

LAND FOR SALE

584 E FRENCH CAMP 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 the near term annexation into the City of Stockton (expected 3rd quarter 2025). The current AI zoning allows for Truck/Trailer parking, truck repair, and/or truck sales. Once the annexation is finalized, 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:	\$6,800,000
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
Director - Associate Broker
O: 209.689.0116
C: 209.639.5111
bill.johnson@kwcommercial.com
CA #01992157

KW COMMERCIAL
3133 W. March Lane
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LOCATION INFORMATION

Street Address 584 E French Camp Rd
605 Yettner Rd
621 Yettner Rd

City, State, Zip French Camp, CA 95231

County San Joaquin

PROPERTY INFORMATION

Zoning (County) Agricultural - Industrial (AI)

Future Zoning (City) Commercial

Total Combined Size of the 3
Parcels 14.95 Acres

APN #s 193-060-380
193-060-580
193-060-620

Corner Property Yes

Traffic Count +/- 112,280 ADT

Traffic Count Street Interstate 5



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PROPERTY HIGHLIGHTS

- Current AI Zoning allows for a variety of uses including Truck/Trailer Parking, Truck Repair, and/or Truck Sales
- In close proximity of Interstate 5
- Located at the southern access to Weston Ranch, a community with +/- 22,000 residents.
- Currently undergoing annexation into the City of Stockton with a proposed land use of Administrative Professional / Commercial / High Density Residential
- Annexation expected by 1st quarter 2025.
- If a larger project is desired, the 16.49 AC adjacent parcel is also available for sale
- 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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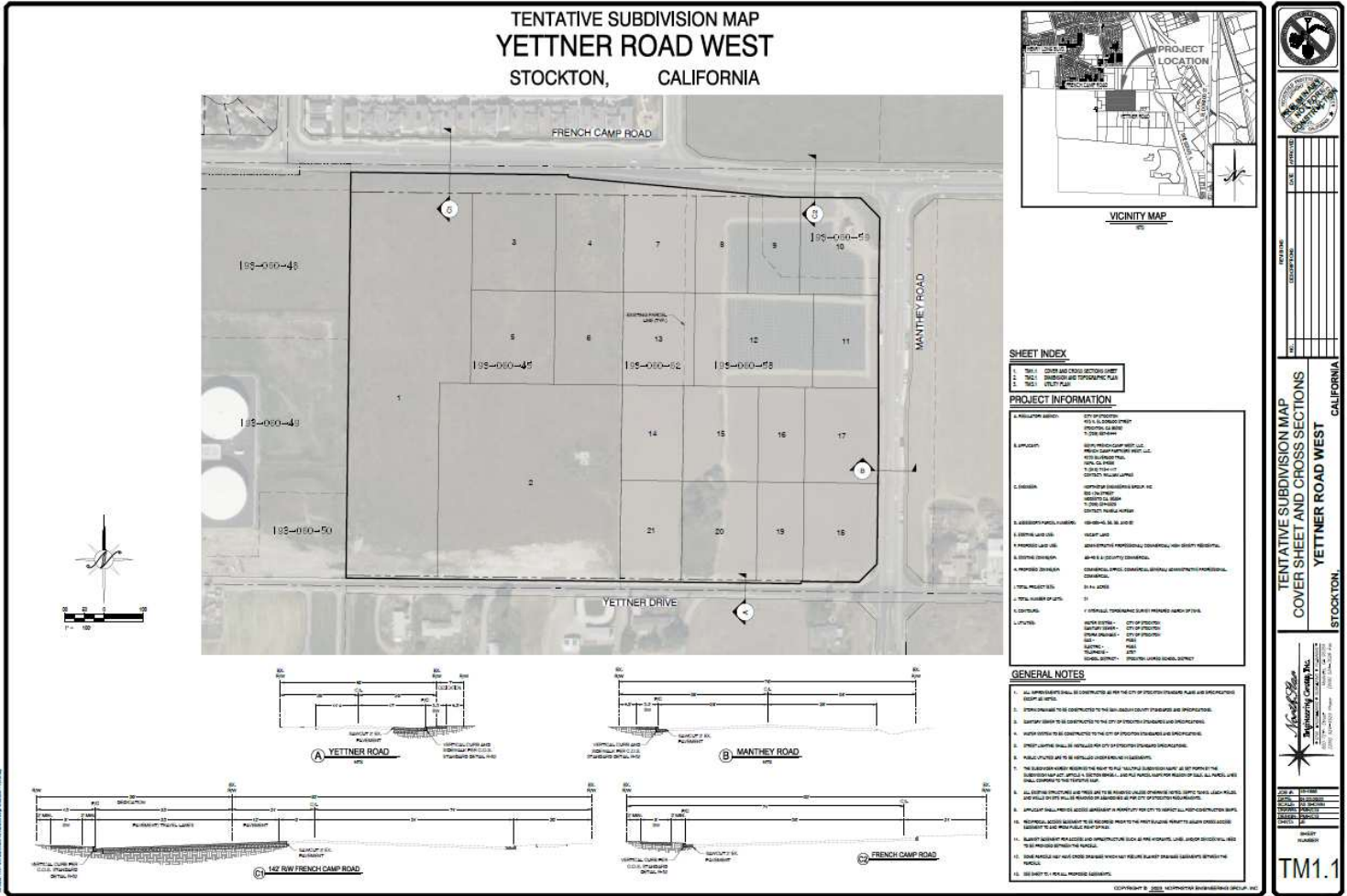
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OF LOTS 3 | TOTAL LOT SIZE 1.35 - 9.82 ACRES | TOTAL LOT PRICE - | BEST USE -

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

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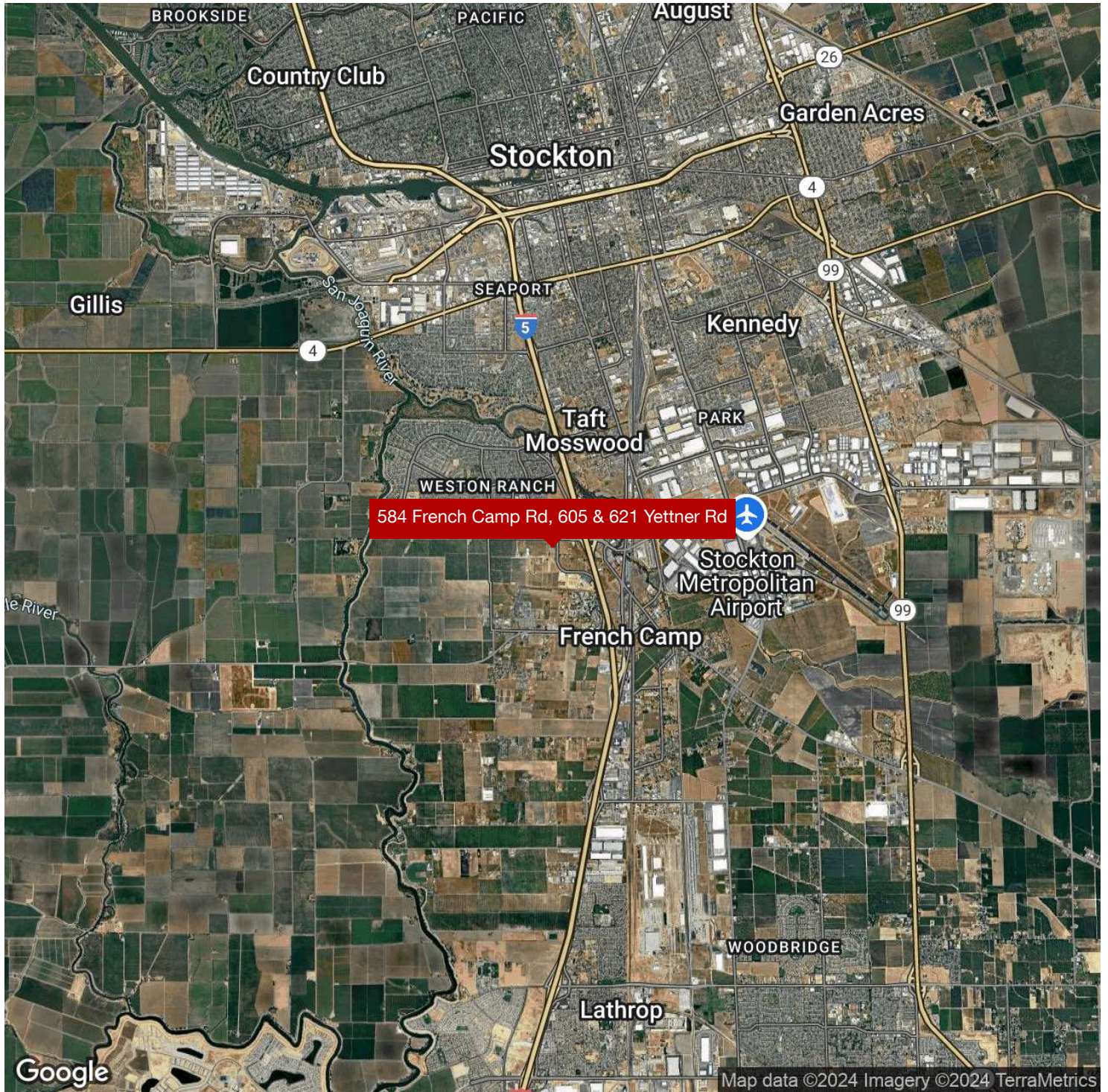
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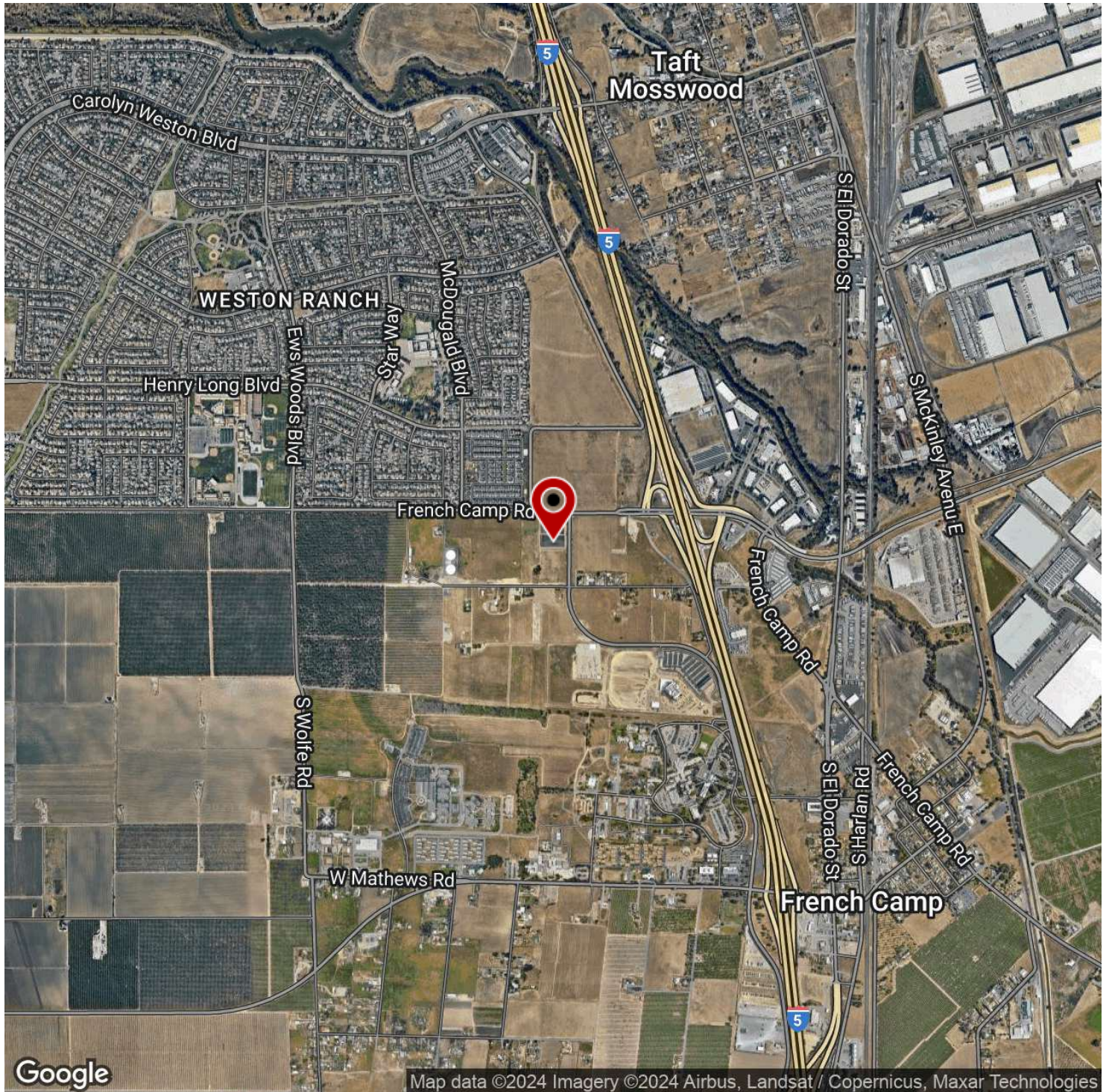
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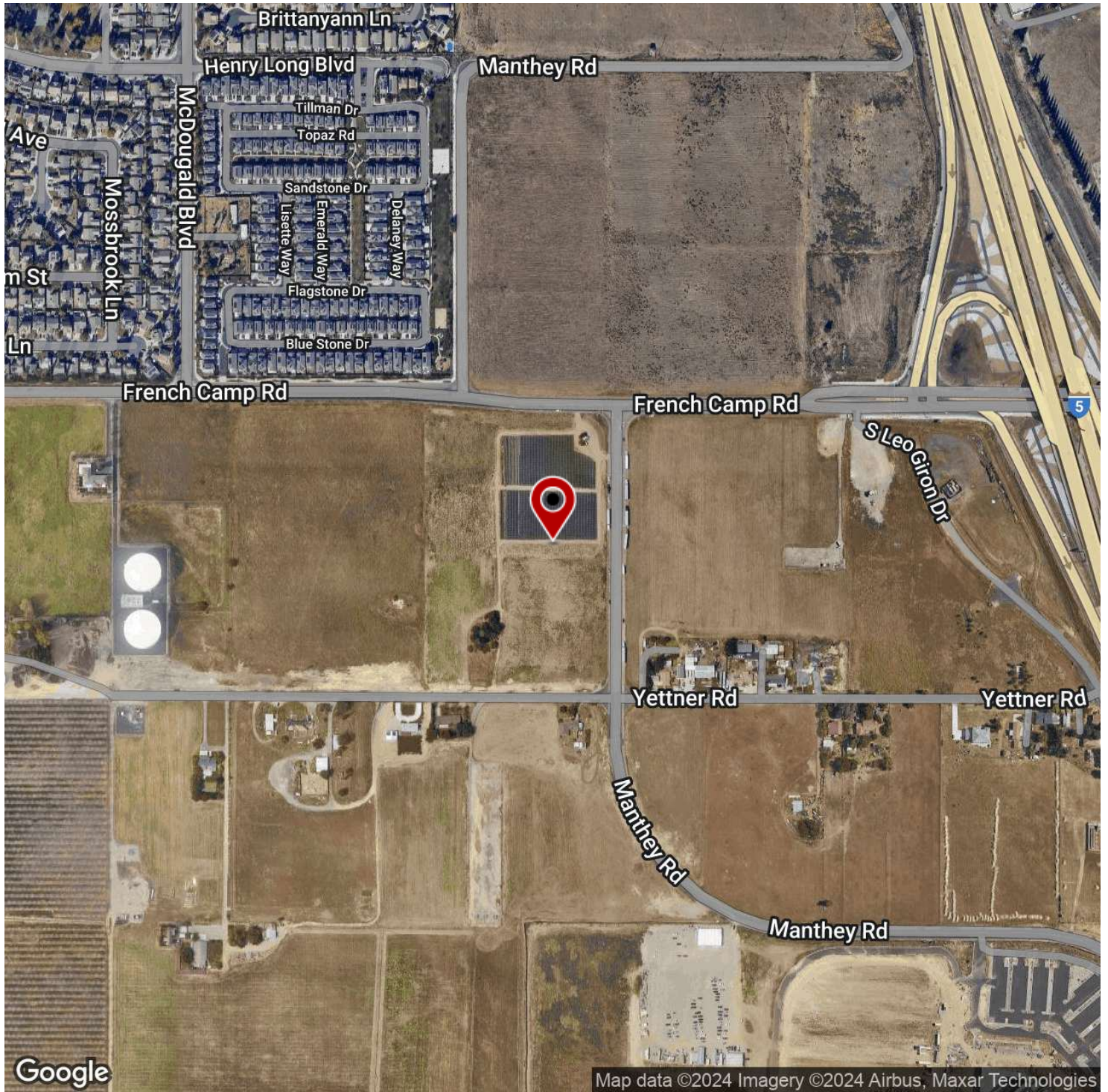
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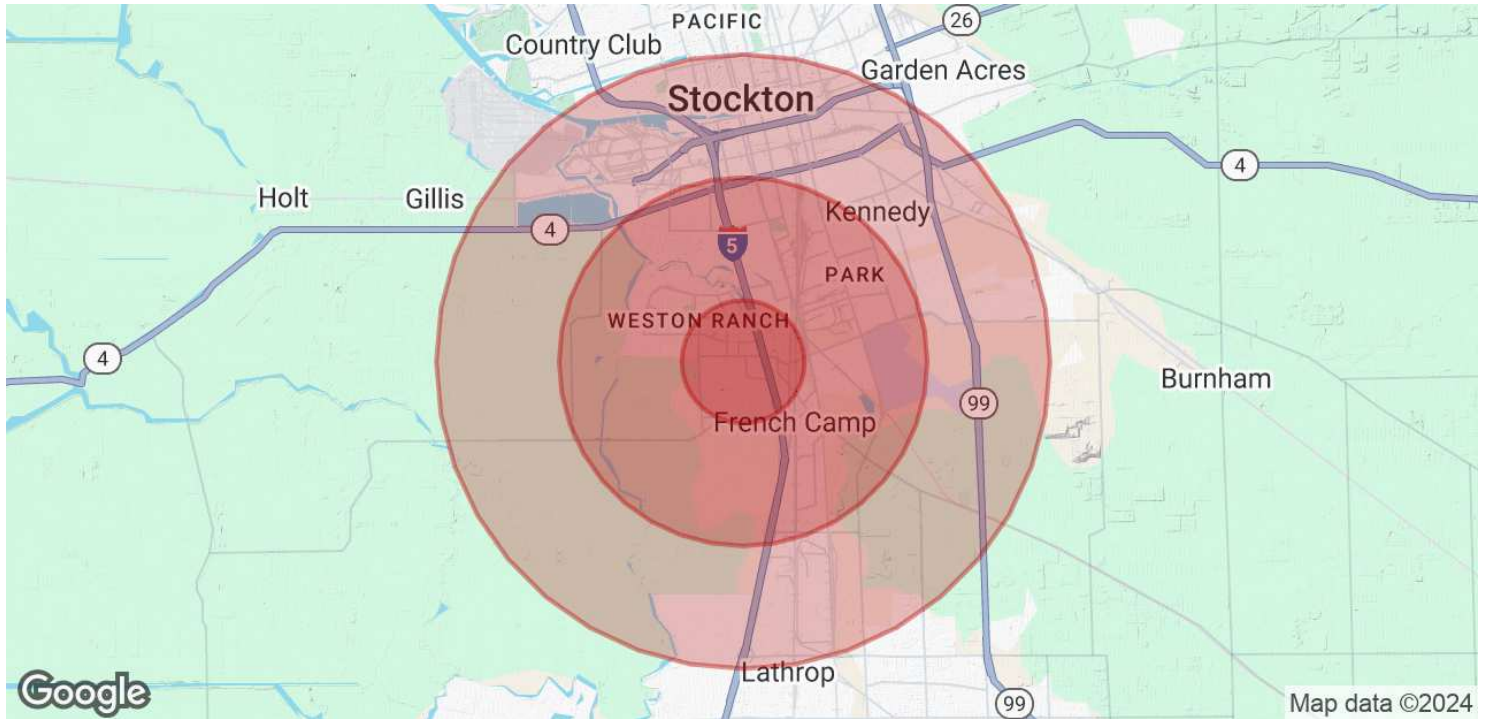
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,748	48,252	122,319
Average Age	36	35	36
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

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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