

FOR SALE

# APOLLO COURT LAND

## FOUR (4) LAND PARCELS

±.6 TO ±5.86 ACRES

Antioch, CA



### LAND FEATURES

#### FOUR (4) LAND PARCELS

Located within TK Business Park, Apollo Court benefits from close access to Highway 4, Highway 160, Antioch's Downtown Waterfront District, as well as its close proximity to affordable housing and an abundant workforce.

- + **Utilities:** Stubbed to parcels
- + **PBC:** Zoned Planned Business Center
- + **Location:** Close to Highway 4 & 160
- + **Price:** Call broker for pricing
- + **Parcel 1:** ±.6 Acres (±26,049 SF)
- + **Parcel 2:** ±1.66 Acres (±72,484 SF)
- + **Parcel 3:** ±2.1 Acres (±91,476 SF)
- + **Parcel 4:** ±1.5 Acres (±65,122 SF)



### CONTACT US

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## SHARED FEATURES

### SETBACK RULES

- + **Front:** ±20' setback with ±20' landscaping, excluding access and egress driveways
- + **Side:** ±20' setback with ±20' landscaping for corner lots, ±0' for interior lots
- + **Rear:** ±0'
- + **Max Building Height:** ±35'
- + **Utilities**
  - **Electricity/Gas:** PG&E
  - **Water:** City of Antioch

### PBC PLANNED BUSINESS CENTER

This district provides sites in landscaped settings for office center, research and development facilities, limited industrial activities (including production and assembly, but no raw materials processing or bulk handling), limited warehouse type retail and commercial activities, and small-scale warehouse distribution.

Individual business centers would have a common architectural and landscape treatment, while architectural variation is encouraged between centers. The district is consistent with the Business Park and Light Industrial General Plan Designations, as well as with the Somersville Road Corridor, Eastern Waterfront, SR-4/SR-160 Business Park, and East Lone Tree Focused Planning Areas.



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## PARCEL SNAPSHOT

PARCEL 1	
APN	065-122-028-7
SITE	±26,049 SF or ±.60 Acres
ZONING	PBC, Planned Business Center District

PARCEL 2	
APN	065-122-029-5
SITE	±72,484 SF or ±1.66 Acres
ZONING	PBC, Planned Business Center District

PARCEL 3	
APN	065-122-030-3
SITE	±91,476 SF or ±2.1 Acres
ZONING	PBC, Planned Business Center District

PARCEL 4	
APN	065-122-031-1
SITE	±65,122 SF or ±1.5 Acres
ZONING	PBC, Planned Business Center District



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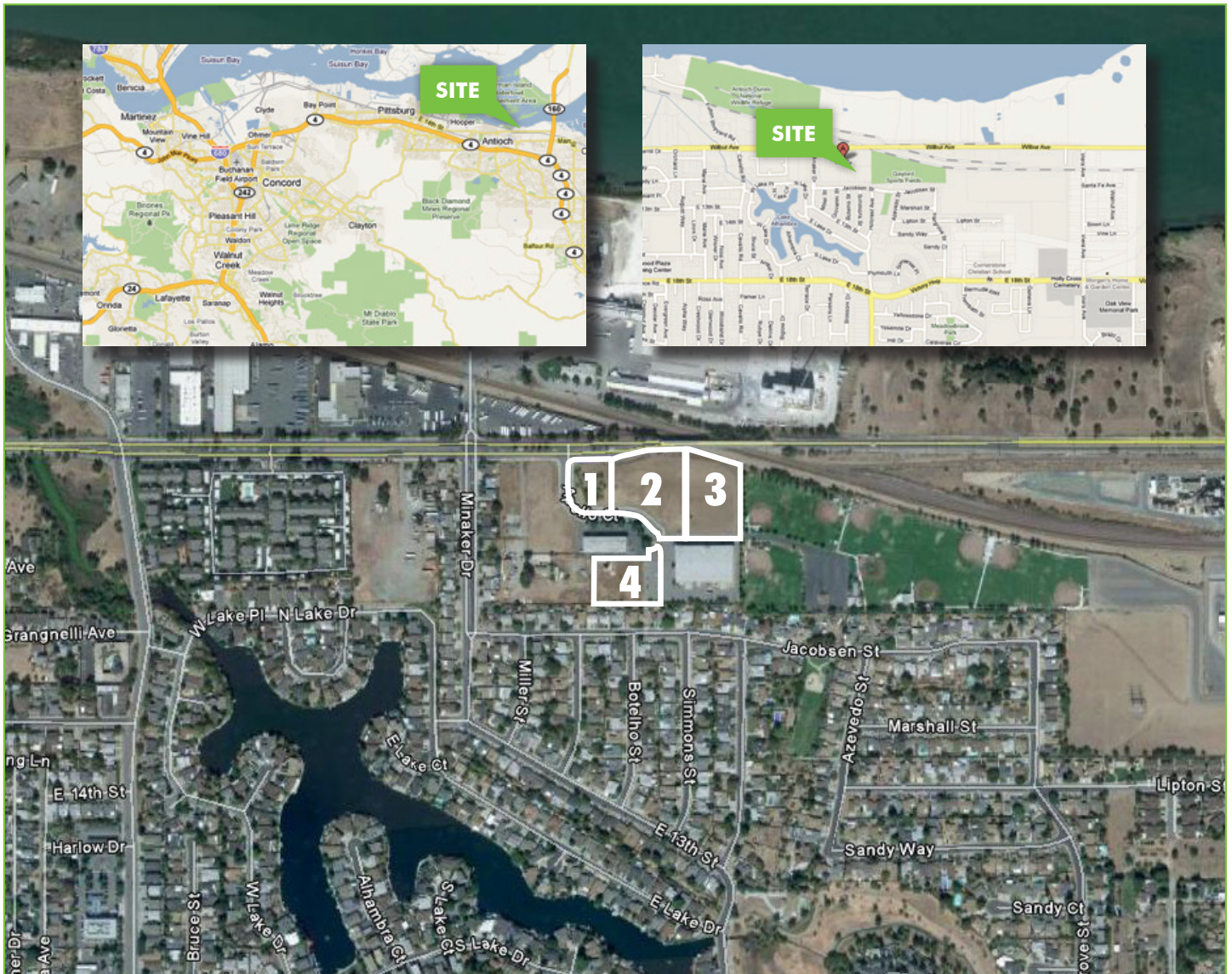
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AERIAL MAPS



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