

# LAND FOR SALE

2949 Annamarie Ave | Patterson, CA

**\$2,300,000**



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# PROPERTY OVERVIEW

Opportunity to present for sale a shovel-ready commercial land site with approved development plans for a Family Entertainment Center in Patterson, California. The property consists of 6.65 acres (three parcels) and includes approved plans for an indoor/outdoor leisure destination.

## PROPERTY HIGHLIGHTS

- 6.65 acres (three parcels)
- Approved development plans included
- Building permit fees negotiated to approximately \$69,000 total
- Permit ready for issuance
- All underground utilities completed on site (water, sewer, gas, electric)
- Zoning allows a broad list of commercial uses
- Located just off the I-5 interchange – ADT 56,000



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Exclusively Presented by

Joseph "Gus" Saar

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# LOCATION, GROWTH & SURROUNDING USES

## LOCATION OVERVIEW

The subject property is located in Patterson, California, offering strong regional access and visibility with proximity to the I-5 corridor. The surrounding area includes hospitality uses, travel services, and large-scale distribution facilities, supporting consistent regional traffic.

The property contains a 100-year flood storm basin, where recreational uses are permitted.

## AREA GROWTH

Patterson is poised to add over 4,000 homes in the near future, supporting long-term population growth and increased demand for commercial and recreational uses.

## CURRENT PATTERSON HOUSING PROJECTS

- Villages of Patterson – Olive Avenue (building permit submitted)
- Self-Help Single Family Homes (2nd phase construction)
- Patterson Ranch (near completion)
- Clayton Shire (near completion)
- Camden Shire (nearing completion)
- Sycamore Ranch I (site work underway)
- Sycamore Ranch II (approved / pending FM submittal)
- Triplex developments (construction underway)
- Baldwin Ranch North / Baldwin / Calvinson (nearing completion / construction underway)



## SURROUNDING STORES AND DISTRIBUTION CENTERS

### Nearby Retail, Dining & Services Include:

- Starbucks
- Jack in the Box
- Best Western
- Denny's
- Carl's Jr.
- Almond Wood BBQ
- Royal Chaat
- El Rancheros Restaurant
- Pizza Hut
- Valero
- Mariscos Los Altos
- Chevron
- Shell
- Grab N Go
- Subway
- Loves Travel Stop
- Dutch Bros
- Grocery Outlet

### Regional Distribution Centers Include:

- Amazon Distribution Center
- CVS Distribution Center
- Kohl's Distribution Center
- Grainger Distribution Center
- Restoration Hardware Distribution Center
- Safavieh & Yaraghi Distribution Center
- Platt Electric Distribution Center

### Within Approximately One Mile:

- Hampton Inn
- Pilot Flying J
- Tandoori Flame
- Popeyes Louisiana Kitchen

# APPROVED PLANS & DEVELOPMENT DETAILS

## DEVELOPMENT OPPORTUNITY

The approved plans allow for development of a Family Entertainment Center designed as a flexible indoor/outdoor leisure venue. The opportunity includes land and approved plans to develop a destination featuring multiple entertainment components.

## Zoning: Commercial / Highway Commercial

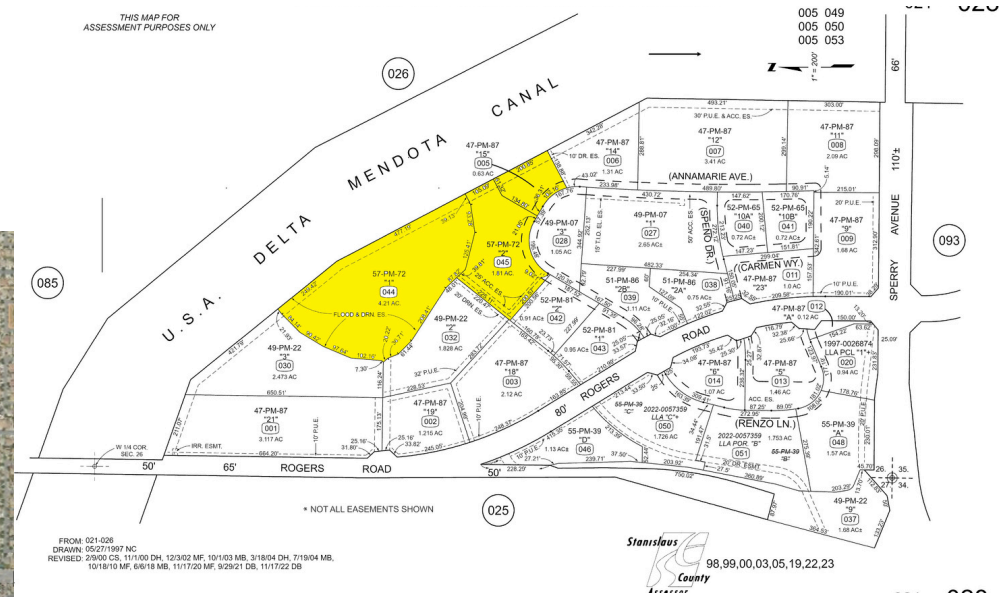
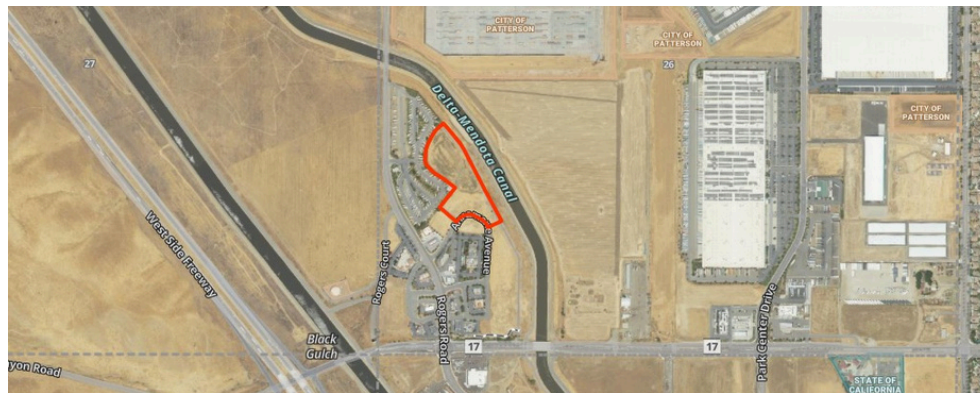
*Broad list of allowable uses available upon request.*

## PLANNED USES INCLUDE

- Arcade
- Miniature golf
- Esports
- Laser tag
- Food and beverage service
- (beer and wine license planned)
- Go-kart raceway (planned)

## SITE & INFRASTRUCTURE

- Approved development plans included
- 7,340 square foot building planned
- All underground utilities completed on site
- Permit fees confirmed and negotiated
- Permit ready for issuance

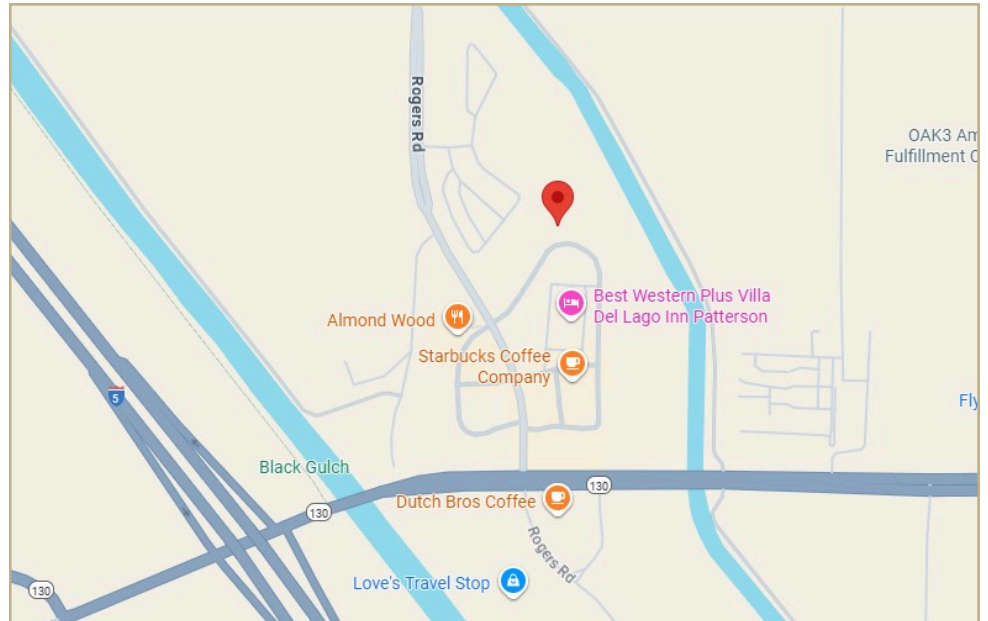


# POSITIONED FOR GROWTH. READY TO BUILD.



## FULLY APPROVED PLANS TO BUILD, TRULY SHOVEL READY.

- Permit Fees Pre - Negotiated at \$69,000.
- Patterson slated to build 4000 SFR units.
- Average Daily Traffic at Sperry and Hwy 5 is 56000.
- Feasibility Study, Proformas, Easement Map and Preliminary Title report available upon request.
- Patterson is becoming a significant transportation hub with many national distribution firms established and operating.



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CONTACT  
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