



Mountain House Development Site

Mountain House, CA 95391

Offered by

Bob Pechal

Vice President

916.751.3634 | bpechal@kiddermathews.com

LIC # 00396723

kiddermathews.com



Nearby Development Underway



Close Proximity to San Joaquin Delta College

Table of Contents

1. The Offering

- The Opportunity
- Property Overview

2. Property Description

- Site Plan/Adjacent Development
- Site Plan/Access and Easement
- Assessor Parcel Map
- Highway Proximity Aerial
- Location/Local Development

3. Area Overview

- Transportation Map
- Mountain House Master Plan



Disclaimer

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon,

or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

The Opportunity

Kidder Mathews has been retained to exclusively market the opportunity to acquire an approximately 11.75 acre partially developed development site located in the community of Mountain House, CA. The site is adjacent to a planned development that is already in progress that is proposed to include a gas station/convenience store, a Starbucks, another restaurant pad and a retail building.

Mountain House is a planned community that was approved by San Joaquin County in 1994. The master plan includes residential, commercial, educational and recreational uses. Home building began in 2003, stopped during the Great Recession and has resumed with a vengeance. The present population is approximately 15,000 people with a projected population of 44,000 at buildout. Five hundred residential permits are expected to be issued in 2018. Entry level buyers from the Bay Area make up the largest segment of buyers.

Mountain House is located five miles west of Tracy and 16 miles east of Livermore and just north of I-205, a commuter route from the central valley to the Bay Area. At present, the area lacks commercial services forcing residents to drive to Tracy to satisfy their needs.

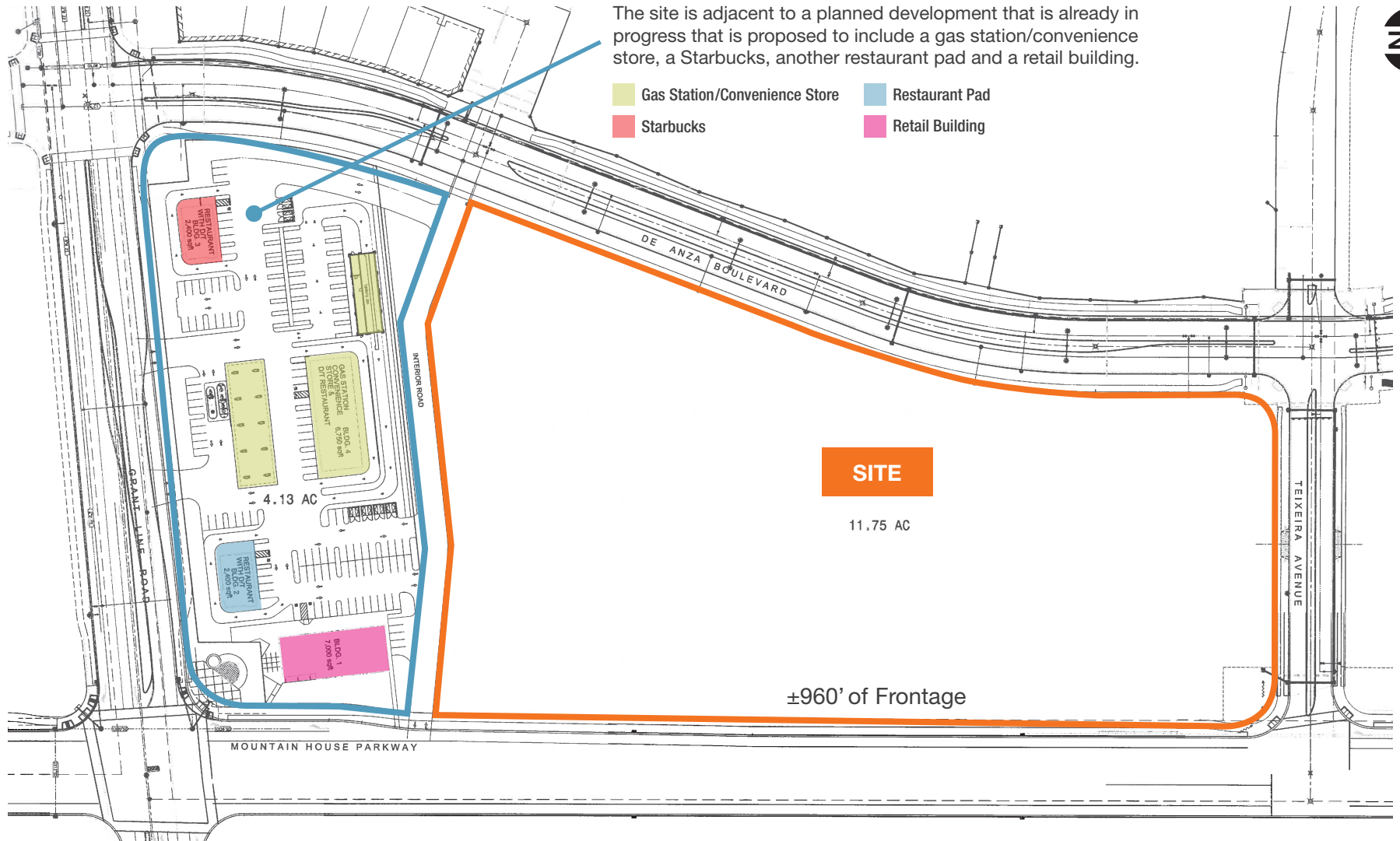
Price: \$7,677,450

Price PSF: \$15.00

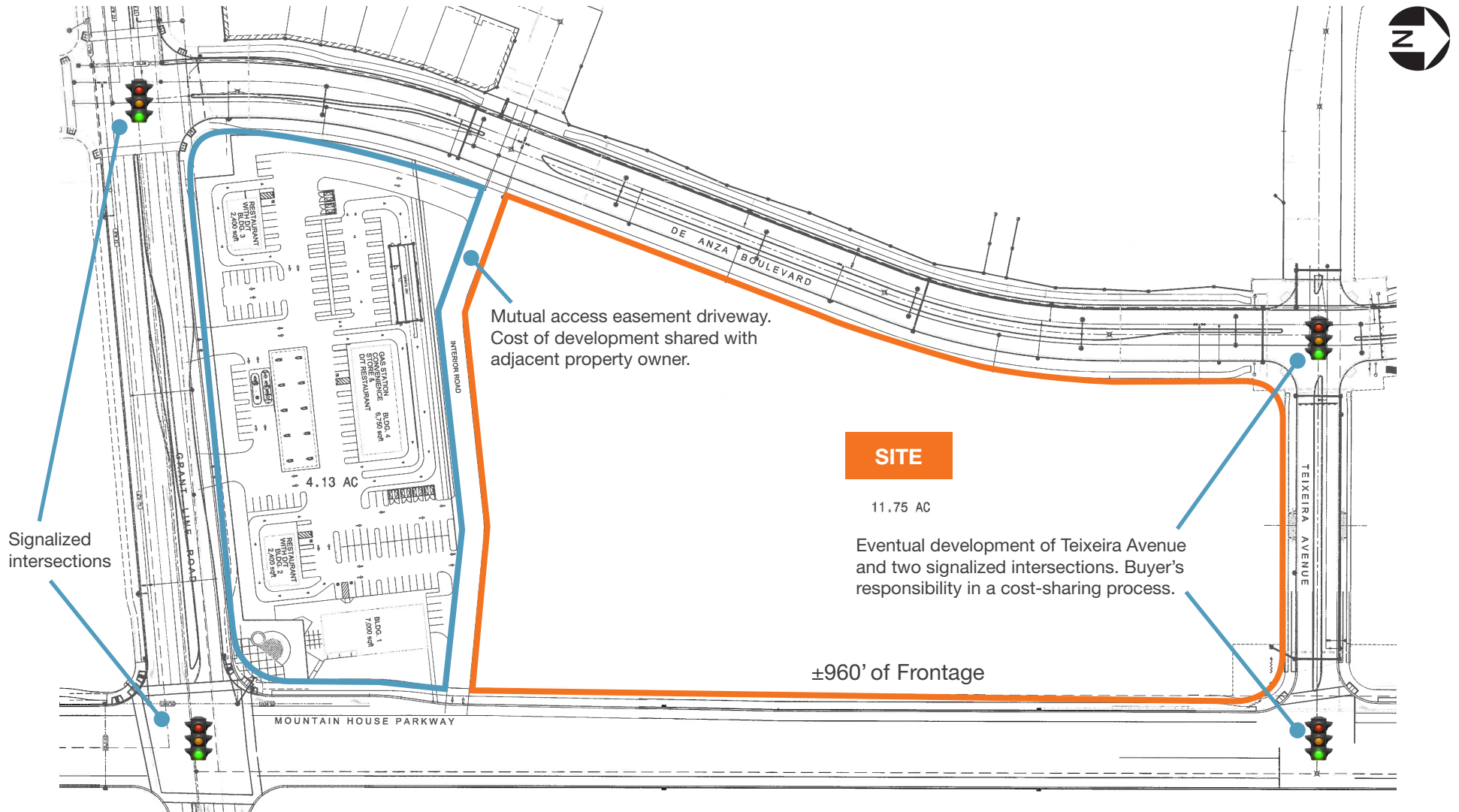
Property Overview

Parcel size	±11.75 Ac (511,830 SF)
Price	\$15.00 SF (\$7,677,450)
Zoning	Industrial Zone I-P, very flexible zoning that allows for several types of commercial uses, such as child care centers, professional services, and certain eating establishments.
Utility providers	
Gas:	PG&E
Electrical:	Modesto Irrigation District
Water, Sewer, Garbage:	Inframark contracted through Mountain House Community Services District
Governing Agencies	San Joaquin County Mountain House Community Services District

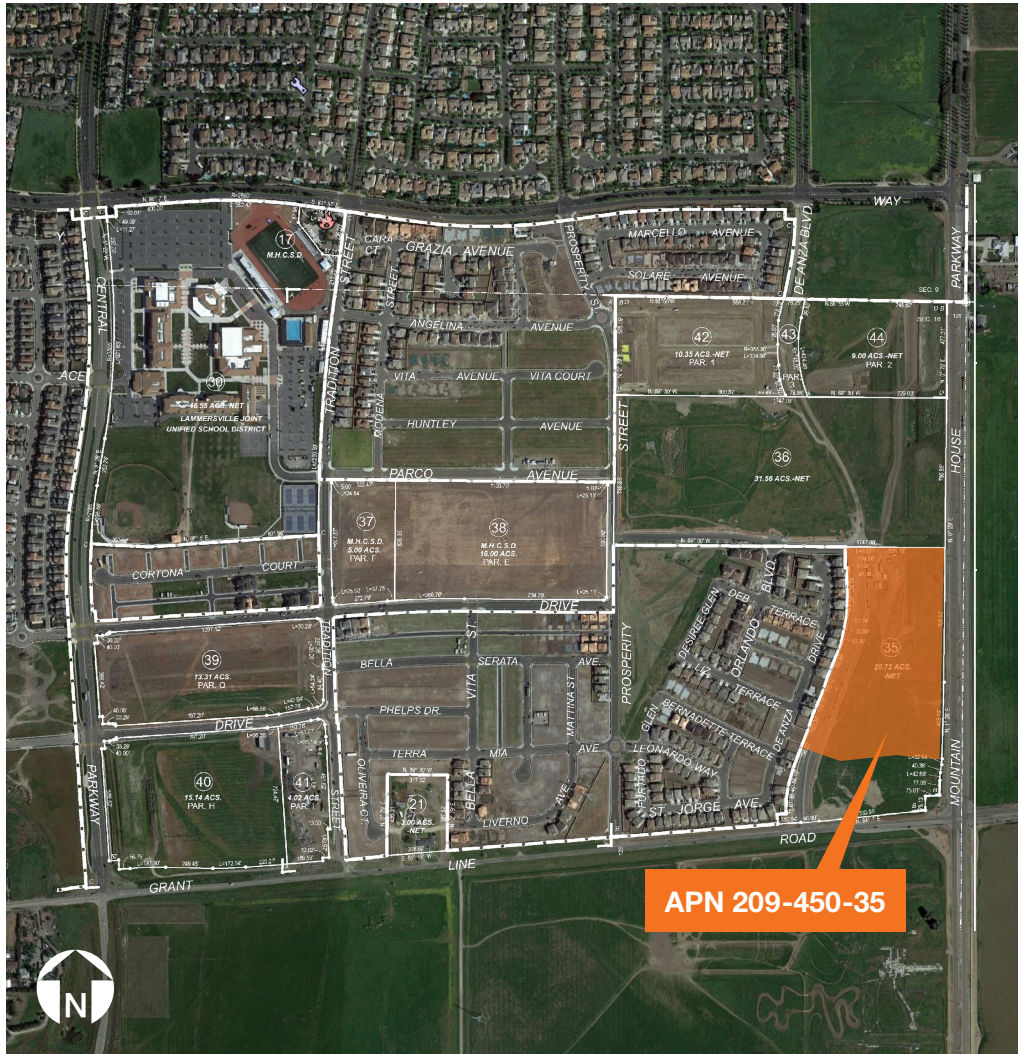
Site Plan/Adjacent Development



Site Plan/Access and Easement



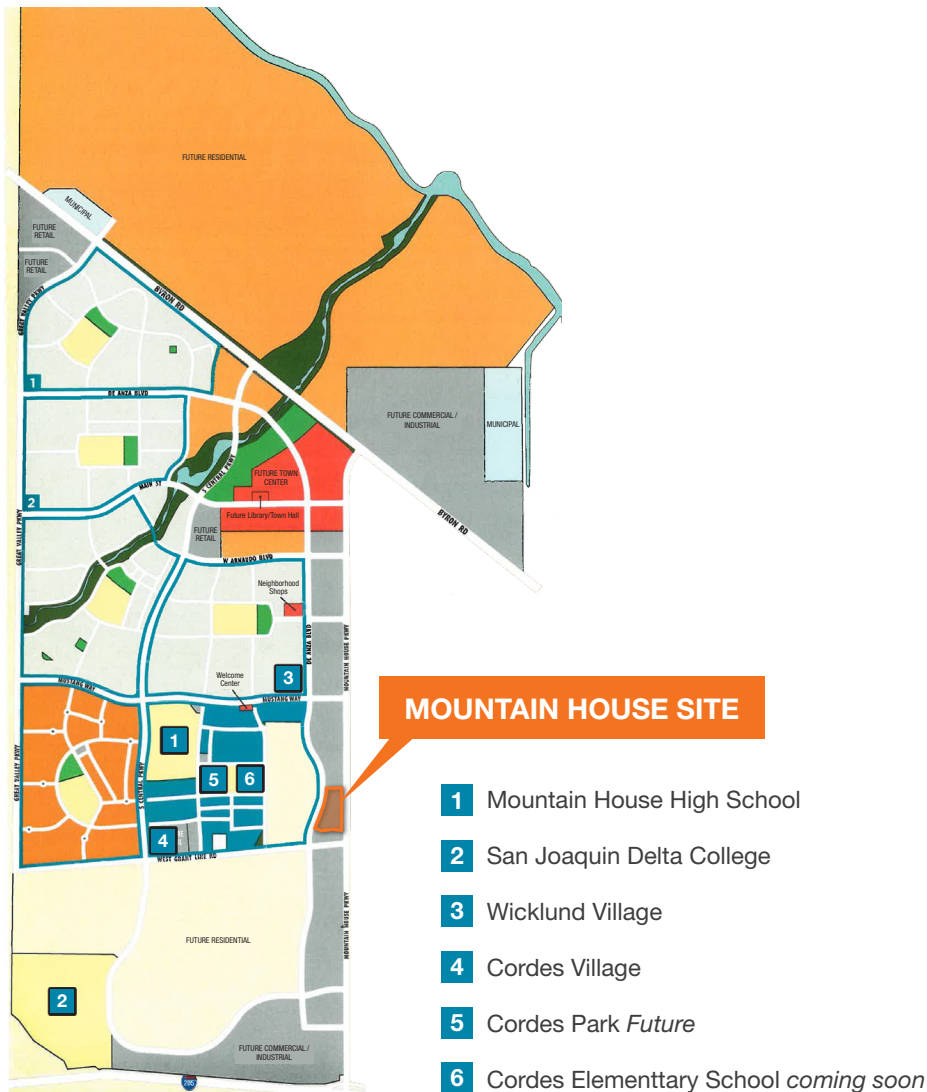
Assessor Parcel Map



Highway Proximity Aerial



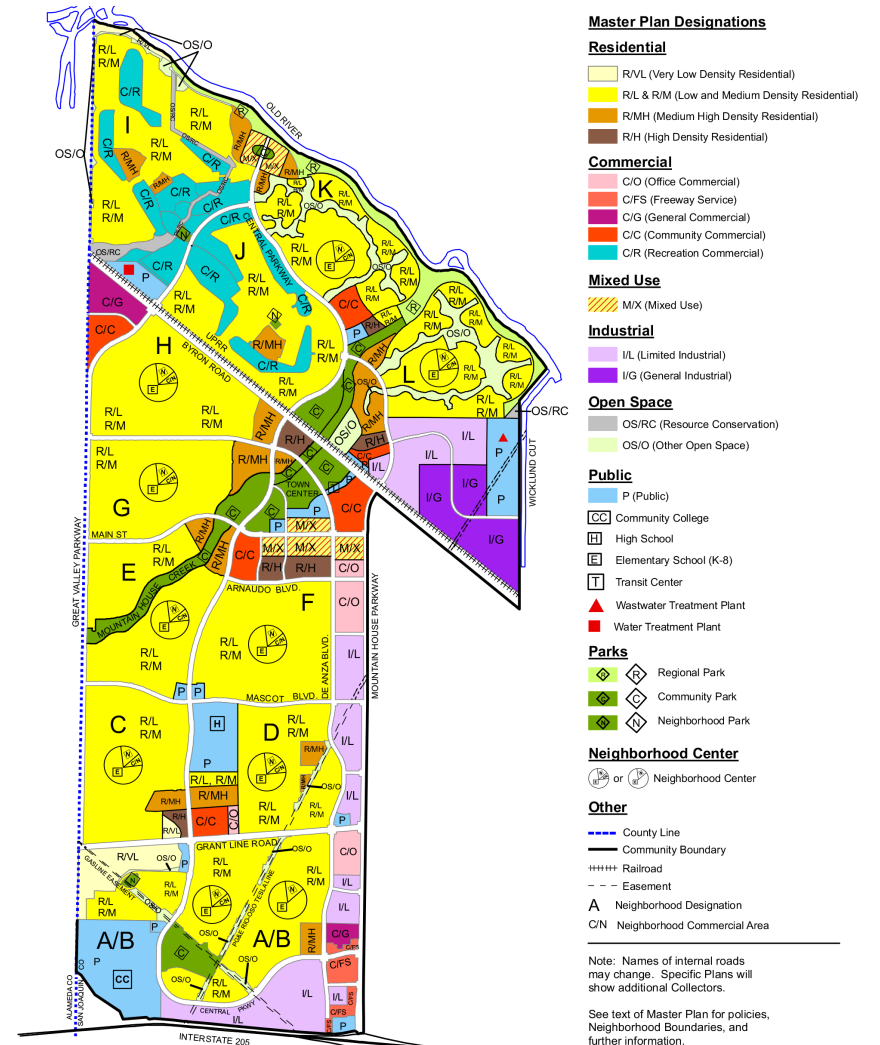
Location / Local Development



Transportation Map



Mountain House Master Plan



Mountain House New Community Master Plan - San Joaquin County

Contact

Bob Pechal

Vice President

916.751.3634

bpechal@kiddermathews.com

LIC # 00396723

Kidder Mathews

2237 Douglas Boulevard, Suite 100
Roseville, CA 95661

kiddermathews.com