## **FLAG CITY**

## PRIME COMMERCIAL LAND FOR SALE

15070-15080 N. THORNTON ROAD, LODI, CA

# LEE & ASSOCIATES

#### LISTING DATA

**AVAILABLE SF:** 1.03± acres & 1.22± acres

**ZONING:** C-FS (Commercial Freeway Service)

#### **COMMENTS:**

- Flag City is home to many fast food restaurants including McDonald's, Starbucks, Taco Bell, Carl's Jr., and Denny's.
  Flag City also has two established hotels-Microtel & Best Western
- The project is located at the intersection of Hwy 12 and I-5. A naturally important intersection with the Bay Area and Delta to the West, Lodi Wine Country to the East, Sacramento to the North and Stockton to the South
- The site benefits from being located at the Gateway to the well renown "Lodi Wine Region", gaining incredible and growing tourist traffic to over 100 wineries in the region
- Sutter Home recently completed (2015) a \$300 million production facility within a mile of the property with an estimated 400 employees
- The subject property was entitled for a 3 story 64 room hotel in 2023
- Adjacent to Flag City RV Resort, widely recognized by Good Sam as one of the top 100 RV resorts in North America
- Located in proximity to the largest Electric Vehicle charging stations proposed in Northern California
- Directly to the North is the brand new 195± acres industrial development to begin construction in 2026



ECONOMIC DATA: CALL AGENT FOR PRICING

### CONTACT



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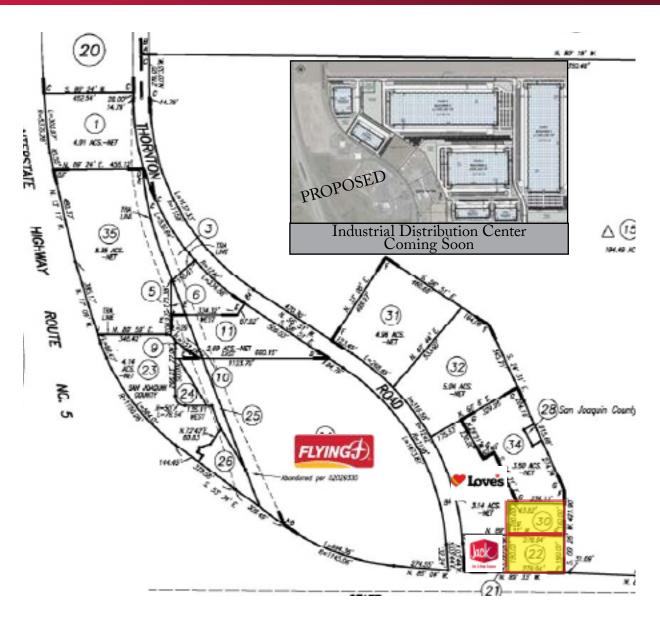


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#### **DEMOGRAPHICS AND TRAFFIC COUNTS**

DEMOGRAPHICS:	5 MILES	10 MILES	15 MILES
Population:	22,305	278,488	496,816
Average HH			

Income: \$135,304 \$101,701 \$93,177

TRAFFIC COUNTS:

Highway 12: 23,500± Cars ADT (2022) I-5: 86,020± Cars ADT (2022)

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