

AVAILABLE FOR SALE

11.78± ACRES OF COMMERCIAL LAND

4100 S. TRACY BLVD., TRACY, CA

LISTING DATA

LOCATION: Hard corner of S. Tracy Blvd. and Whispering Winds Drive (signalized intersection)

SIZE: Approximate 11.78 Acre parcel with over 1,000 feet of frontage along South Tracy Blvd.

COMMENTS:

- Zoned for commercial development. Owner/developer will handle all land use matters with the City of Tracy
- All off-site improvements are complete (including curbs, sidewalks, and landscaping) and all services stubbed to site (utilities, water, sewer, etc.)
- Great access from both Tracy Boulevard and Whispering Winds Drive
- Within walking distance of the Altamont Commuter Express (ACE) Train and within close proximity to Tracy Airport
- ALL TYPES OF SENIOR CARE FACILITIES ARE SUPPORTED BY CITY STAFF



ECONOMIC DATA

SALE PRICE: \$12.00 psf

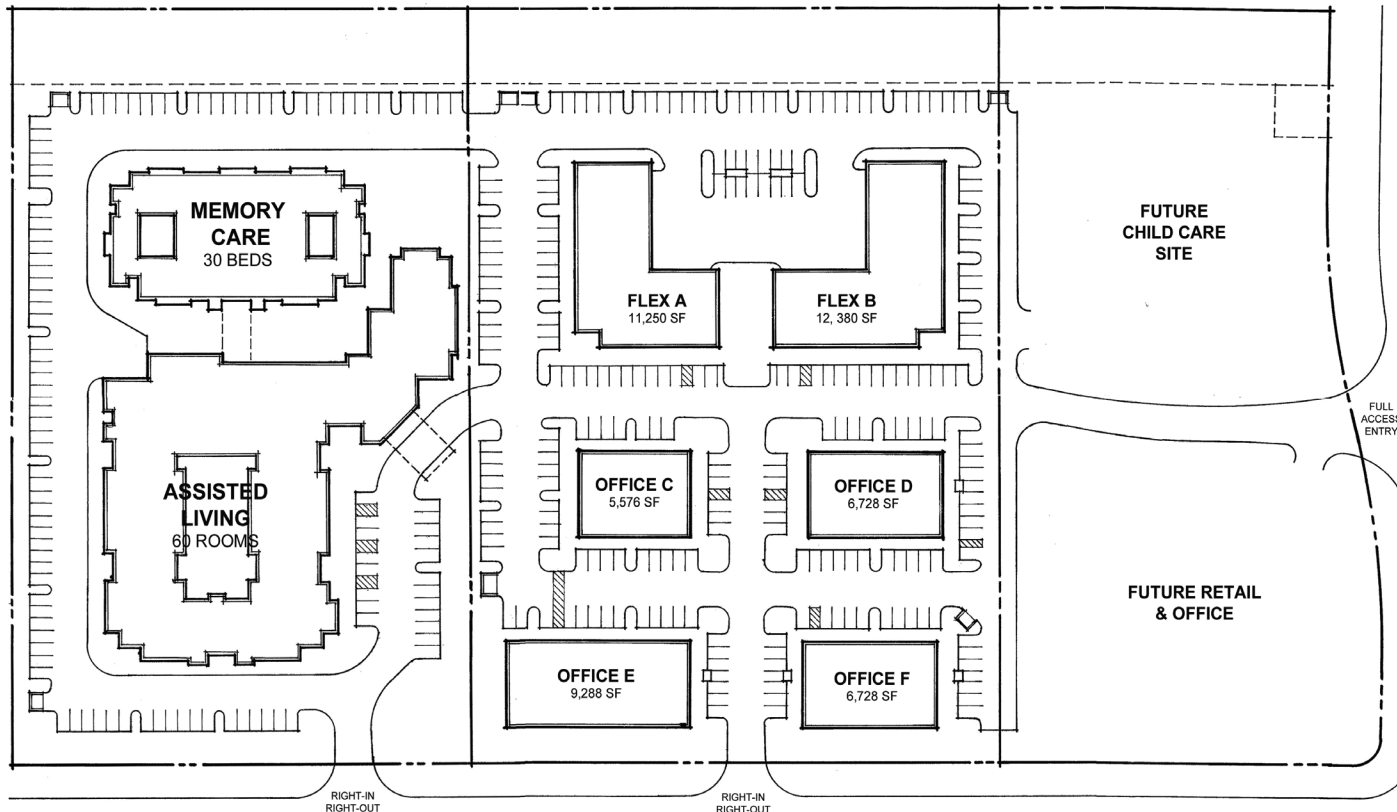
CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SITE PLAN



SOUTH TRACY BOULEVARD

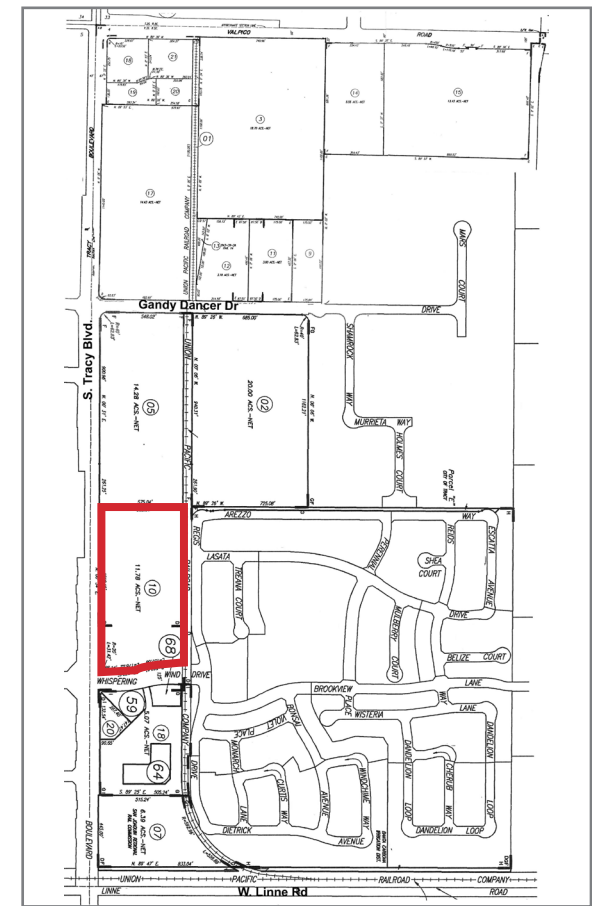
SUMMARY:	AREA	PARKG REQD	PRKG PROV
FLEX OFFICE	23,630 SF	95	117
OFFICE	28,320 SF	102	120
SR HOUSING	90 BEDS	90	110

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- To the South is the highly successful Edgewood Corporate Center- Now Fully Occupied!
- To the North is the Red Maple neighborhood (retail) shopping center in the process of expanding!

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