

2151 Sperry Avenue Patterson

1.9 Acre Industrial Business Park parcel

1.9 Acres Located in the bustling city of Patterson, this prime hotel site is adjacent to the popular Pilot Flying J and Popeyes Chicken restaurant. Prior to 2020, it was approved for a Conditional Use Permit from the City of Patterson, making this land ready for immediate development. This shovel-ready property presents a golden opportunity to build a hotel with the brand flag of your choice.

Patterson is a rapidly growing city known for its strong industrial base and easy access to Interstate 5. Recognized as the "land of job creation," the business-friendly city government is actively fostering economic growth. With plans for a 1,200-acre northwest annexation that includes residential areas and additional industrial space, Patterson is a promising location for investment in the hospitality industry.

Don't miss out on this incredible opportunity to establish your preferred hotel brand in Patterson. Take advantage of this approved site and join the thriving business community. Contact us today for more information and to make your mark in the heart of Patterson.



515 Keystone Blvd.
Patterson, CA 95363
Office (209) 892-8300
Cell (209) 996-4672
Email Mac@gvni.com
www.ILovePatterson.com
www.PattersonRealEstate.net

**MOUNTAIN
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PROPERTIES**
CA BRE 01184629

209.892.8300

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500 New Homes

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