

HIGH VISIBILITY CORNER FOR SALE

584 E French Camp Rd, French Camp, CA 95231



PROPERTY DESCRIPTION

KW Commercial is pleased to present this excellent opportunity to purchase 1.35 AC of developable land, located at a signalized intersection 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 a Buyer 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:	1.35 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,866	15,658	39,025
Total Population	8,601	62,690	139,951
Average HH Income	\$115,521	\$92,215	\$82,307

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BILL JOHNSON

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KW COMMERCIAL
3133 W. March Lane
Stockton, CA 95219



584 E FRENCH CAMP RD

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LOCATION INFORMATION		PROPERTY INFORMATION	
Street Address	584 E French Camp Rd	Future Zoning (City)	Commercial
City, State, Zip	French Camp, CA 95231	Parcel Size	
County	San Joaquin	Parcel Size	
		APN	193-060-590
		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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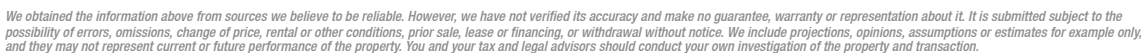
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OF LOTS 1 | TOTAL LOT SIZE 1.35 ACRES | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	584 French Camp Rd	193-060-590	Other	1.35 Acres	N/A	AI

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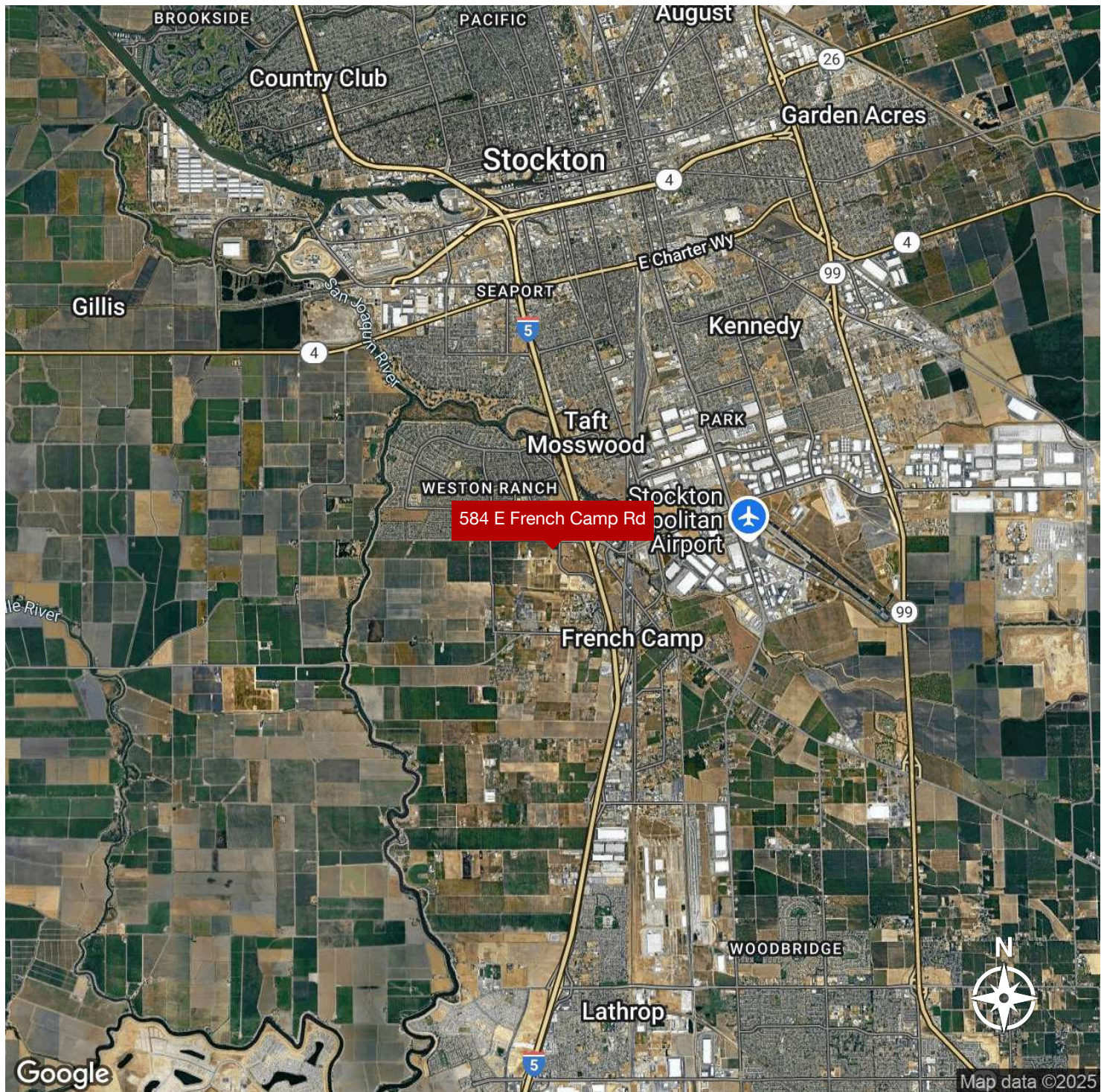
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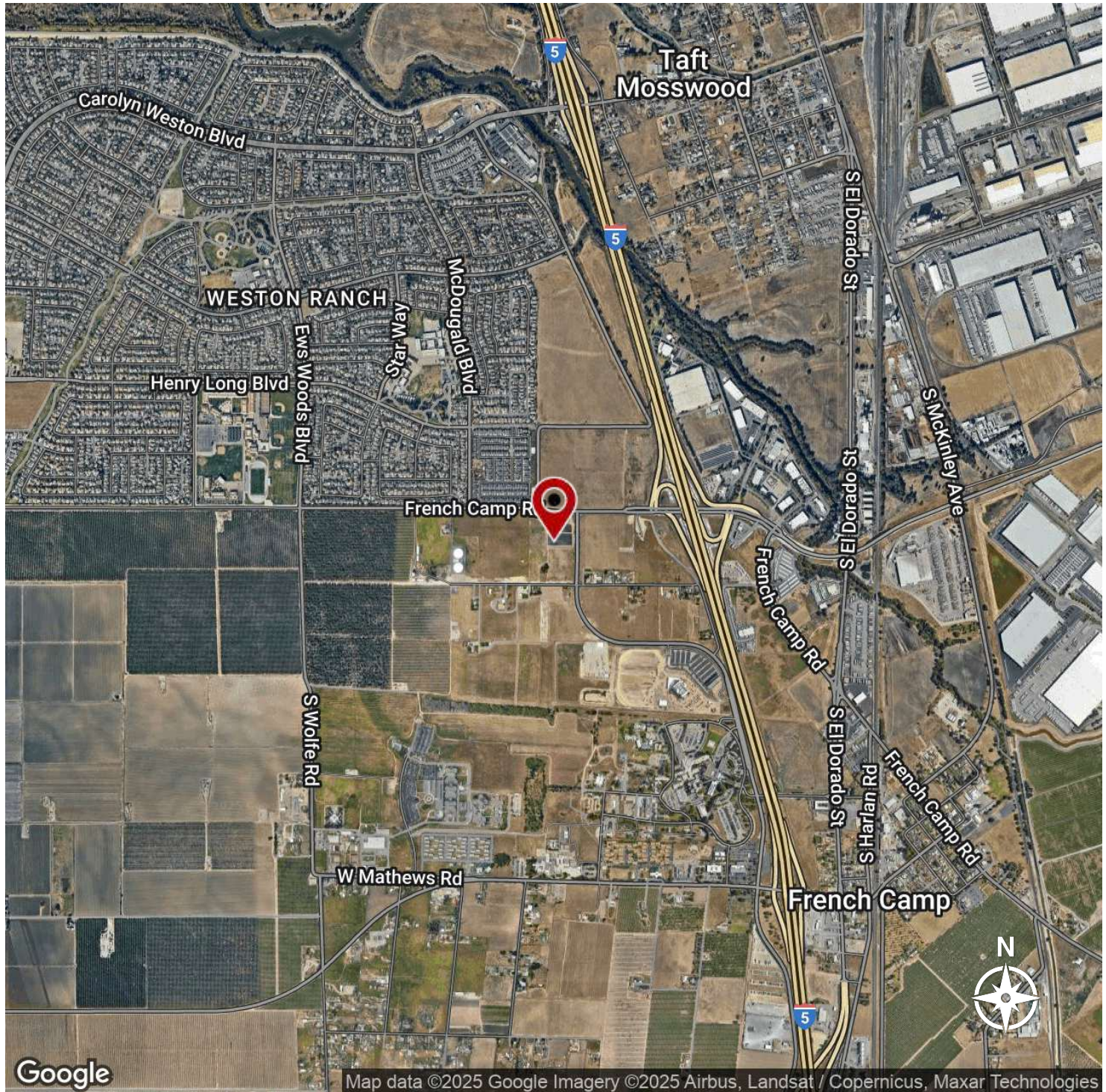
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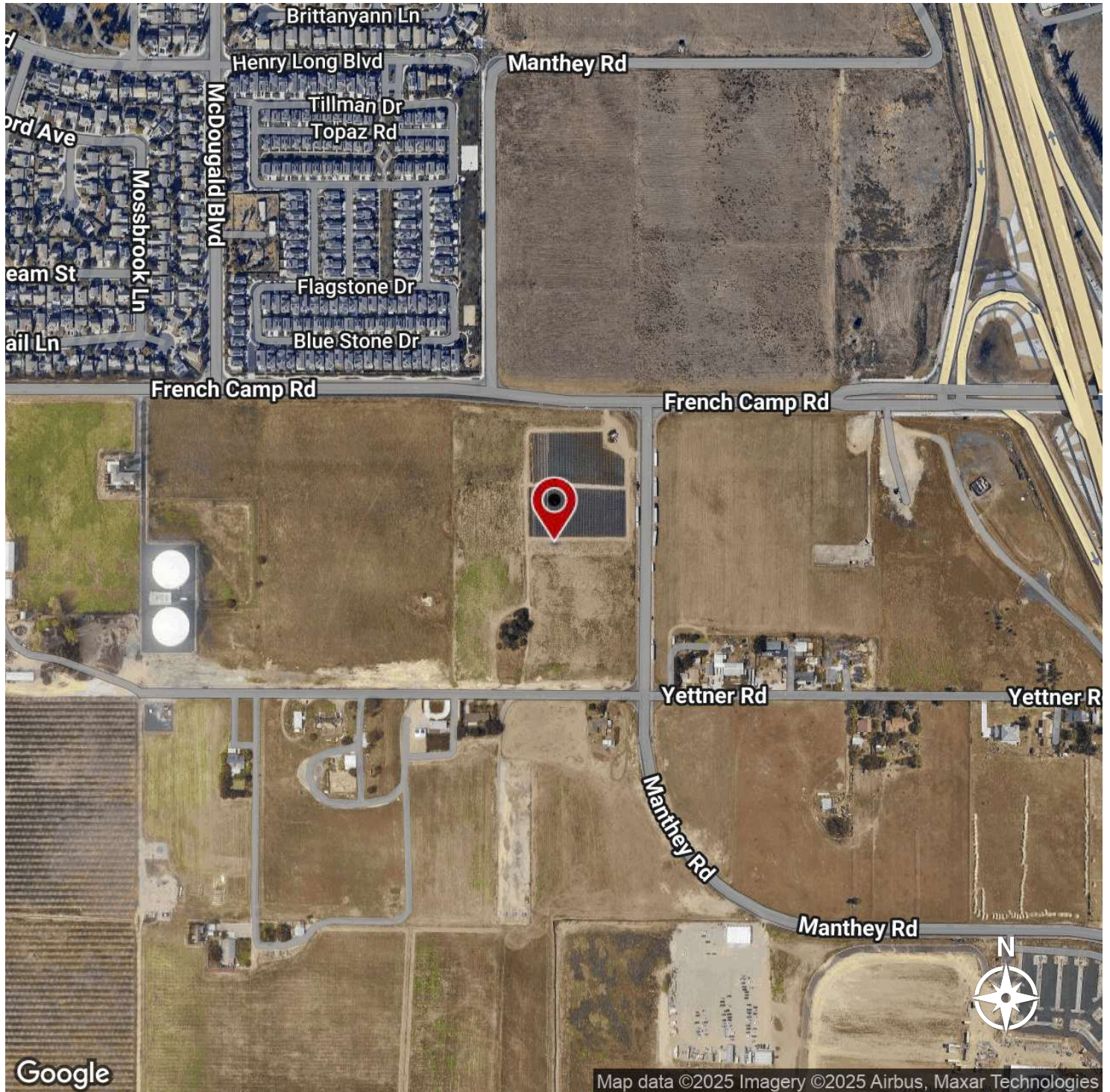
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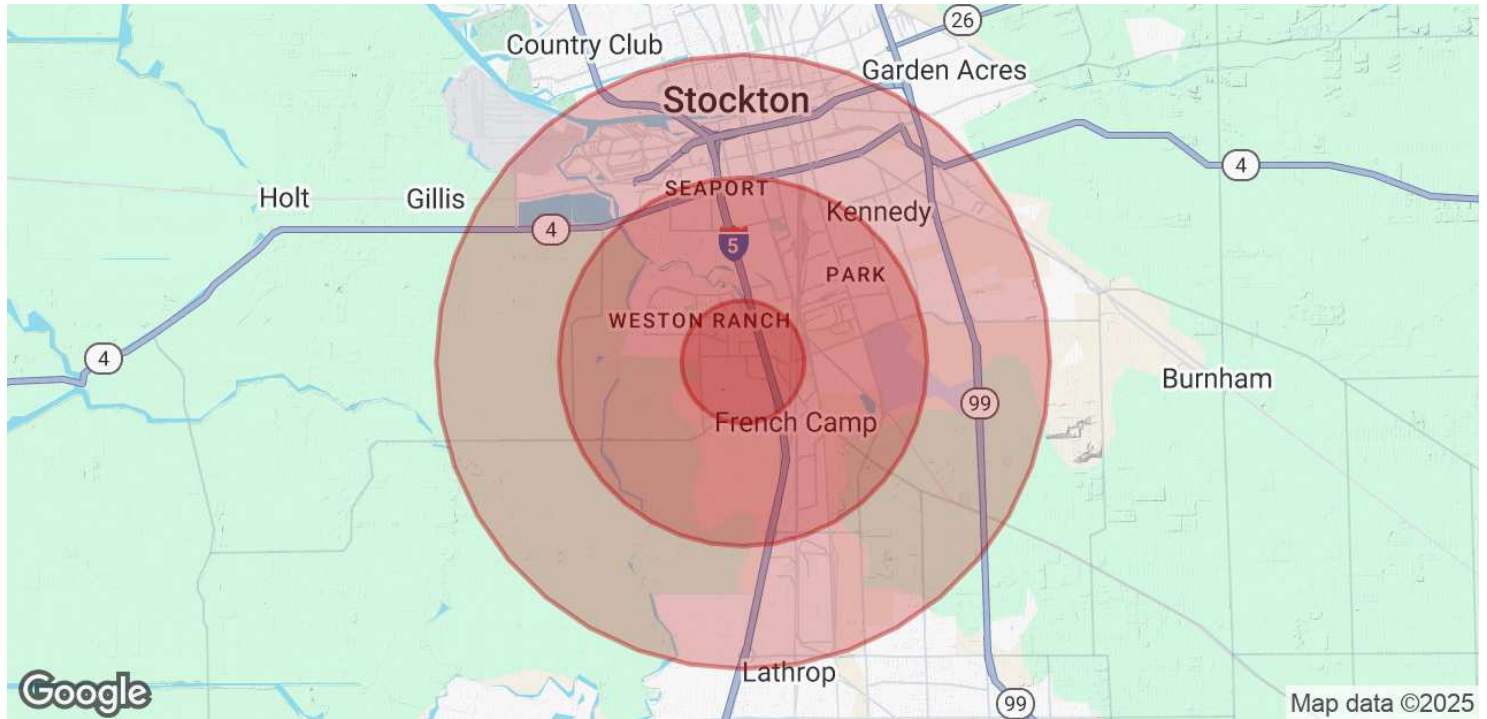
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,601	62,690	139,951
Average Age	36	35	35
Average Age (Male)	35	34	35
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,866	15,658	39,025
# of Persons per HH	4.6	4	3.6
Average HH Income	\$115,521	\$92,215	\$82,307
Average House Value	\$493,505	\$423,384	\$423,667

* Demographic data derived from 2020 ACS - US Census

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