

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



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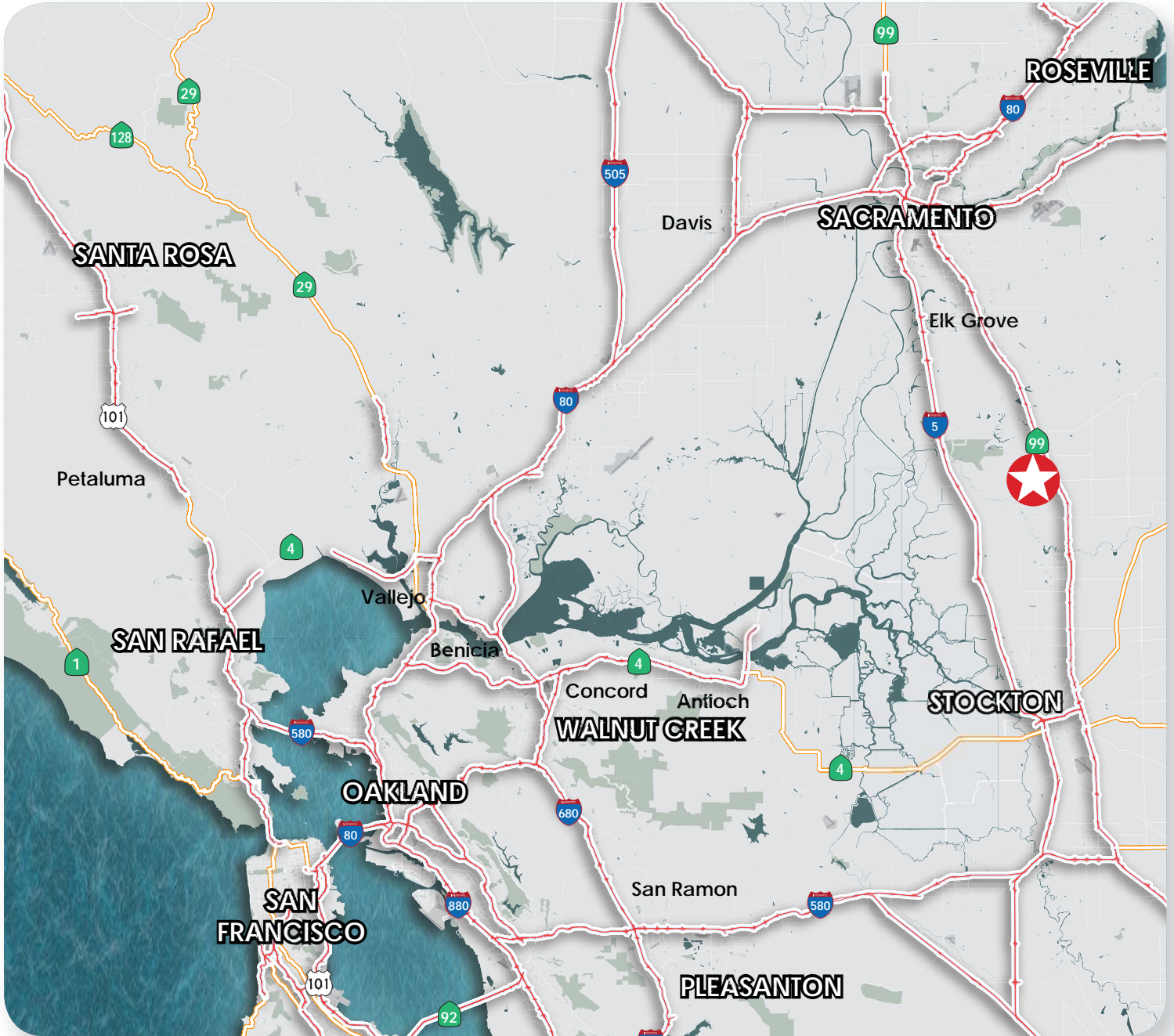
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Location



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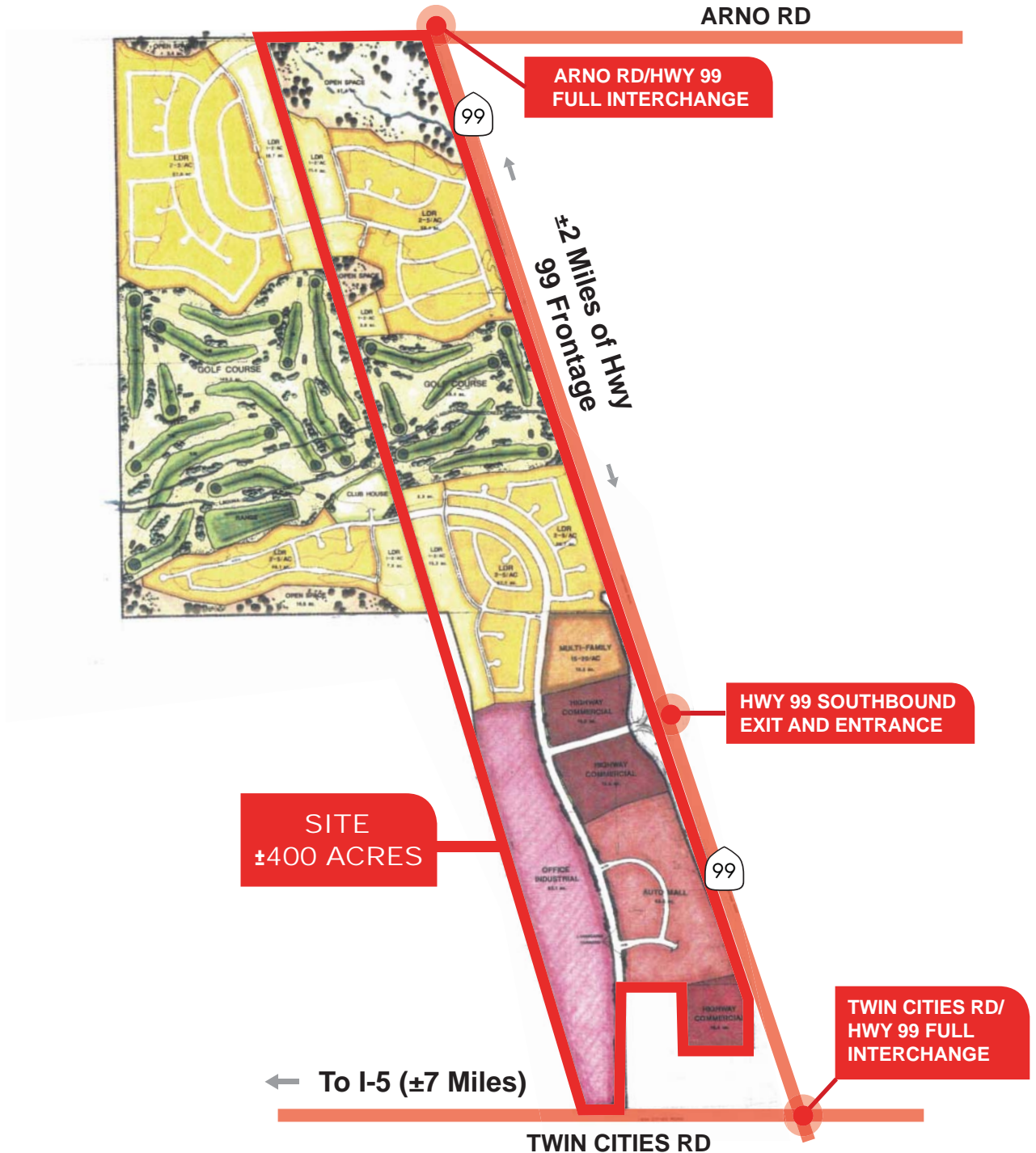
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Conceptual Master Plan



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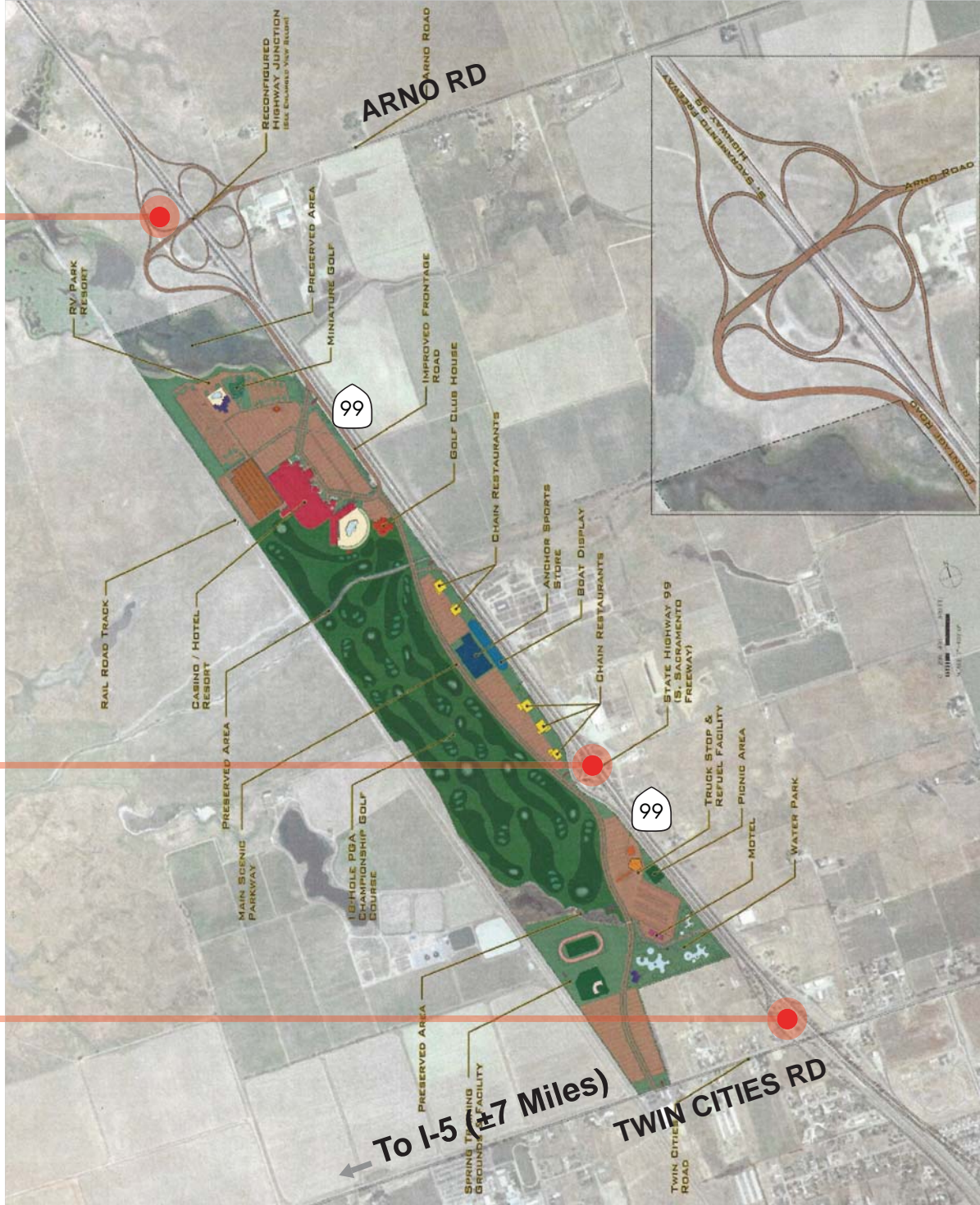
Galt, Northern California

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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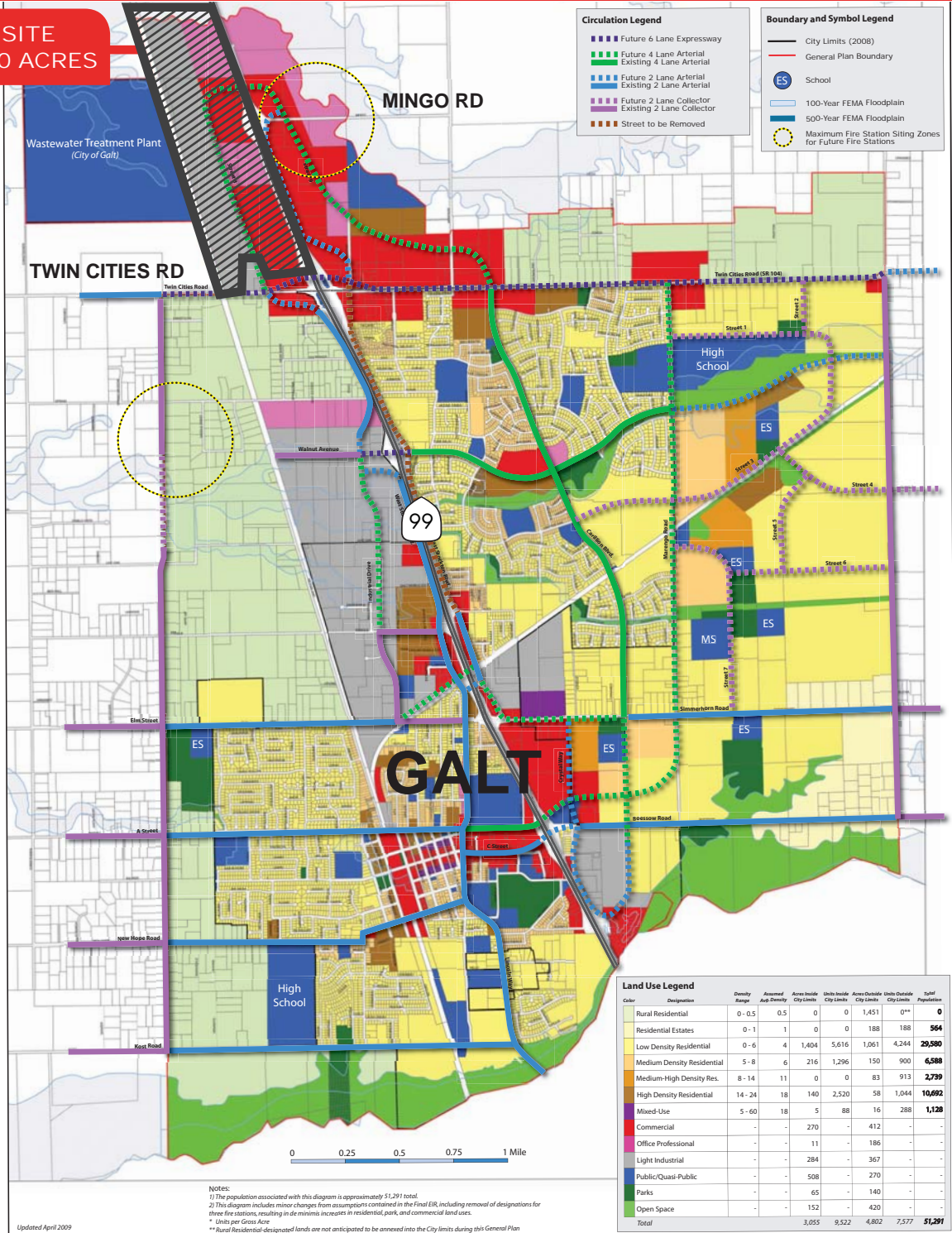
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2030 GENERAL PLAN LAND USE & CIRCULATION DIAGRAM

SITE
±400 ACRES



Circulation Legend

- Future 6 Lane Expressway
- Future 4 Lane Arterial
- Existing 4 Lane Arterial
- Future 2 Lane Arterial
- Existing 2 Lane Arterial
- Future 2 Lane Collector
- Existing 2 Lane Collector
- Street to be Removed

Boundary and Symbol Legend

- City Limits (2008)
- General Plan Boundary
- School
- 100-Year FEMA Floodplain
- 500-Year FEMA Floodplain
- Maximum Fire Station Siting Zones for Future Fire Stations

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			3,655	9,522	4,802	7,577	51,291

NOTES:
1) The population associated with this diagram is approximately 51,291 total.
2) This diagram includes minor changes from assumptions contained in the Final EIR, including removal of designations for three fire stations, resulting in a de minimis increase in residential, park, and commercial land uses.
* Units per Gross Acre
** Rural Residential-designated lands are not anticipated to be annexed into the City limits during this General Plan

Updated April 2009

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