

2700 ATHENS AVENUE LINCOLN, CALIFORNIA

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Cemex Lincoln Ready Mix Batch Plant



OFFERING SUMMARY

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PARCEL -- ADDRESS	PARCEL SIZE	TYPE OF LAND/ZONING
021-283-014-000 2700 Athens Avenue Lincoln, Ca. 95648	9.90 acres	648+- SF Office Building Bldg.#1 Paved and Fenced yard Ready Mix Plant.
<p>Bldg.# 2: 8,000+- SF Class S Warehouse Building Mechanic Shop/Storage. Bldg.# 3: Former 3,000+- SF Class D office building boarded up. Vince Hagan Stationery Concrete Batch Plant- 200/Yards/Hour Capacity 1976-1979 Year Built Updated and)maintained by Tenant</p>		
<p>Flood Zone X 060239 06061C0929H Dated 11/02/2018</p>		
	Total Site 9.90+- Acres	Total Bldg. Size: 11,648+- SF



PROPERTY OVERVIEW

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The site's infrastructure, entitlements, and long-term industrial use create a high-barrier-to-entry environment that strengthens the property's competitive position.

Parcel Size:	9.90 acres
Improvements:	Three buildings, equipment sheds, site improvements
Industrial Use:	Stationary dry-mix concrete batch plant
Tenant:	Cemex (operating as Cemex Lincoln Ready-Mix Plant)
Tenancy Duration:	20+ years
Plant Type:	Vince Hagan Stationary Dry Mix
Original Construction:	1976–1979
Upgrades:	800-barrel silo Ag-bunker stacker belt Fixed belt system
Production Capacity:	Increased from 130 yards/hour to 200+ yards/hour



PROPERTY OVERVIEW

Building Improvements consist of the following:

- Building One- 648+- SF Class S metal exterior office modular style with computer equipment that runs the concrete batch plant. Fair-Average Quality, Fair Condition.
- Building Two- 8,000+- SF Class S metal exterior Warehouse building (truck mechanic shop) with four 14' X 16' metal roll up doors.
- Building Three- 3,000+- SF vacant 2-Story office building in shell condition at present. It is not leased with separate entrance and this portion of the site (southwest corner) is fenced and contains yard storage and concrete patios.



PROPERTY DETAILS

The property consists of an assessor parcel totaling 9.90 acres, improved with three functional buildings, extensive site improvements, and multiple equipment sheds. The site also includes a Vince Hagan Stationary Concrete Batch Plant, operating as the Cemex Lincoln Ready-Mix Plant.

Cemex has occupied and operated the batch plant for over 20 years, demonstrating long-term stability and operational commitment to the location. The Vince Hagan dry-mix stationary plant, originally constructed between 1976–1979, has been significantly upgraded and well-maintained by the tenant over the past decade. Enhancements include an 800-barrel silo, Ag-bunker stacker belt, and fixed belt system, collectively increasing production capacity from 130 yards/hour to over 200 yards/hour.

These improvements position the asset as a high-performing, income-producing industrial site with a strong tenant history and substantial operational infrastructure already in place.



LEASE OVERVIEW

The property, known as the Cemex Concrete Ready-Mix Plant, is currently leased by RMC Lonestar from Eleanor Plant and Steven Plant, POA. The tenancy is operating on a month-to-month basis as of the effective date of value.

A Third Amendment to Lease is presently in process and, once fully executed, will extend the lease term through February 28, 2034. The amendment also introduces annual rent escalations of 2%, enhancing long-term income stability for ownership. As of now, the amendment has not yet been signed by the tenant. Current rental income is \$11,445 per month, totaling \$137,340 per year NNN, with the tenant responsible for taxes, insurance, and maintenance. This structure provides investors with predictable net income and minimal landlord obligations.



TENANT PROFILE: CEMEX

Cemex is a global leader in building materials, with operations in more than 50 countries. Their long-term presence at this site demonstrates:

- Operational reliance
- Strategic location value
- Commitment to regional production capacity

Their continued investment in plant upgrades further reinforces the site's importance.



INVESTMENT HIGHLIGHTS

Long-Term, Established Tenant

Cemex has operated on-site for 20+ years, demonstrating exceptional tenancy stability and long-term commitment to the location. This reduces turnover risk and supports predictable income performance.

High-Capacity Industrial Infrastructure

The Vince Hagan stationary dry-mix batch plant has been significantly upgraded over the last decade, increasing production capacity from 130 to 200+ yards/hour. These improvements enhance operational efficiency and strengthen the tenant's reliance on the site.

Strategic 9.90-Acre Industrial Parcel

The property includes nearly 10 acres of industrial-zoned land with three buildings, equipment sheds, and extensive site improvements—an increasingly scarce asset class in high-demand construction markets.

Minimal Landlord Responsibilities

The tenant maintains and upgrades the plant infrastructure, resulting in low operational burden for ownership and a more passive investment profile.

Mission-Critical Location for Tenant

Given the plant's production volume and long-term operational history, the site functions as a mission-critical facility for Cemex's regional ready-mix operations, reinforcing tenant stickiness and long-term occupancy likelihood.

Attractive Industrial Market Fundamentals

Industrial land and ready-mix facilities continue to benefit from strong demand driven by regional construction growth, infrastructure investment, and limited supply of comparable sites.

Potential for Long-Term Appreciation

The combination of stable tenancy, upgraded infrastructure, and land scarcity positions the asset for future value appreciation, enhancing long-term investor returns.

PROPERTY PHOTOGRAPHS



Vince Hagan Stationery Concrete Batch Plant:



Subject Primary Ingress/Egress Gate



PROPERTY PHOTOGRAPHS



Building No. 2: Warehouse



Building No. 3:



Why This Property Is a Strong Investment in Lincoln, California

Lincoln, California offers a compelling combination of population growth, high household incomes, strong housing demand, and limited industrial supply, making this asset exceptionally well-positioned for long-term investor returns.

1. Fast-Growing Population

Lincoln is one of the fastest-growing communities in Placer County.

- Population (2023): 51,629 residents
- Growth rate: 2.99% year-over-year

A growing population directly supports demand for housing, infrastructure, and commercial development — all of which drive sustained need for ready-mix concrete.

4. Stable, Educated, and Growing Workforce

Lincoln benefits from a strong labor base.

- Employed population: 20,819 workers (2023)
- Employment growth: 5.46% year-over-year
- High educational attainment: 95% high school graduates or higher

A stable workforce supports regional economic expansion and construction activity.

2. Strategic Location in Placer County

Lincoln sits within one of California's most desirable and fastest-growing counties.

- Proximity to Roseville, Rocklin, and the Sacramento metro
- Access to major transportation corridors
- Strong public and private infrastructure investment

This makes the site ideal for industrial operations and distribution.



Why This Property Is a Strong Investment in Lincoln, California

3. Industrial Land Scarcity & High Barriers to Entry

Industrial-zoned land with heavy-use entitlements is increasingly rare in California.

- Environmental regulations
- Lengthy permitting processes
- Community restrictions on new batch plants

This creates a significant competitive moat for an existing, fully entitled ready-mix facility.

4. Strong Demand for Ready-Mix Concrete

Population growth, rising home values, and regional development all contribute to:

- New residential subdivisions
- Commercial and industrial projects
- Public infrastructure improvements

A plant with 200+ yards/hour capacity is well-positioned to capture this demand.

5. Long-Term Tenant Stability: Cemex

Cemex is a global building materials leader with a 20+ year operational history at this site.

- Demonstrated operational reliance
- Strong financial stability
- Commitment to regional production

The pending lease amendment extending the term to 2034 with 2% annual increases further strengthens the investment profile.



LEGAL & DUE DILIGENCE NOTICE

Prospective purchasers are advised to conduct their own independent investigation and due diligence regarding all aspects of the property, including existing improvements, condition, zoning, environmental considerations, and permitted uses.

Additional reports and documentation are available to qualified parties upon execution of a Non-Disclosure Agreement (NDA). We can provide access to detailed table of contents outlining available technical and regulatory documentation.



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