

FOR SALE



603 N LINCOLN WAY

GALT, CA
95632

DEVELOPEMENT OPPORTUNITY JUST OFF HWY 99 - HIGHWAY VISIBILITY

1,418 SF BUILDING | 8,712 SF LAND



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603 N LINCOLN WAY

PRIME INVESTMENT | FOR SALE

EXECUTIVE SUMMARY

Executive Summary for 603 N Lincoln Way, Galt, CA 95632

Property Overview: This unique property offers a rare opportunity in Galt, CA, with prime frontage directly on Highway 99. Previously zoned for residential use, this property has been newly rezoned to Highway Commercial (HC), unlocking a wide range of commercial development possibilities. The 1,418 square foot residential home is situated on a generous 8,712 square foot lot, making it an ideal site for businesses, retail, or other commercial ventures.

Key Features:

Strategic Location: Located right on Highway 99, one of the busiest highways in the region, providing excellent visibility and access for commercial uses.

Zoning: Recently rezoned to Highway Commercial (HC), allowing for a variety of commercial and retail developments, including office buildings, gas stations, restaurants, and more.

Development Potential: With both residential and commercial opportunities, the property is perfect for investors or businesses looking to capitalize on a growing area with high traffic and strong exposure.

Easy Access: Direct access to Hwy 99 ensures high visibility and convenience for customers or clients. Situated in a rapidly developing area with new commercial and residential projects nearby.

Potential Uses (subject to approval):

- Multi Family
- Fast food or drive-thru establishments
- Professional office space
- Auto-related businesses (e.g., repair, dealership)
- Hotel or motel
- Mixed-use developments

Why Galt? Galt is an up-and-coming city situated at the crossroads of Hwy 99, offering a growing population, convenient access to Sacramento, and an expanding business environment. This property provides the ideal platform for businesses looking to establish themselves in a prime location with excellent visibility and future growth potential.

Don't miss out on this exciting opportunity to develop in one of California's up and coming commercial corridors.

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DEVELOPMENT OPPORTUNITY



NEWLY ZONED TO HC

HIGHWAY COMMERCIAL
DEVELOPMENT

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ADDRESS: 603 N LINCOLN WAY,
GALT, CA 95632

APN: 150-0041-029-0000

PRICE: \$765,000.00

ZONING: HC - Hwy Commercial

BUILDING SF: 1,418 (3 BED / 2 BATH)

PARCEL SF: 0.28 / 8,712

YEAR BUILT: 1962

PARKING: Open

OCCUPANCY: Short-term Tenant

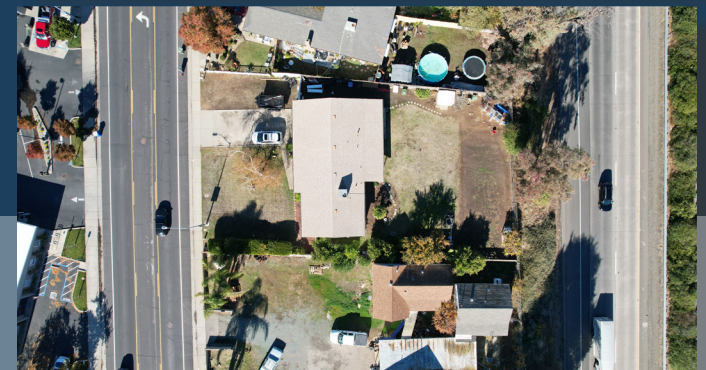
ELECTRICITY: SMUD

GAS: PG&E

WATER/SEWER: City of Galt

FAULT ZONE: Not within an Earthquake
Fault Zone

PROPERTY DETAILS



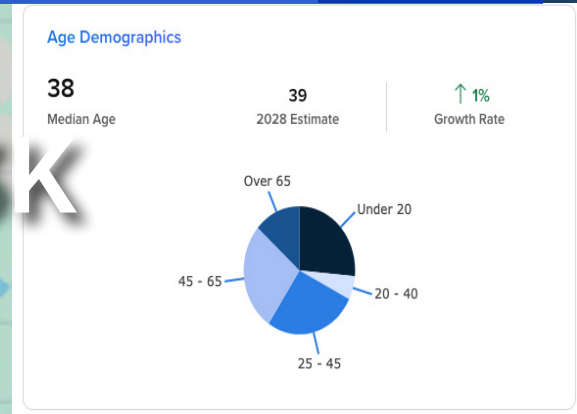
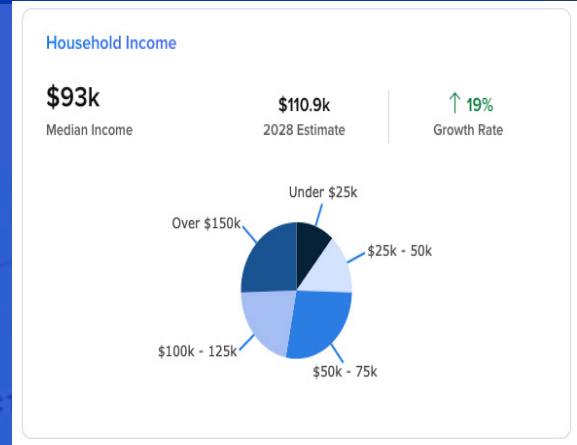
603 N LINCOLN WAY

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PROPERTY DEMOGRAPHICS

3 MILES

POPULATION: 33.5K
HOUSEHOLD INCOME: \$93K
AGE DEMOGRAPHIC: 38



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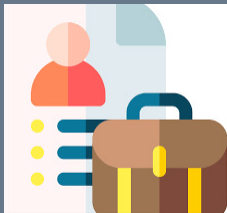
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POPULATIONS & PEOPLE

Total Population
25,350



EMPLOYMENT

Employment Rate Growth
2.57%/Year



INCOME & POVERTY

Median Household Income
\$85,069



HOUSING

Median Property Value
\$445,200
Ownership rate 75.6%



HOUSING INCREASE

Total Value Increase
16.5% /Year



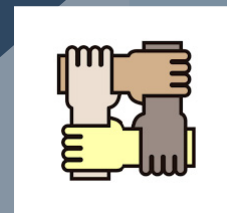
EDUCATION

Bachelor's Degree or Higher
35.1%



AGE

Median Age
38.5



RACE & ETHNICITY

White (Non-Hispanic) **46.9%**
White (Hispanic/Other) **32.5%**

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LOCATION AERIAL



603 N LINCOLN WAY

LEGAL

PRIME INVESTMENT | FOR SALE

CONFIDENTIALITY AGREEMENT

Your receipt of this Offer Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or KCM Commercial Property Management, Inc. (“KCM”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or KCM.

DISCLAIMER

This Offer Memorandum is provided for informational purposes only and does not constitute an offer or solicitation to sell or purchase any interest in the Property. The information contained herein has been gathered from sources believed to be reliable, but its accuracy and completeness are not guaranteed. All financial projections, estimates, and assumptions are for illustrative purposes only and may not reflect actual future performance.

Prospective buyers should conduct their own due diligence and seek independent legal, financial, and tax advice before making any investment decisions. The Property is being offered “as is” and without any representations or warranties of any kind. All descriptions, references to size, condition, and other characteristics of the Property are approximations and should be verified independently.

KCM Commercial Property Management (“KCM”) and the Owner shall not be liable for any losses or damages arising from reliance on the information contained in this Memorandum. By accepting this Memorandum, you agree to keep its contents confidential and not to disclose any information to third parties without prior written consent from KCM or the Owner.

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