

HIGHWAY COMMERCIAL LAND FOR SALE

3271 LIBERTY RD
GALT, CA

APPROVED BY SEVERAL MAJOR FUEL BRANDS

LIPPI RANCH SUBDIVISION

±94 residential units
(TENTATIVE SUBDIVISION MAP APPROVED.
IMPROVEMENT PLANS UNDER REVIEW.)

CARDOSO 2

±87 residential units
(HOMES UNDER
CONSTRUCTION. ALL BUILDING
PERMITS HAVE BEEN ISSUED.)

CATERINA ESTATES

±67 residential units
(HOMES UNDER
CONSTRUCTION. ALL BUILDING
PERMITS HAVE BEEN ISSUED.)

FAIRWAY OAKS

±173 residential units
(TENTATIVE SUBDIVISION MAP APPROVED.
IMPROVEMENT PLANS UNDER REVIEW.)

DRY CREEK OAKS

±206 residential units
(HOMES UNDER CONSTRUCTION. ALL
BUILDING PERMITS HAVE BEEN ISSUED.)

DRY CREEK OAKS
GOLF COURSE

GALT

80,560 ADT*



SB HWY 99
OFF-RAMP

SB HWY 99
ON-RAMP

NB HWY 99
ON-RAMP

NB HWY 99
OFF-RAMP

APPROVED FOR:
✓ GAS
✓ COMMERCIAL DIESEL
✓ DRIVE-THRU

SITE

LIBERTY RD



*Last traffic counts on Hwy 99 was taken in 2022. 2025 projections are based on a 2% annual increase.



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsight.com

HIGHWAY COMMERCIAL LAND FOR SALE

3271 LIBERTY RD
GALT, CA

PROPERTY PROFILE

- » **Size:** $\pm 2.95^{\text{AC}}$ ($\pm 128,502^{\text{SF}}$)
- » **General Plan Zoning:** Freeway Service Commercial (C/FS)
- » Adjacent to Hwy 99
- » **Fully Entitled for:**
 - » $\pm 6,000^{\text{SF}}$ building with drive-thru
 - » 8 MPD canopy for auto fueling
 - » 3 MPD canopy for commercial fueling
 - » $\pm 1,600^{\text{SF}}$ stand alone drive-thru
 - » Approved septic and well
 - » Gas & electric are in the street
 - » Highway pylon signage
 - » Site to be delivered with plans and shovel ready
 - » Approved by several major fuel brands

POTENTIAL USES



GAS



QSR



CAR WASH



HOTEL

DEMOGRAPHICS (2025 EST.)

POPULATION

2 mile	7,460
3 mile	20,328
5 mile	36,233

DAYTIME POPULATION

2 mile	1,605
3 mile	3,074
5 mile	6,042

MEDIAN HOUSEHOLD INCOME

2 mile	\$108,948
3 mile	\$97,735
5 mile	\$105,552

AVERAGE HOUSEHOLD INCOME

2 mile	\$143,109
3 mile	\$123,078
5 mile	\$139,254

TRAFFIC

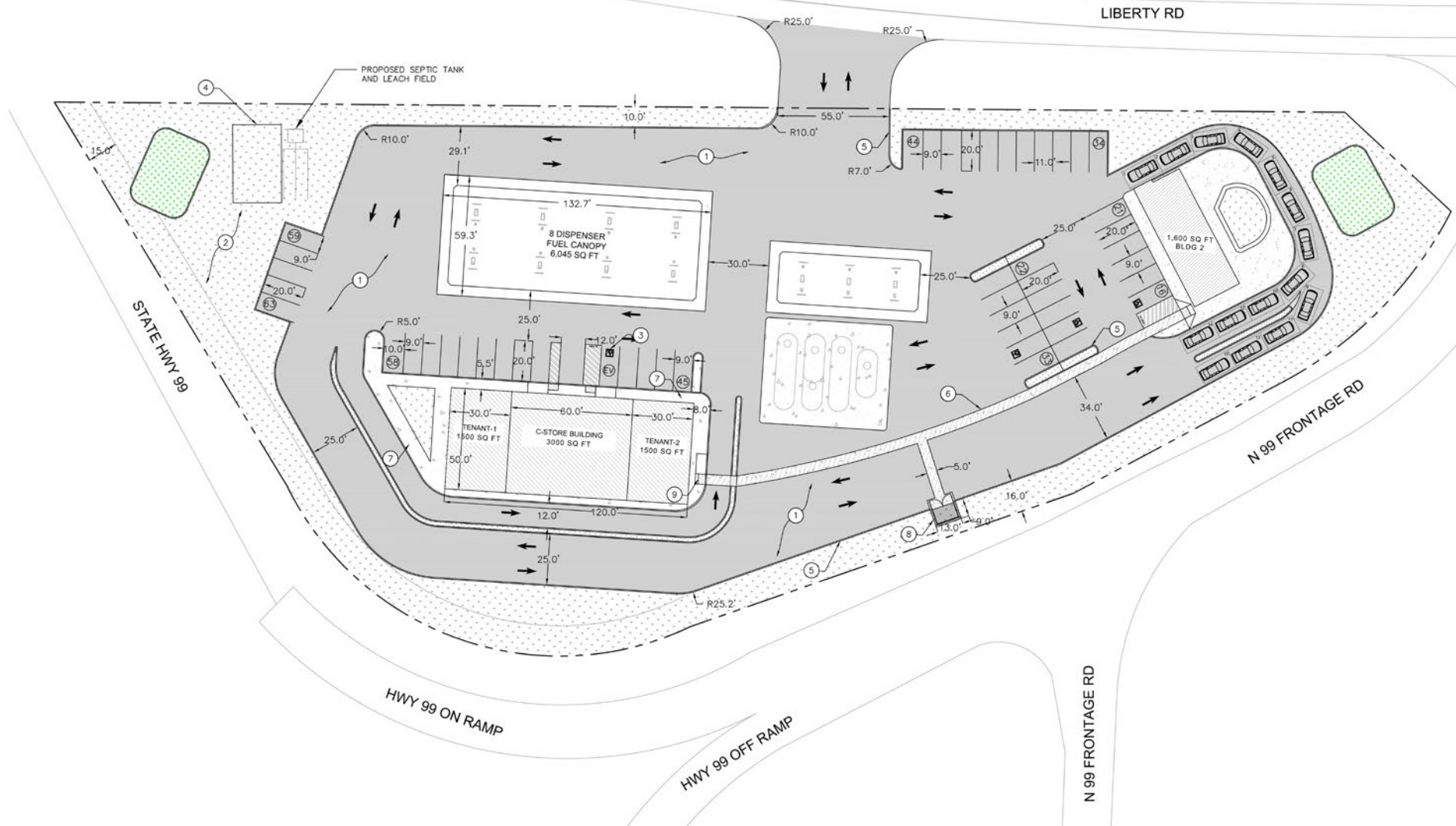
Hwy 99	80,560 ADT*
--------	-------------

*Last traffic counts on Hwy 99 was taken in 2022.
2025 projections are based on a 2% annual increase.

HIGHWAY COMMERCIAL LAND FOR SALE

3271 LIBERTY RD
GALT, CA

CONCEPTUAL SITE PLAN



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsitere.com

TOPOGRAPHIC AND BOUNDARY SURVEY

HIGHWAY COMMERCIAL LAND FOR SALE

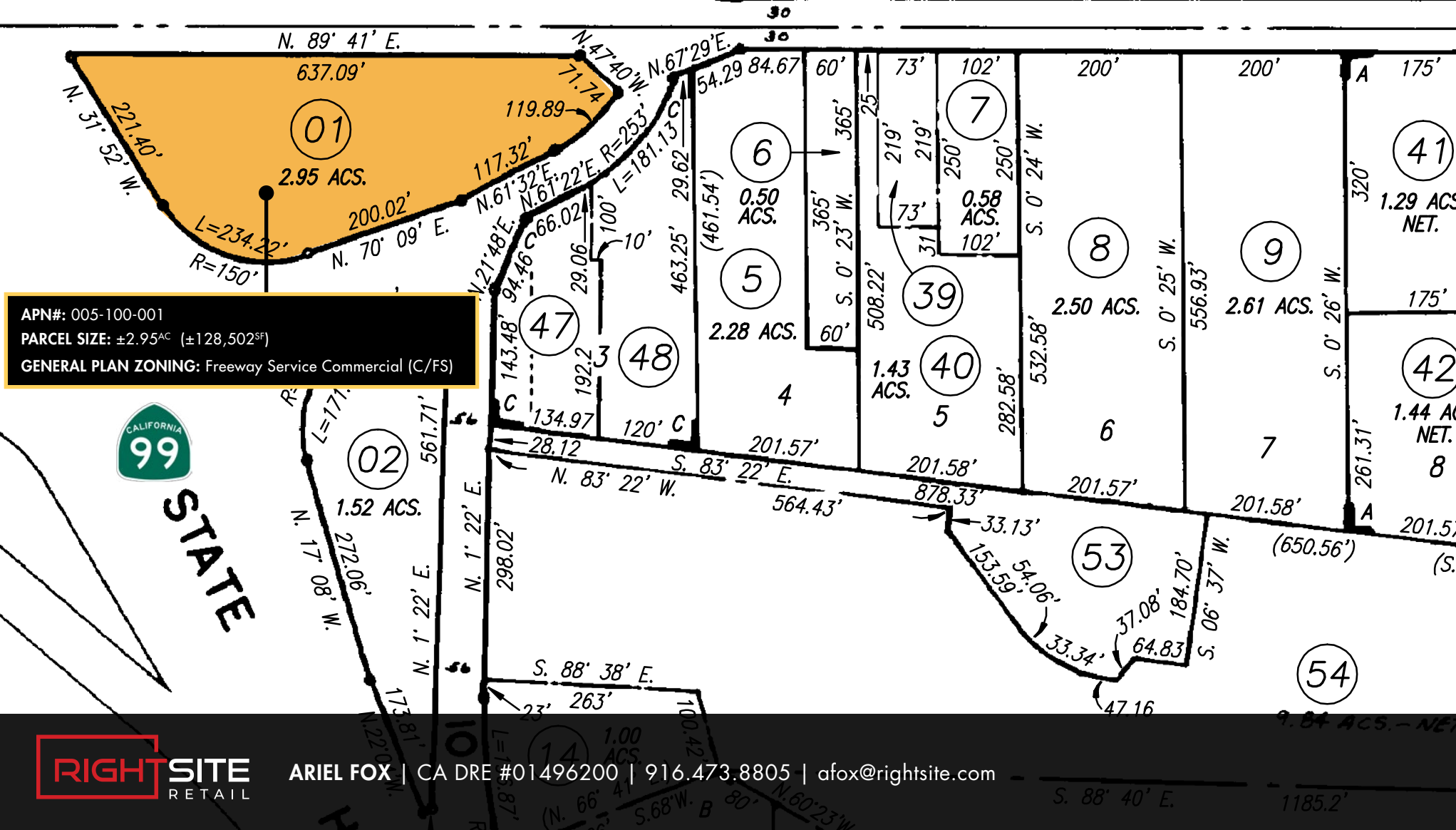
3271 LIBERTY RD
GALT, CA

PARCEL MAP

08

LIBERTY

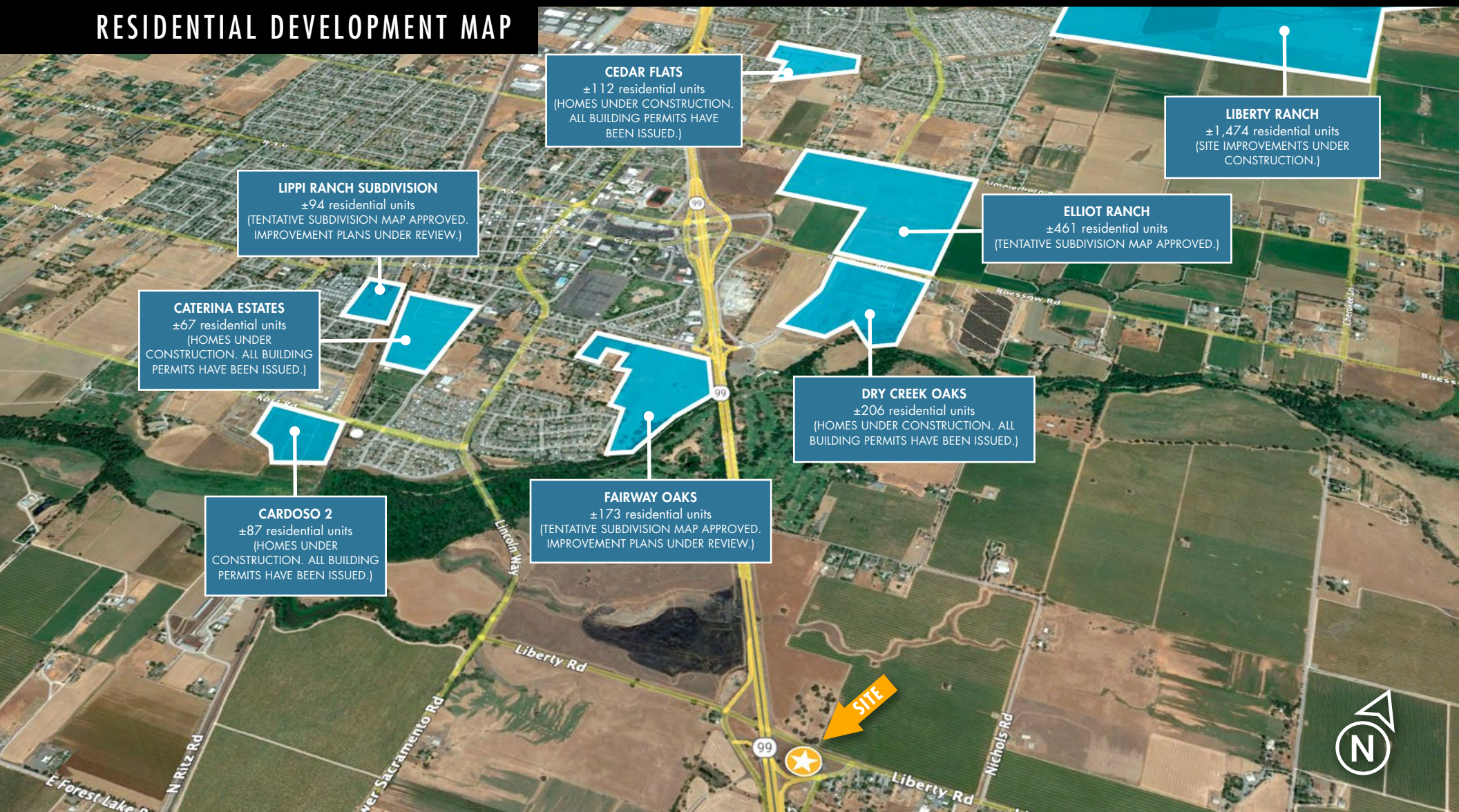
ROAD



HIGHWAY COMMERCIAL LAND FOR SALE

3271 LIBERTY RD
GALT, CA

RESIDENTIAL DEVELOPMENT MAP

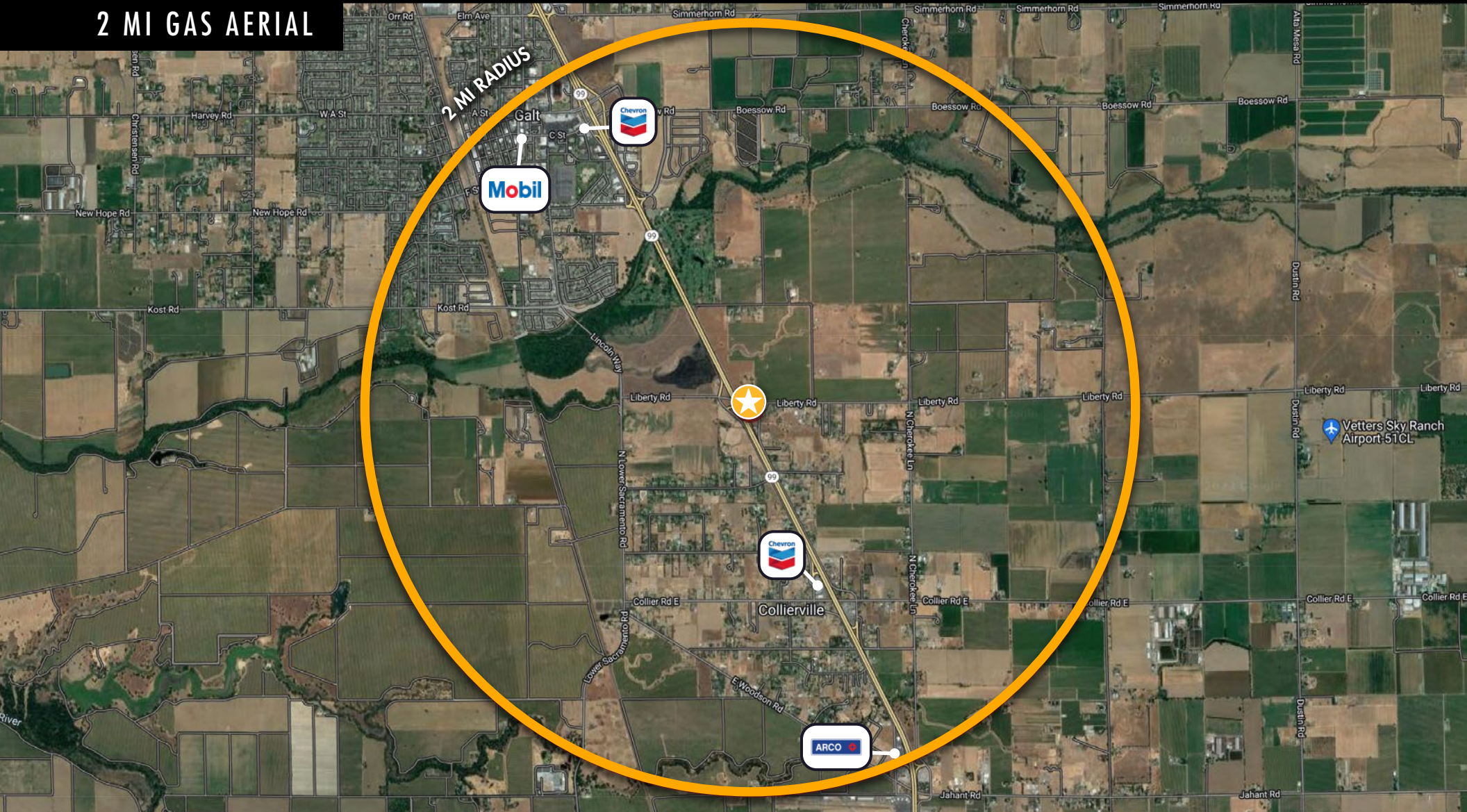


ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsitere.com

HIGHWAY COMMERCIAL LAND FOR SALE

3271 LIBERTY RD
GALT, CA

2 MI GAS AERIAL

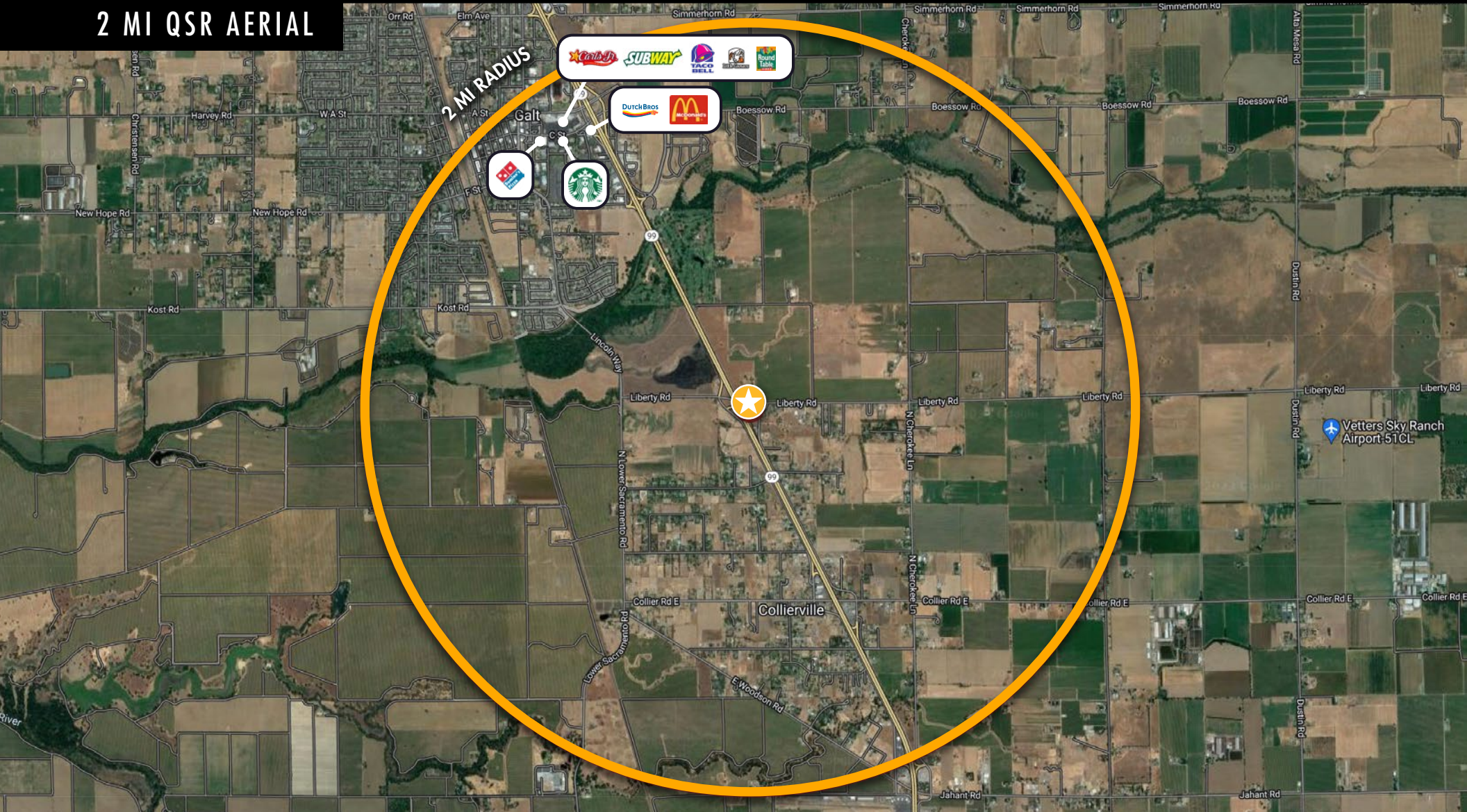


ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsitere.com

HIGHWAY COMMERCIAL LAND FOR SALE

3271 LIBERTY RD
GALT, CA

2 MI QSR AERIAL



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsite.com