



LEGACY
COMMERCIAL REAL ESTATE ADVISORS



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VACANT LAND

FOR SALE OR GL DEVELOPMENT \$1,950,000 |

LEGACYCREA.COM

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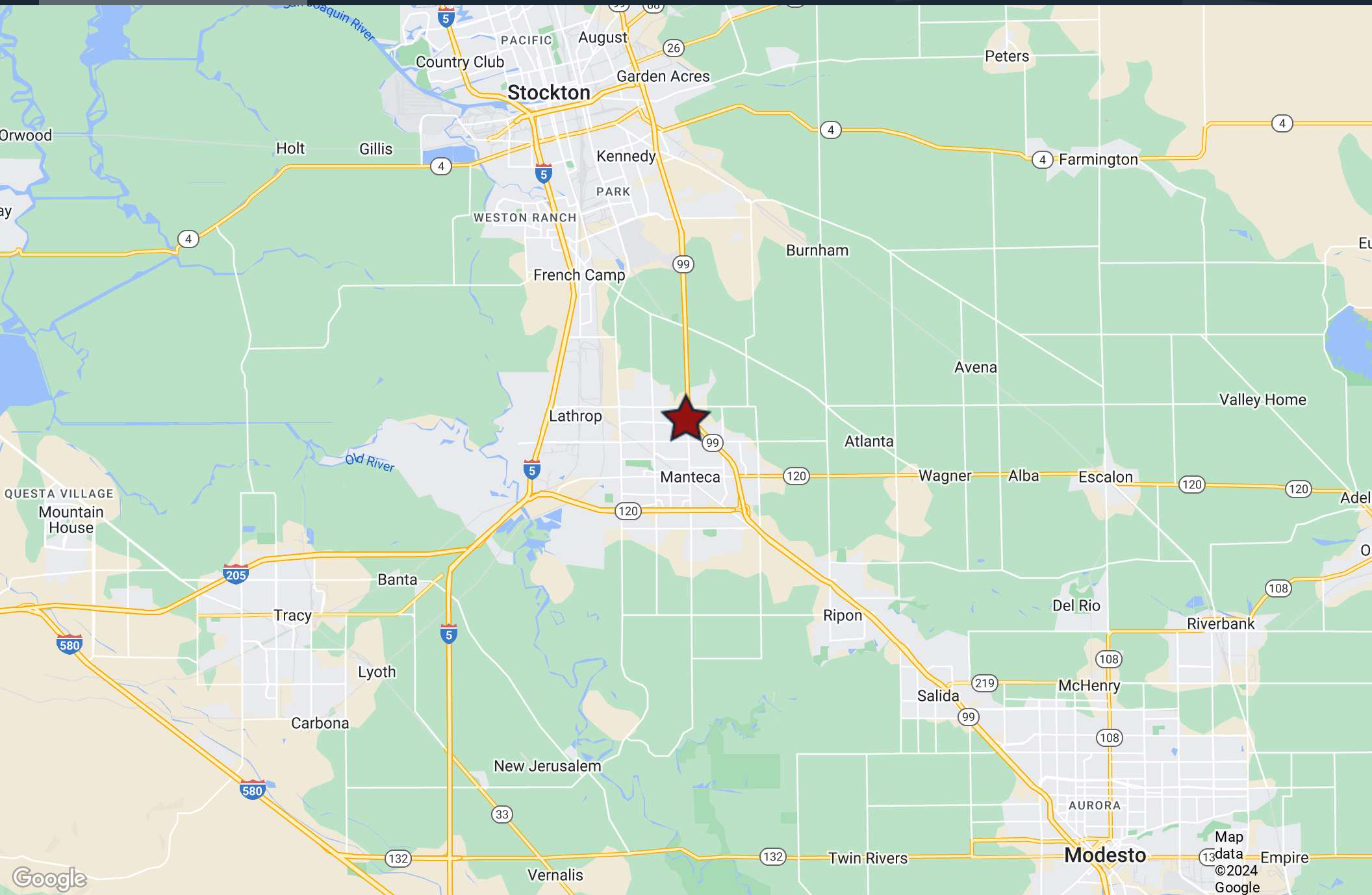
MANTECA, CA

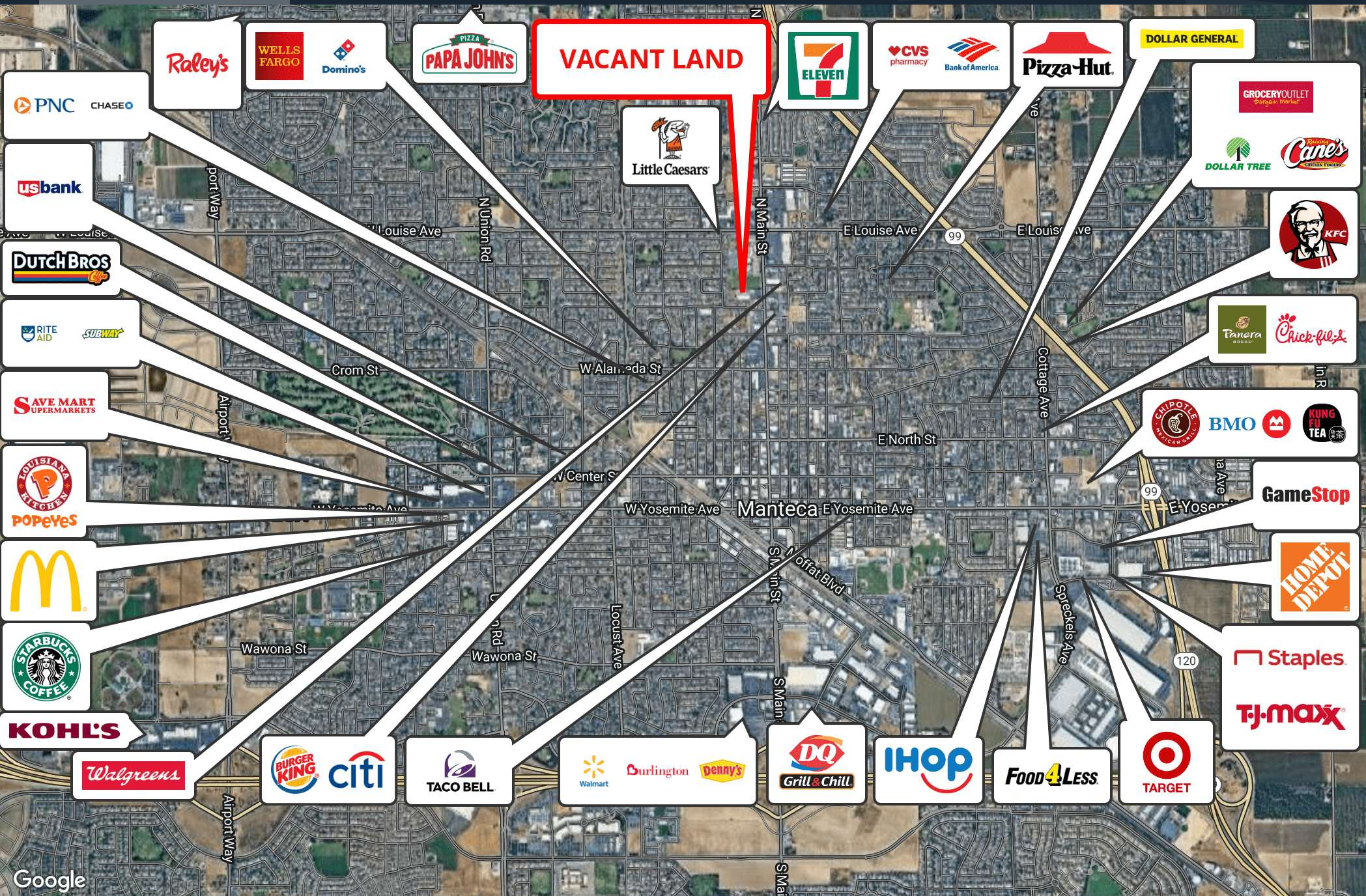
- 2 Acre Vacant Land in Manteca, CA
- 7,900+ People Reside within 1 Mile Radius of Site - 29,200+ People Reside within 3 Mile Radius of Site
- High Traffic Counts - 24,100+ Vehicles Pass Site Per Day on N Main St
- Projected +4.51% Population Growth in the Next 5 Years within 1 Mile Radius of Site
- 22,100+ Daytime Employees within 3 Mile Radius of Site
- In Close Proximity To Manteca Fire Station 243 & Golden West Elementary School
- 14 Minute Drive to Stockton Metropolitan Airport (9.0 Mile Distance)
- Located in a Dense Retail Corridor Surrounded by Several National Tenants Including Walmart, Target, Starbucks, McDonald's, and Many More

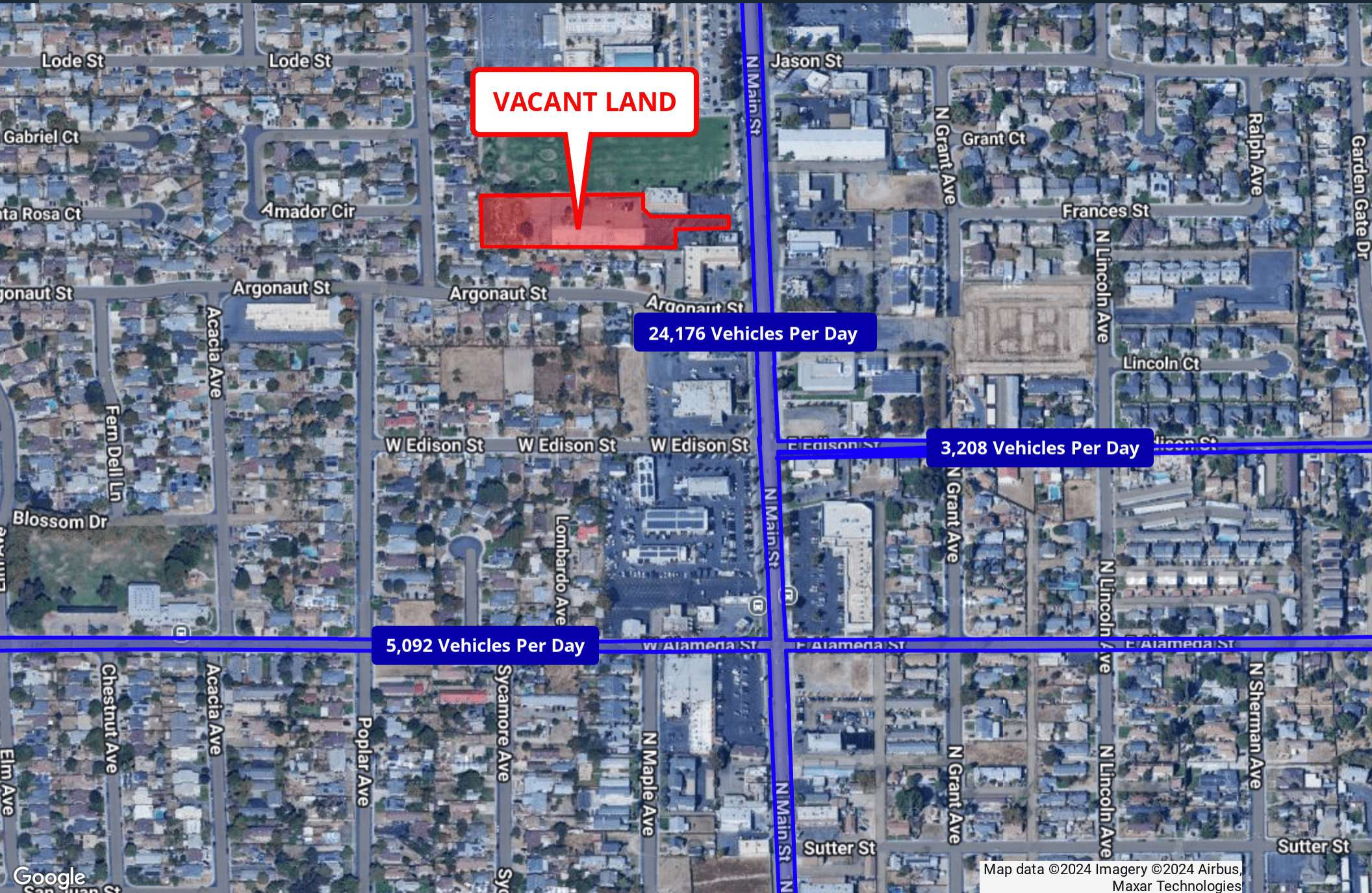
PROPERTY DETAILS

Land Area:	2 Acres
Price:	\$1,950,000







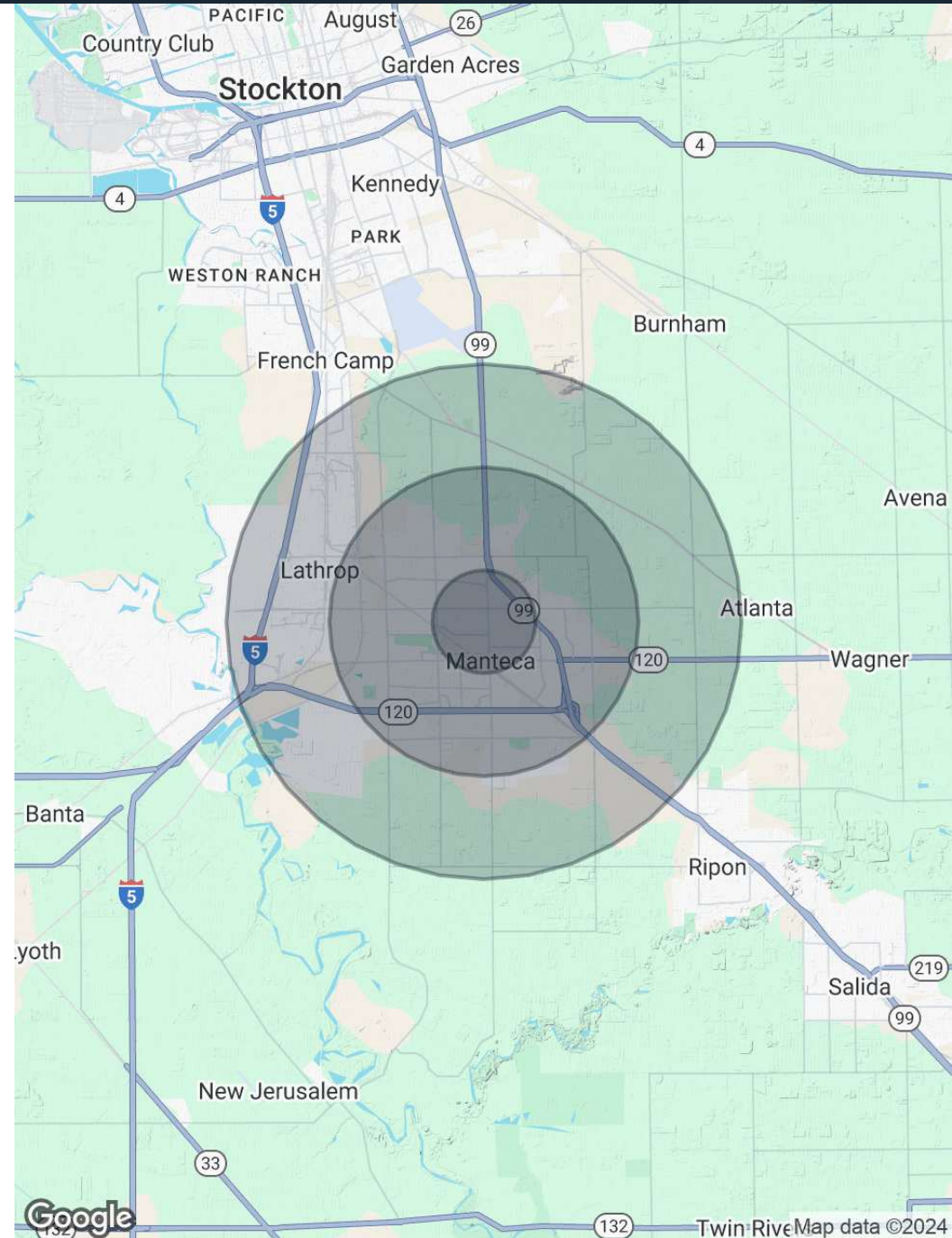


Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,945	90,616	123,105
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,965	29,227	38,540
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$78,786	\$102,667	\$105,855
Average House Value	\$505,446	\$602,234	\$611,969

Demographics data derived from AlphaMap





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