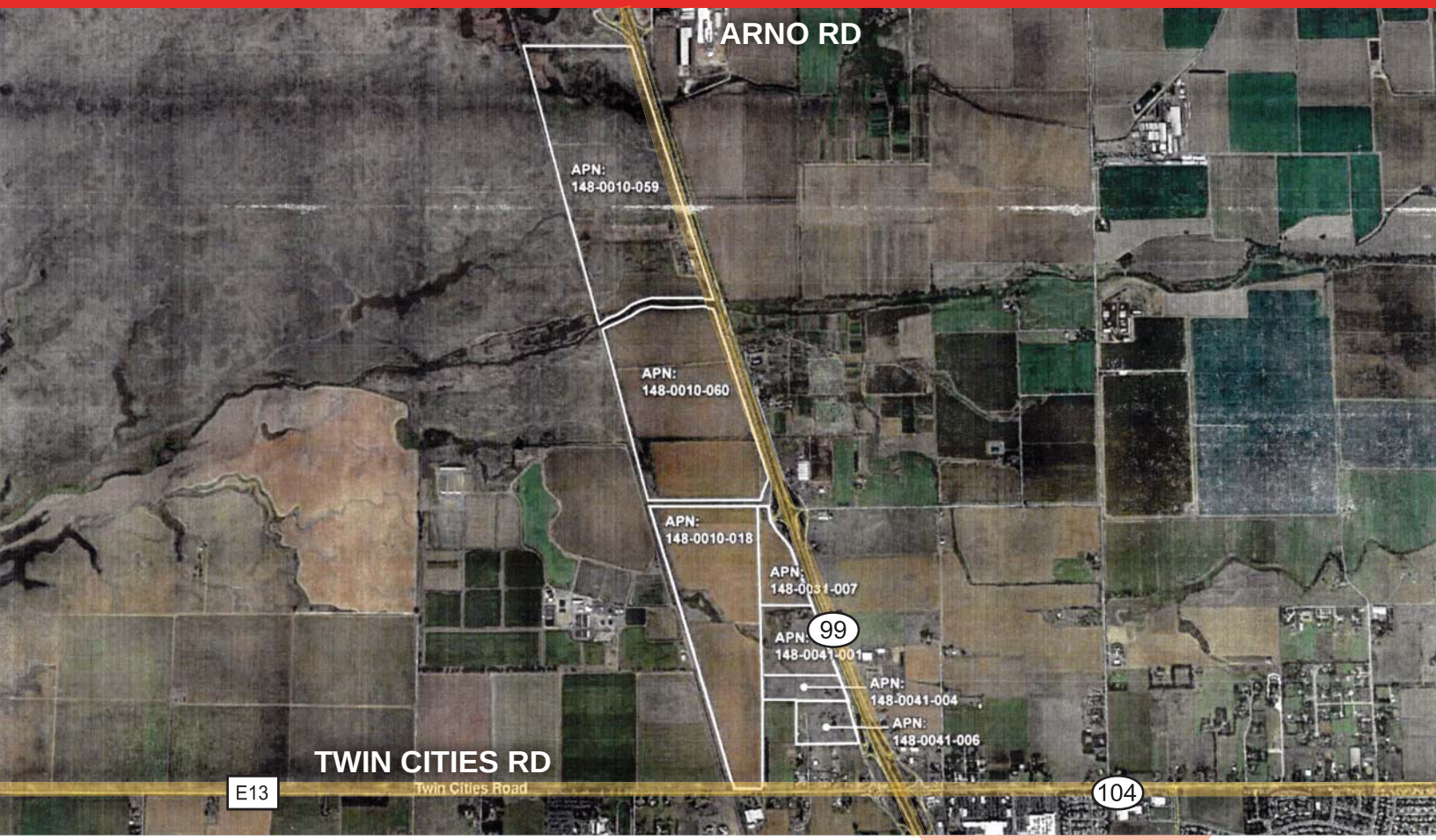
FOR SALE

RARE ±400 ACRES/2 MILES OF FREEWAY FRONTAGE EXPOSURE

Galt, Northern California



HIGHLIGHTS

- ±2 miles of Highway 99 freeway frontage
- Serviced by three Freeway Interchanges
- Within the sphere of influence of the City of Galt
- General Plan designation for industrial/commercial mixed use
- Candidate property for annexation to the City of Galt
- Assembly/Distribution/Fulfillment/Data center potential
- Within an hours drive of the Stockton airport and Port, the Port of Sacramento and the Sacramento Intl Airport.
- Rail spur availability

Ken Noack, Jr. **Senior Managing Director** **916.569.2384** **knoack@ngkf.com** CA RE License #00777705

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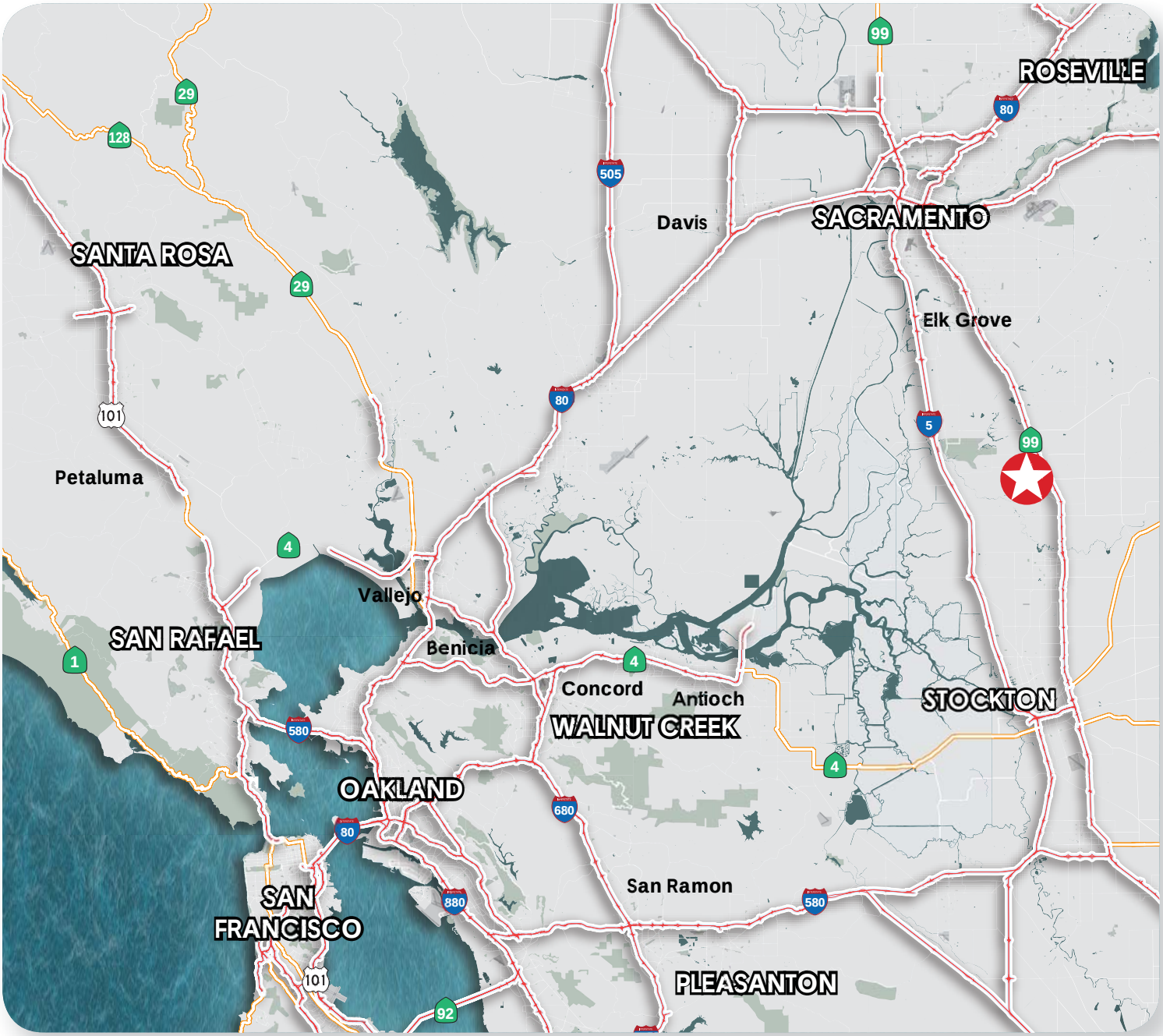
Galt, Northern California

Location



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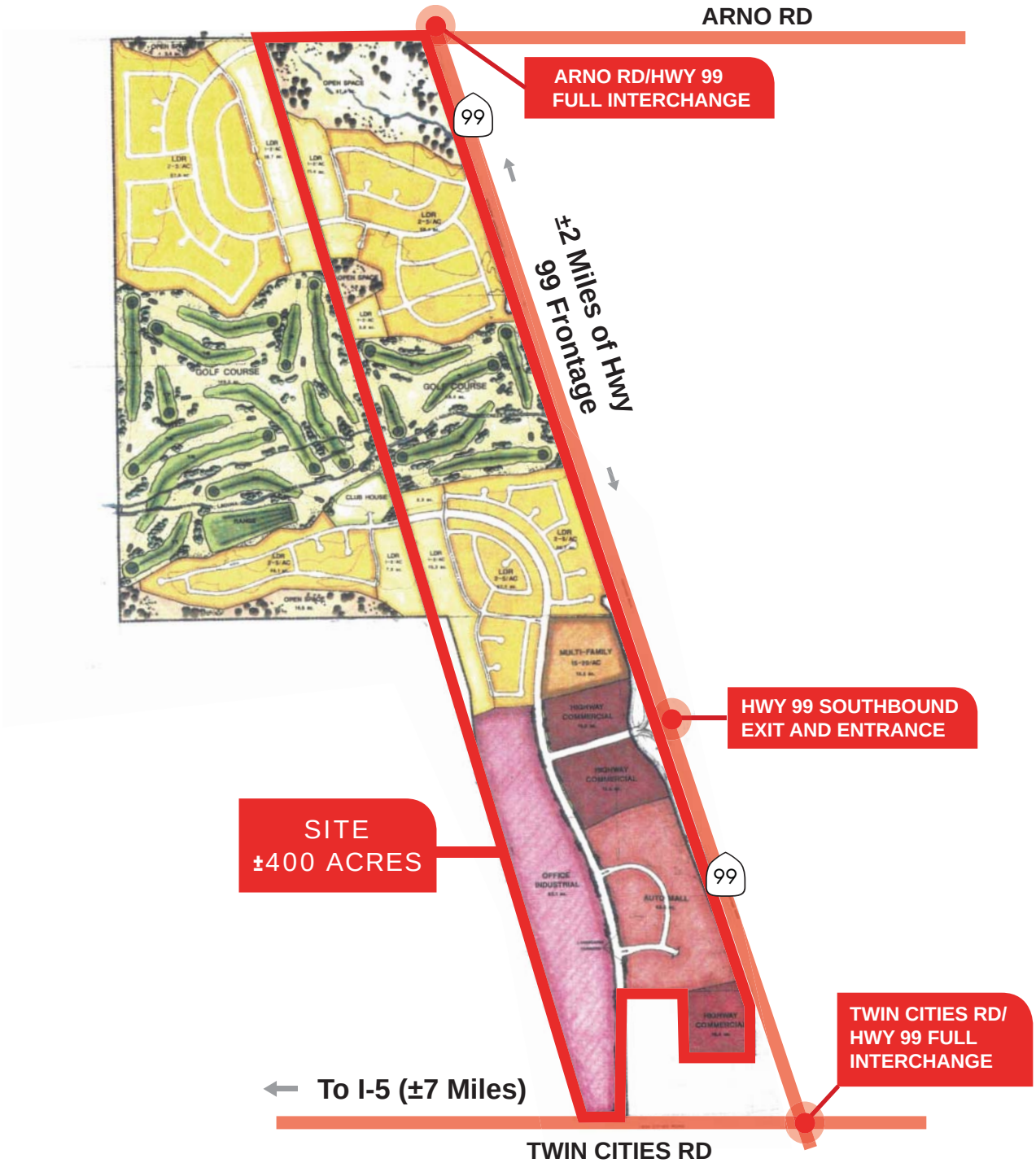
Galt, Northern California

Conceptual Master Plan



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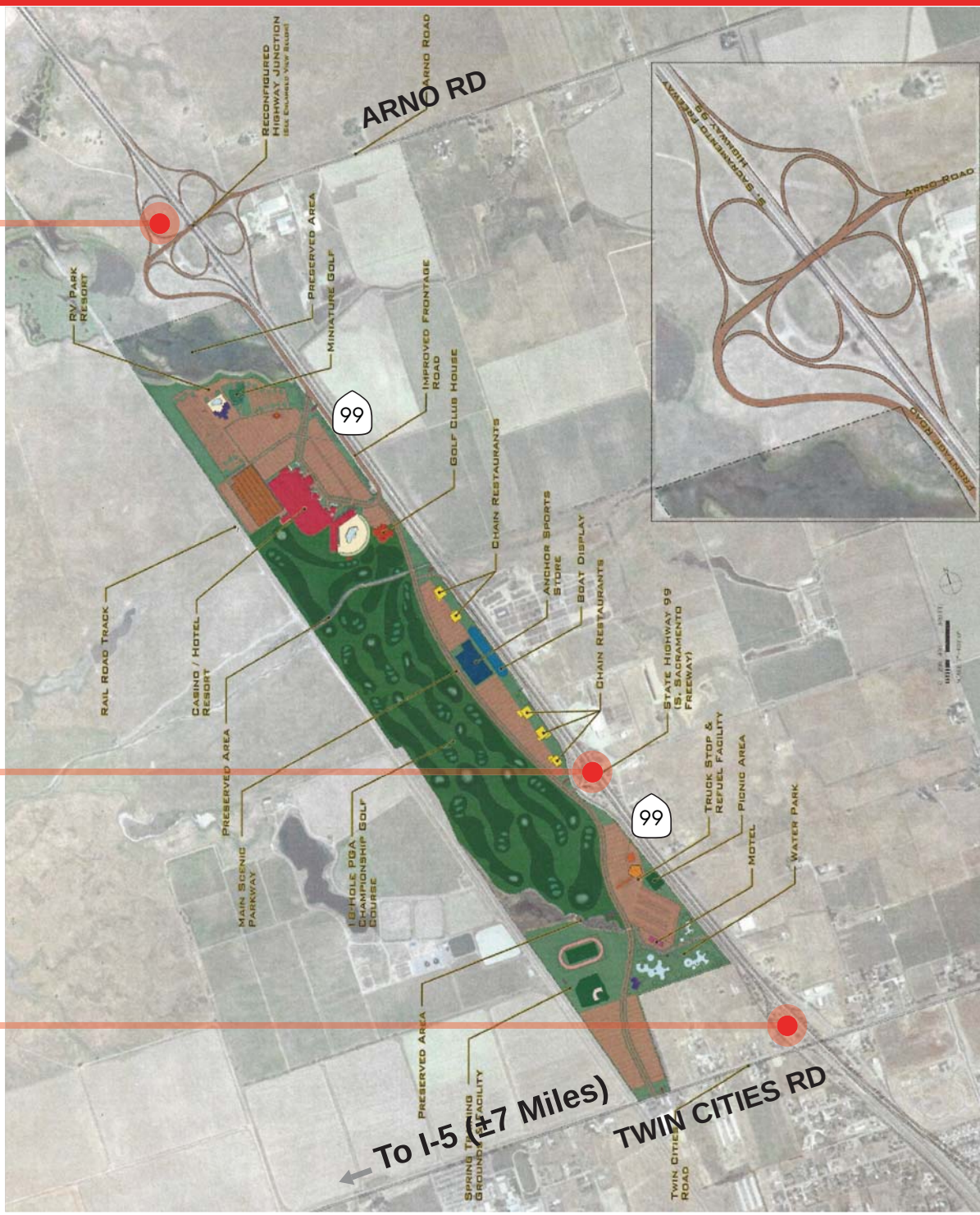
Galt, Northern California

Conceptual Master Plan

ARNO RD/HWY 99 FULL INTERCHANGE

HWY 99 SOUTHBOUND EXIT AND ENTRANCE

TWIN CITIES RD/ HWY 99 FULL INTERCHANGE



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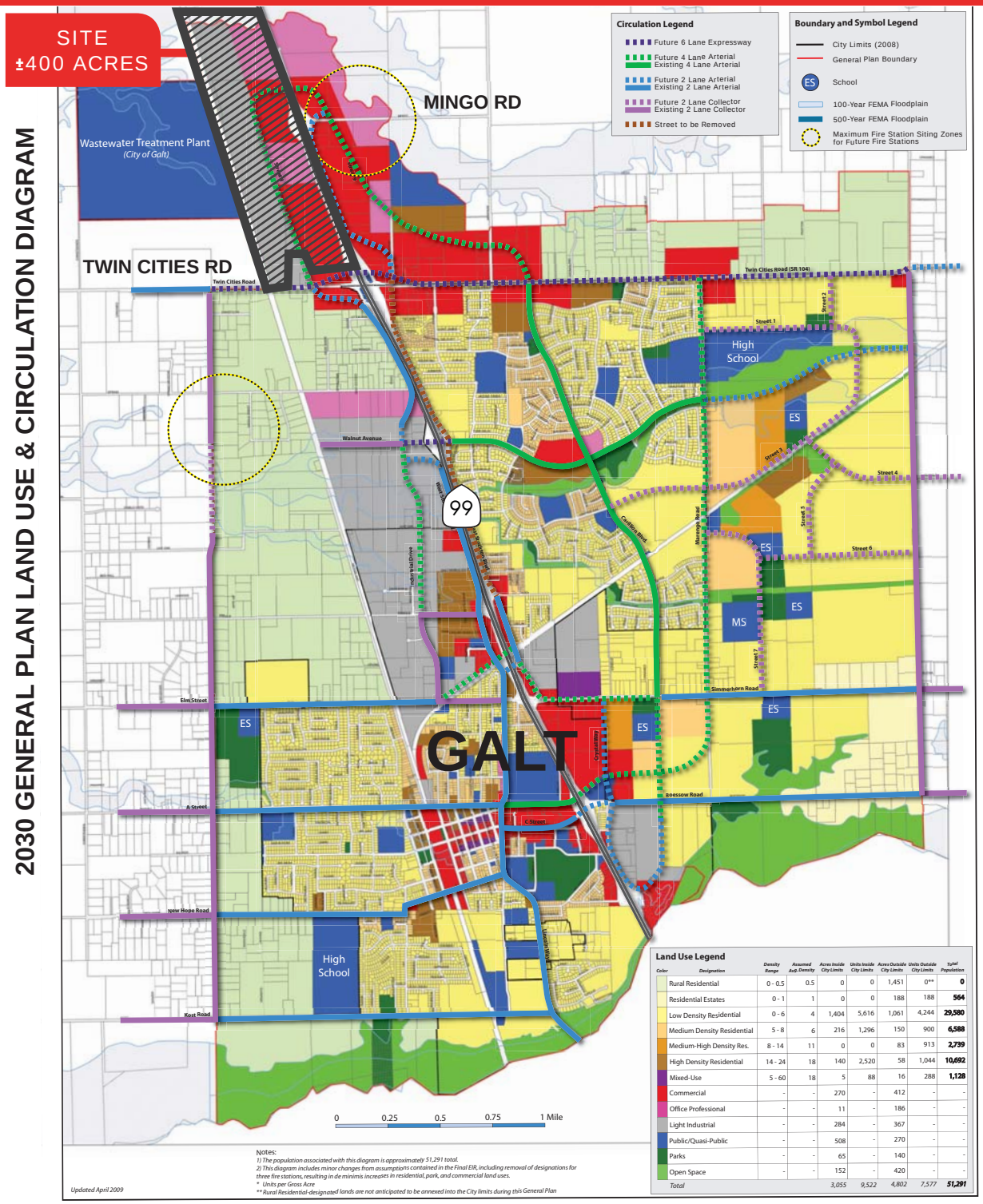
2030 GENERAL PLAN LAND USE & CIRCULATION DIAGRAM



Land Use Legend

Color	Designation	Density Range	Assumed Avg. Density	Acres Inside City Limits	Units Inside City Limits	Acres Outside City Limits	Units Outside City Limits	Total Population
	Rural Residential	0 - 0.5	0.5	0	0	1,451	0**	**0**
	Residential Estates	0 - 1	1	0	0	188	188	**564**
	Low Density Residential	0 - 6	4	1,404	5,616	1,061	4,244	**29,580**
	Medium Density Residential	5 - 8	6	216	1,296	150	900	**6,588**
	Medium-High Density Res.	8 - 14	11	0	0	83	913	**2,739**
	High Density Residential	14 - 24	18	140	2,520	58	1,044	**10,692**
	Mixed-Use	5 - 60	18	5	88	16	288	**1,128**
	Commercial	-	-	270	-	412	-	-
	Office Professional	-	-	11	-	186	-	-
	Light Industrial	-	-	284	-	367	-	-
	Public/Quasi-Public	-	-	508	-	270	-	-
	Parks	-	-	65	-	140	-	-
	Open Space	-	-	152	-	420	-	-
	Total			*3,055*	*9,522*	*4,802*	*7,577*	***51,291***

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