

[Revise Listing](#)

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Listing Summary

[Map](#)

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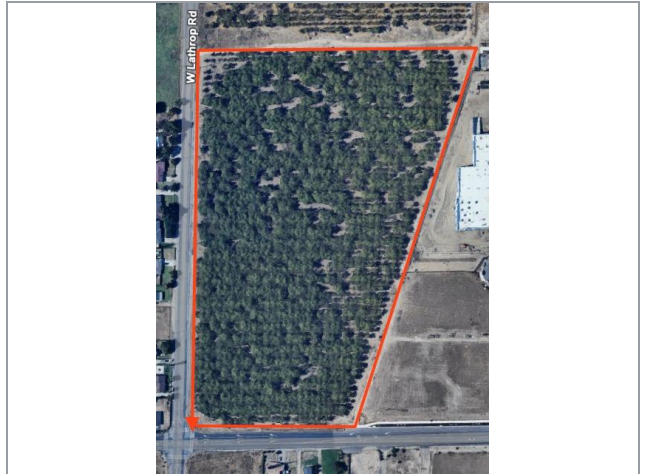
Listing #224002415
\$8,468,000 (LP)
 Price/Acre: **400,000.00**

2105 N Airport Way, Manteca, CA 95336* **N Active** (01/10/24) **Special Listing Conditions:** Other **DOM/CDOM:** 1/1
Acres: 21.1700 **Lot Sz:** 922165*
Area/District: 20504

Remarks

Busy Corner Est 21 ACRE Parcel! Master Plan Zoned with Underlying General Commercial Land Use designation. Fully annexed to the City.

Picture



[Pictures \(3\)](#)



RecMlsNumber	MTR224002415
Property Type	Land
County	San Joaquin
Agent Office	Erin M Custer (ID: MCUSTER) Primary:209-380-2142 Secondary:209-328-0343 Other:209-825-2010 Lic: 01491778 PMZ Real Estate (ID:01ZAGA04) Phone: 209-825-2010, FAX: 209-239-6119 Office Lic.: 00405158
Status	N Active (01/10/24)
Special Listing Conditions	Other
Listing Service	Full Service

Confidential Agt Rmks-Private

Private Remarks Please call for information on this property. Erin Custer 209 380 2142

Showing

Showing Instructions Go Directly
Primary Showing Contact Type Agent
Primary Showing Contact Name Erin M Custer
Primary Showing Contact Phone (209) 380-2142

Directions

Directions to Property Interstate 5 exit Lathrop Rd to corner of Airport. Highway 99 exit Lathrop Rd to corner of Airport. 120 bypass exit Airport to corner of Lathrop Rd.
Cross Street Lathrop

General Information

Zoning	General Commercial
Zoning Description	Commercial
Census Tract	51.41
Area/District	20504
Subdistrict	
Lot Sq Ft (approx)	922,165*
Price / Acre	400,000.00
Primary Residence	None
Additional Living Unit	No

Lot Acres (approx) 21.1700 **Lot Size Source** (Assessor Auto-Fill)

School District (County) San Joaquin (Elementary School District: Manteca Unified; Middle or Junior School District: Manteca Unified; Senior High School District: Manteca Unified)

Disclosures/Restrictions

Bonds/Assessments/Taxes Unknown
Development Status Farm Land, Public Report Available

Association

Association No

Property Information

Lot Features Corner, Public Trans Nearby, Shape Irregular, See Remarks
Topography Agricultural Leveled, Trees
Income Includes Crop(s)
Current Use Agricultural, Orchard
Possible Use Commercial, See Remarks
View Description Orchard
Horse Property No
Crops Almond
Vegetation Orchard
Road Frontage Type City Street
Road Responsibility Public Maintained Road
Road Surface Type Paved
Utilities Other
Water Source Other
Irrigation Other
Sewer Other

Listing Information

Commission Type	%		
Commission to Buyer Office	Commission to Buyer Office	Dual Variable Compensation	
	1.75	No	
Listing Agreement	Exclusive Right To Sell		
Current Financing	Treat as Clear		
Listing Date	01/09/24	Entry Date	01/09/24
On Market Date	01/10/24		
DOM/CDOM	1/1		
Original Price	8,468,000	Expiration Date	01/31/24
Terms	Cash		
Possession	Close Of Escrow		
Days in Escrow	0		

Privileged Information

Photos Provided By	3rd Party Photographer
Publish To Internet	Yes
Approved	Yes
Longitude / Latitude	-121.256486 / 37.827598
Show Address to Public	Yes
Show Address to Client	Yes
Agent Hit Counter	29
Public/Client Hit Counter	1

Mortgage Info

i This is not an official loan estimate. Your actual rate, payment, and costs.

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER

Demonstration Account | NMLS ID 000000 | (555) 555-1212 **EMAIL DEMONSTRATION ACC**

KEY INFO

Down Payment	This loan scenario requires a special quote please contact quote and assessment.
Mortgage Payment	
Rate	
APR	
Taxes (est)	
Insurance / HOA Dues	
PMI	

Monthly Payment

Asking Price of **\$8,468,000** with a Down Payment of **0.0%** and a Loan Amount of **\$0**. [Click Ke](#)

* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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