

## LAND FOR SALE

# 605 YETTNER RD

French Camp, CA 95231



### PROPERTY DESCRIPTION

KW Commercial is pleased to present this excellent opportunity to purchase 14.95 AC of developable land near Interstate 5. The property provides an opportunity for a savvy developer/owner to benefit from a potential annexation into the City of Stockton. Should an investor choose to annex, the zoning will be Commercial (see highlights for potential uses). Additional information regarding the Yettner Road East Parcel Project is available upon request.

### OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	14.95 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,812	11,917	34,119
Total Population	7,748	48,252	122,319
Average HH Income	\$115,022	\$94,545	\$82,509

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### BILL JOHNSON

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### KW COMMERCIAL

3133 W. March Lane  
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LOCATION INFORMATION		PROPERTY INFORMATION	
Street Address	584 E French Camp Rd 605 Yettner Rd 621 Yettner Rd	Future Zoning (City)	Commercial
City, State, Zip	French Camp, CA 95231	Zoning (County)	AU-20
County	San Joaquin	Total Combined Size of the 3 Parcels	14.95 Acres
		APN #s	193-060-380 193-060-590 193-060-620
		Corner Property	Yes
		Traffic Count	+/- 112,280 ADT
		Traffic Count Street	Interstate 5



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### PROPERTY HIGHLIGHTS

- In close proximity of Interstate 5
- Located at the southern access to Weston Ranch, a community with +/- 22,000 residents.
- Proposed annexation into the City of Stockton with a proposed land use of Administrative Professional / Commercial / High Density Residential
- Potential Future Uses After Annexation: High Density Apartments, QSR, Service Retail, Service Station, Junior Anchor w/ Garden Center, Grocery, Medical Office, Self-Storage, Hospitality, etc.
- Uniquely positioned to serve both the community of Weston Ranch as well as the San Joaquin General Hospital, the San Joaquin County Jail, the VA Central Valley Community Based Outpatient Clinic, and many of Stockton's major distribution facilities.

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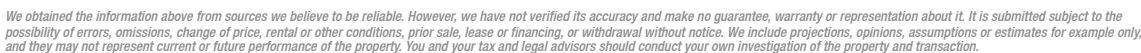
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# OF LOTS 3 | TOTAL LOT SIZE 1.35 - 9.82 ACRES | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	584 French Camp Rd	193-060-590	Other	1.35 Acres	N/A	AU 20
Available	2	605 Yettner Rd	193-060-580	Other	9.82 Acres	N/A	AU-20
Available	3	621 Yettner Rd	193-060-620	Other	3.78 Acres	N/A	AU-20

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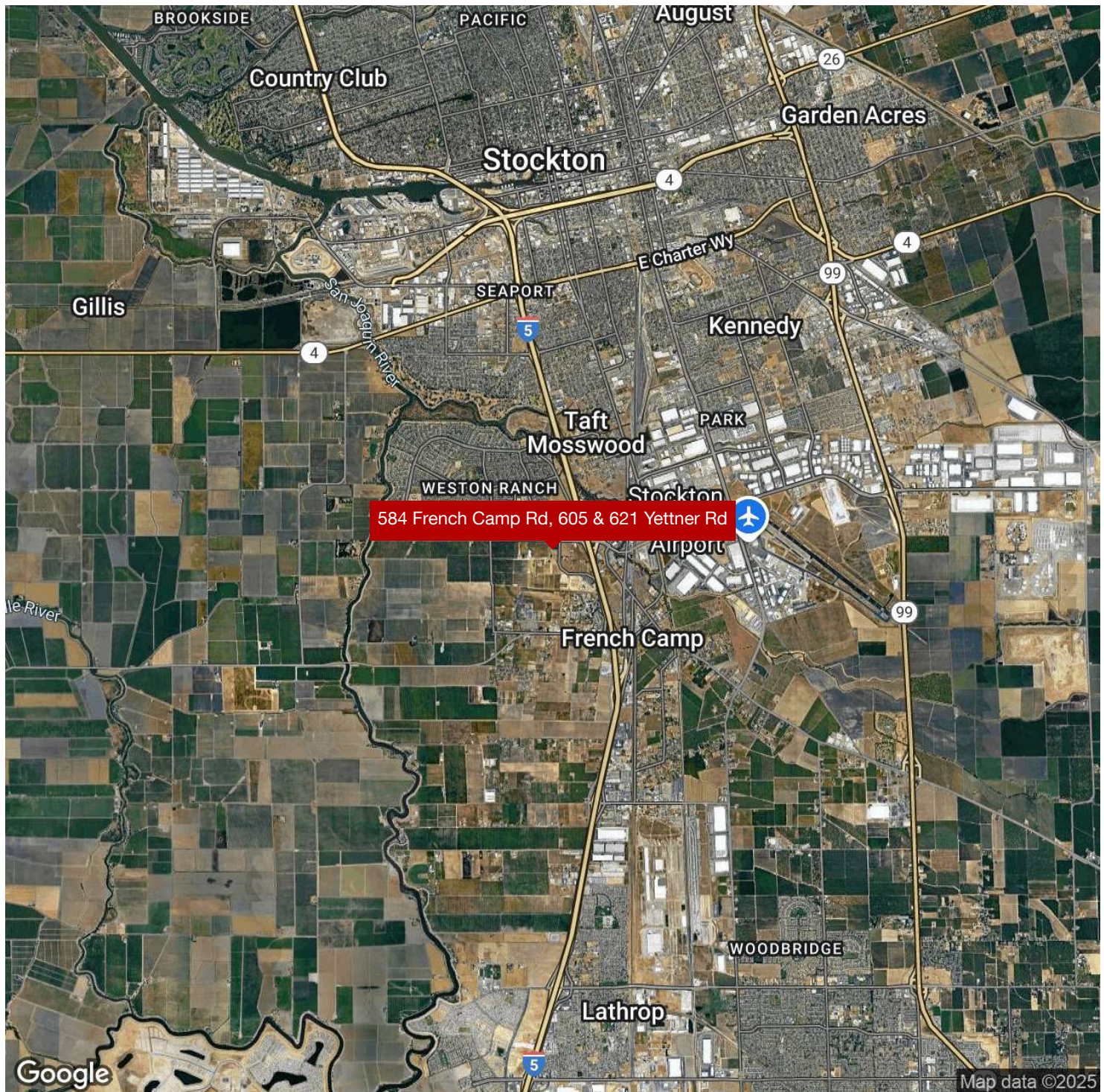
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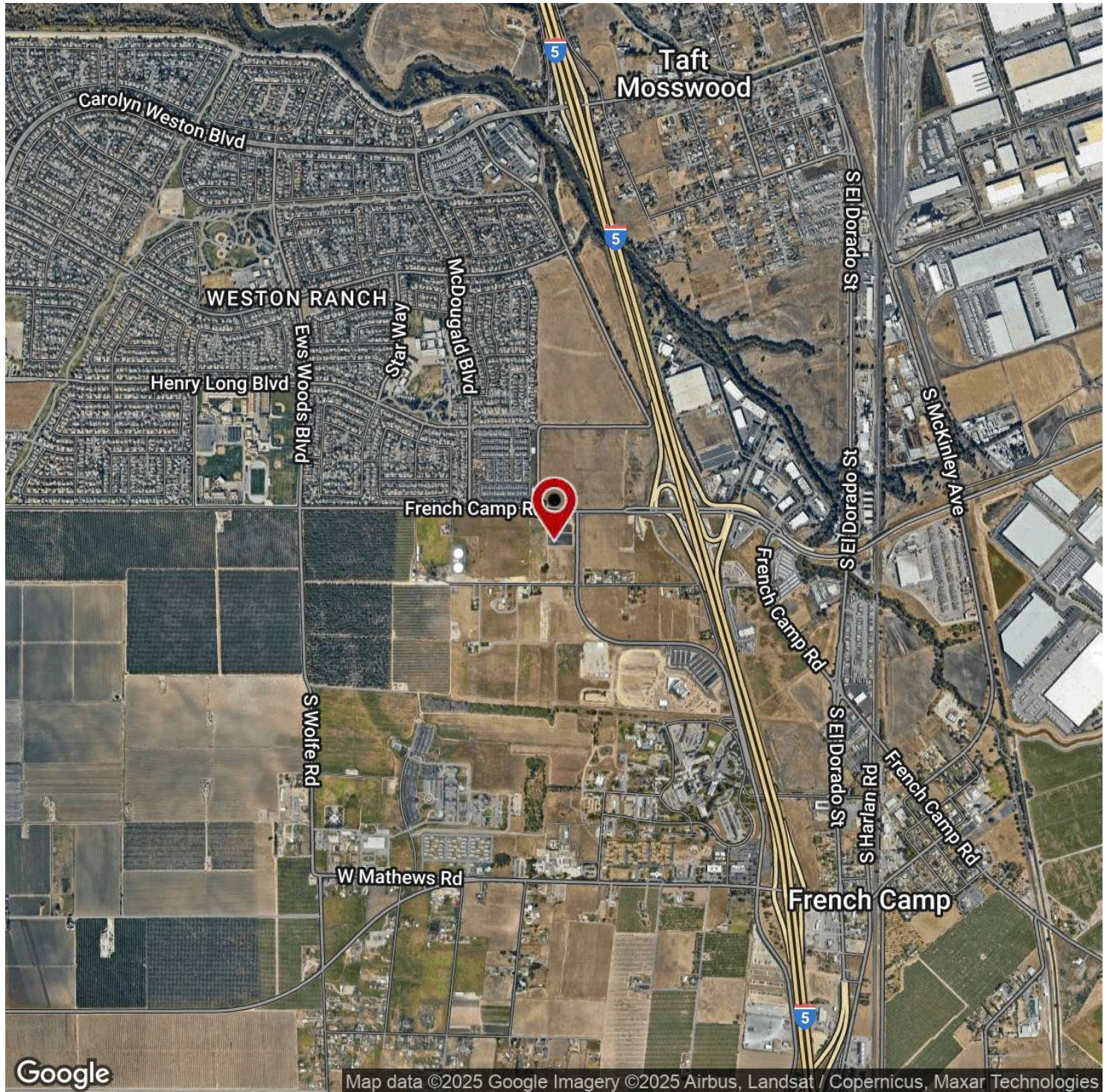
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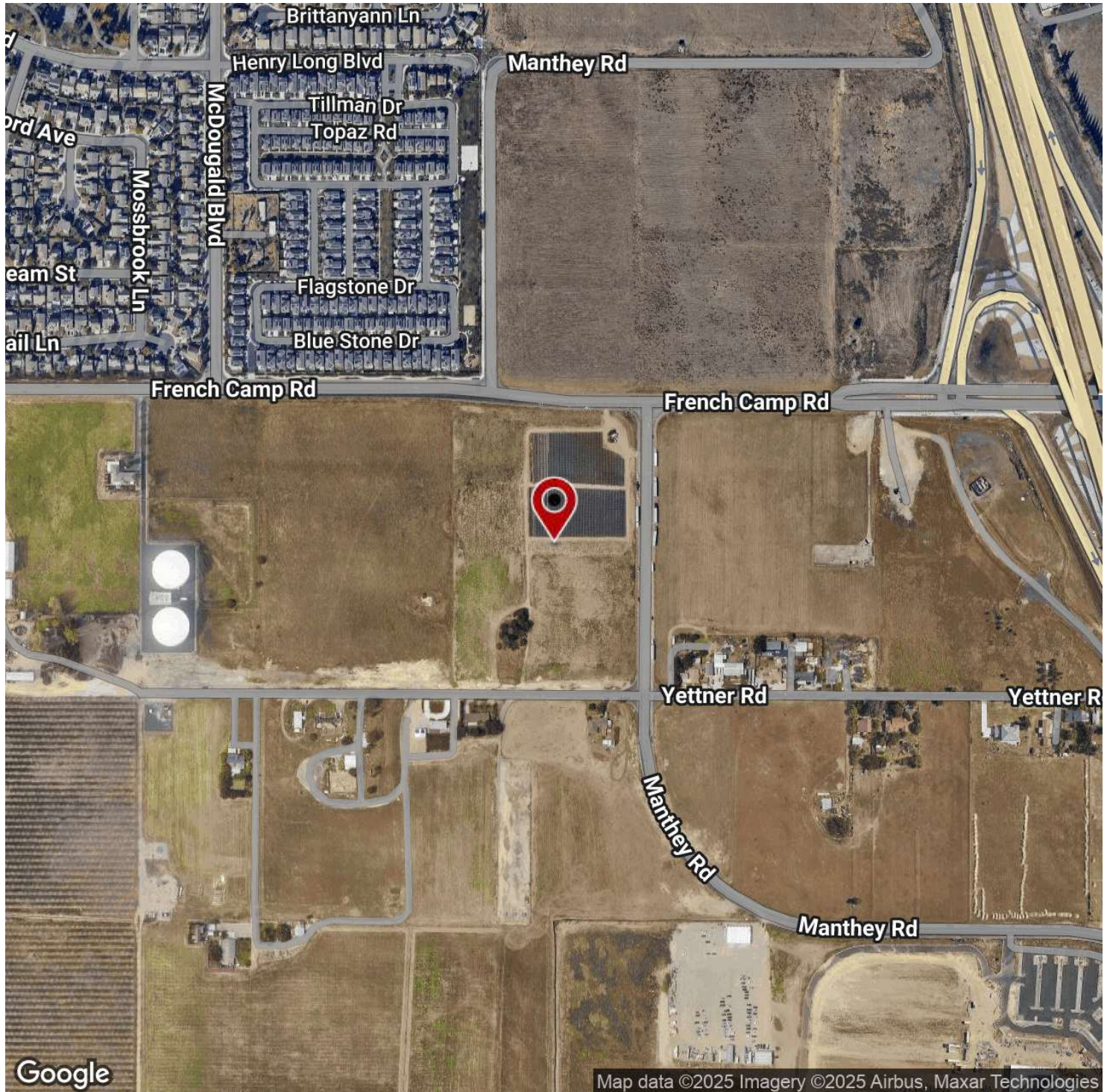
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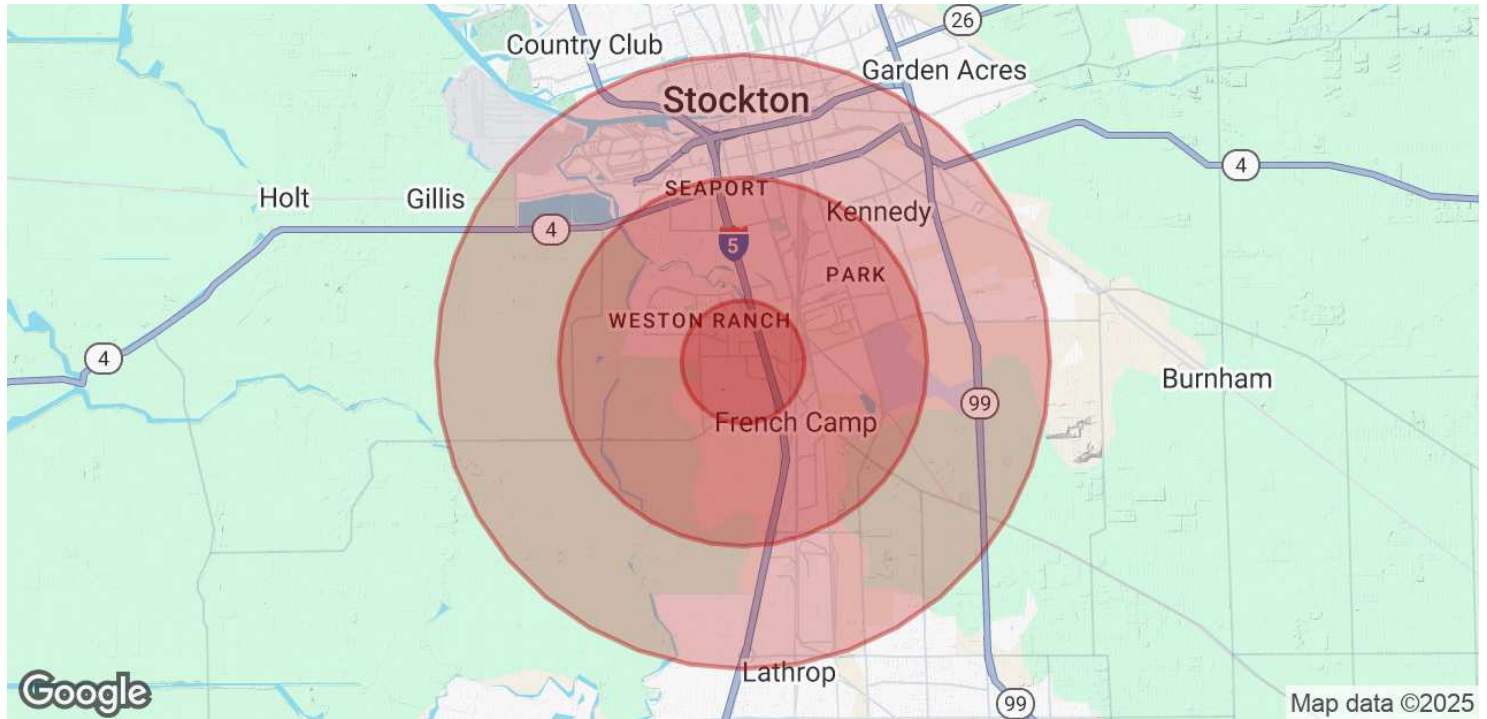
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,748	48,252	122,319
Average Age	36	35	36
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,812	11,917	34,119
# of Persons per HH	4.3	4	3.6
Average HH Income	\$115,022	\$94,545	\$82,509
Average House Value	\$492,745	\$414,136	\$422,349

\* Demographic data derived from 2020 ACS - US Census

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