

FOR SALE



±26.34 ACRES ZONED AU-20

19066 S. Austin Road

Manteca, CA 95336



Gregory O'Leary, SIOR

Vice Chair

CA License No. 00924479

g.oleary@colliers.com

+1 209 639 2908

Mark Giovanzana

Executive Vice President

CA License No. 00849715

mark.giovanzana@colliers.com

+1 408 315 9948

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SUMMARY:

The subject property is located $\pm 1,700'$ from the major interchange of Highway 99 & Highway 120 in the Sphere of Influence of the City of Manteca, California. Highway 99 offers easy access to all points throughout the Central Valley. Highway 120 connects to Highway 99 and Interstate-5 north and south as well as access to the San Francisco Bay Area. Local water district serves crops. Current Almonds are non-parell and Fritz, 50% each. Production Fall of 2023 totaled 51,501 lbs. Home located on-site constructed in 1977 and consists of 5 bedrooms and 3 bathrooms with HVAC. Tesla Solar panels located on roof.

PROPERTY SPECIFICATIONS:

- Parcel Size: ± 26.34 acres
- APN: 228-030-210
- Zoning: AU-20, Agriculture, San Joaquin County (City of Manteca Sphere of Influence)
- Water: On-site well (not potable)
- Sewer: Sanitary sewer-septic (new as of 2023)
- Storm: On-site retention
- Gas & Electric: PG&E

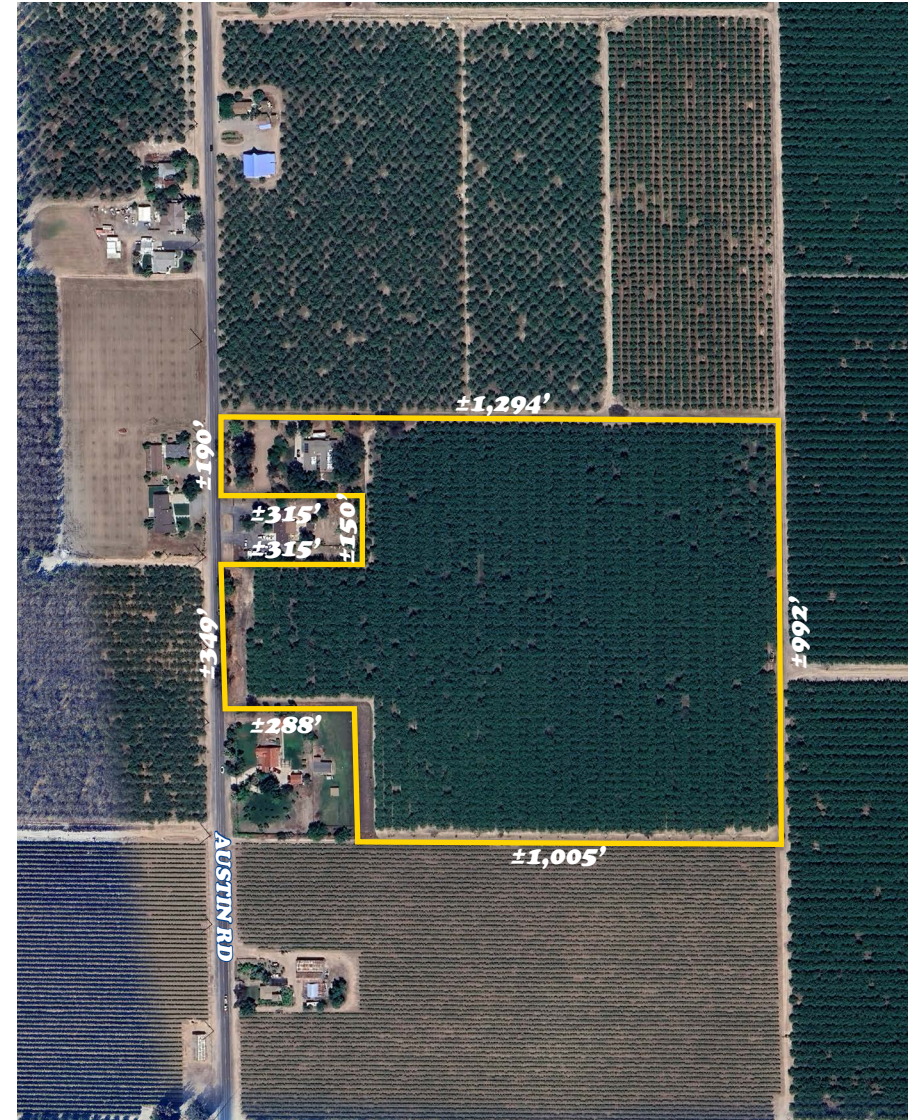
Contact broker for pricing information.

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NEARBY DEVELOPMENTS

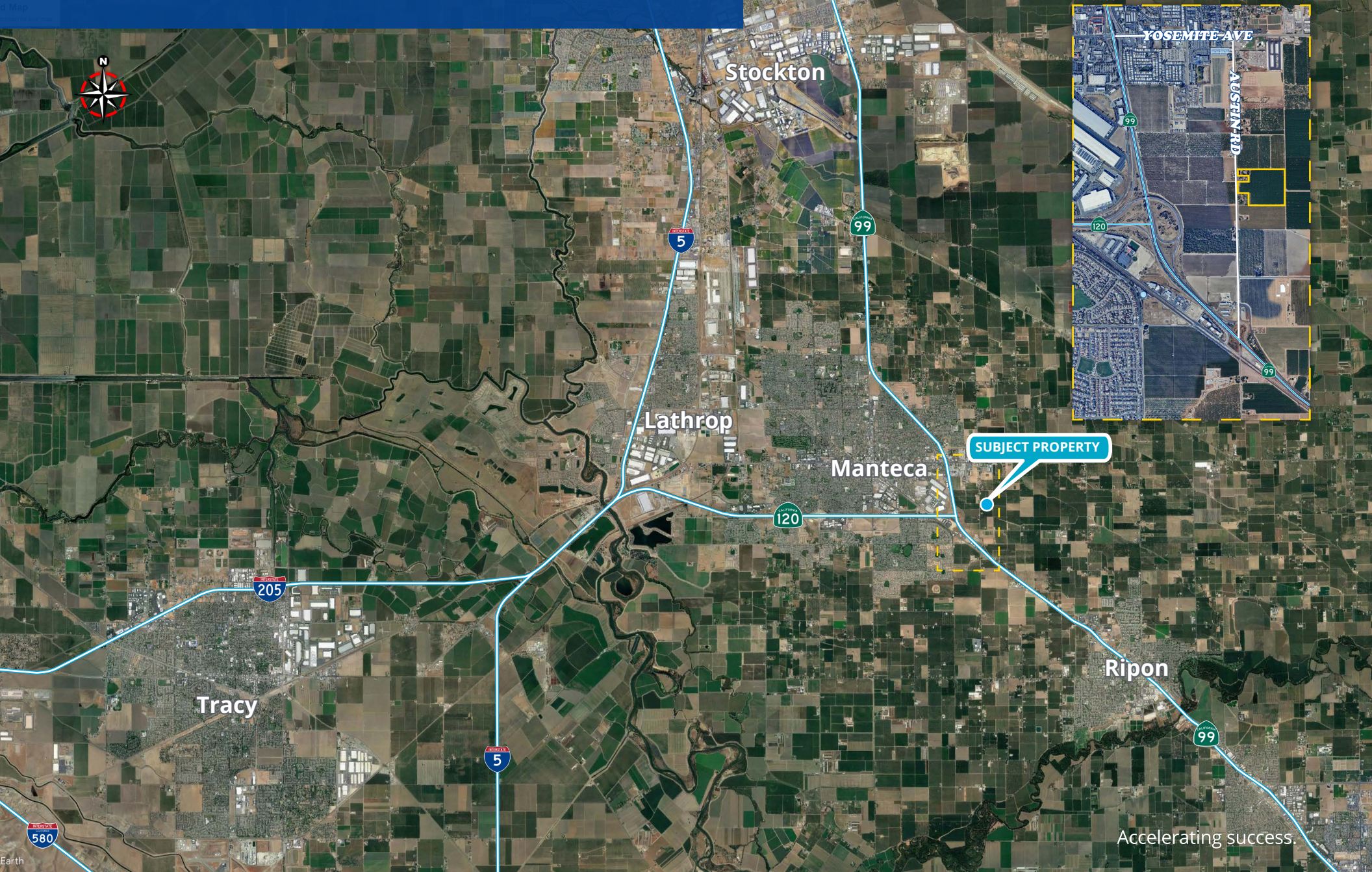
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Location Map





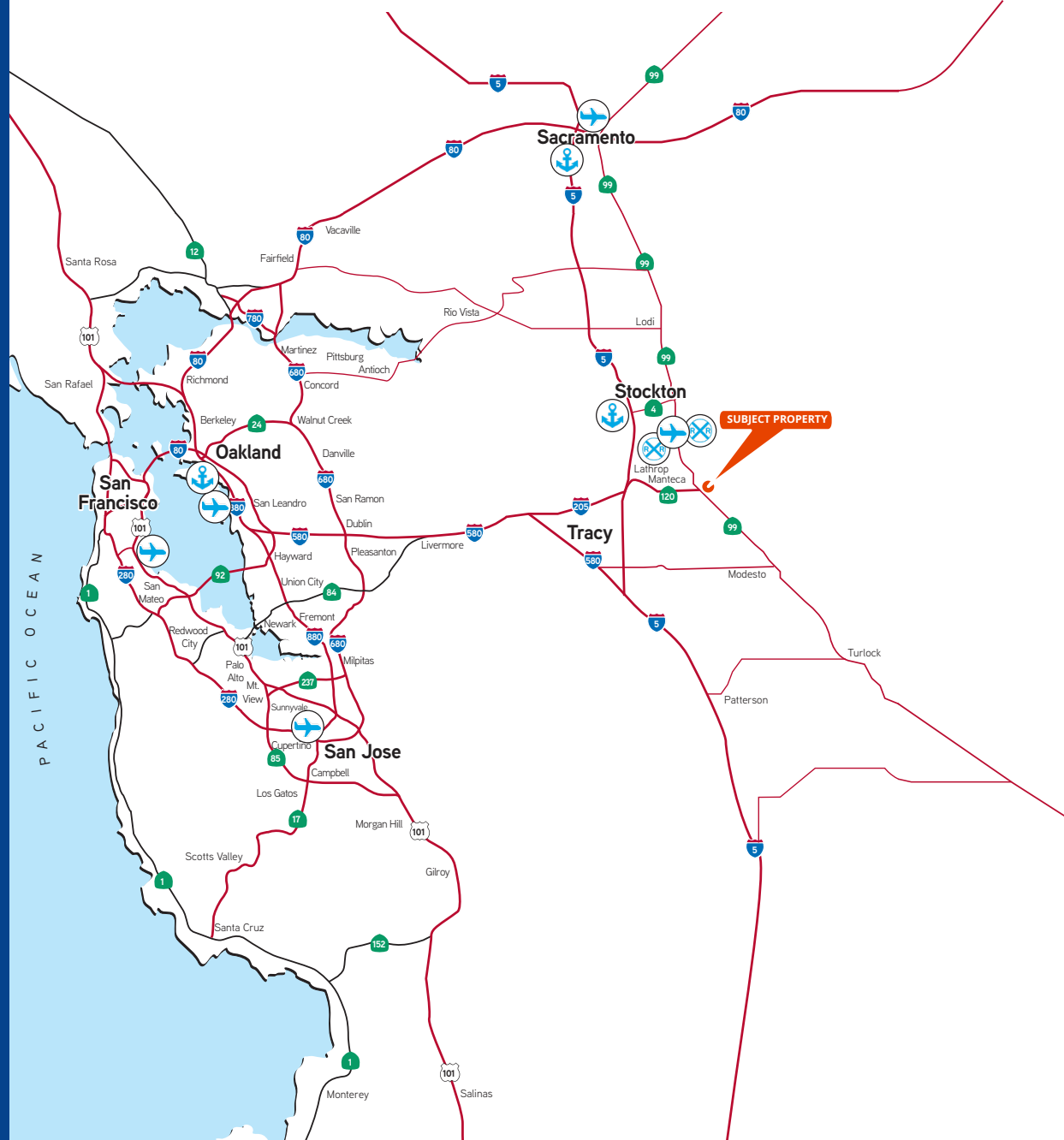
3439 Brookside Road, Suite 108
Stockton, CA 95219
P: +1 209 475 5100
F: +1 209 475 5102
colliers.com

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