

## LAND FOR SALE

# 645 YETTNER RD

French Camp, CA 95231



### PROPERTY DESCRIPTION

KW Commercial is pleased to present this excellent opportunity to purchase 16.49 AC of developable land near Interstate 5. The property is priced to sell pre-annexation and 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:	\$4,999,000
Lot Size:	16.49 Acres

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,156	15,046	38,613
Total Population	9,746	60,466	138,781
Average HH Income	\$115,555	\$93,897	\$82,397

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### BILL JOHNSON

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**KW COMMERCIAL**  
3133 W. March Lane  
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### LOCATION INFORMATION

Street Address 645 Yettner Rd  
City, State, Zip French Camp, CA 95231  
County San Joaquin

### PROPERTY INFORMATION

Zoning (County) Agricultural - Industrial (AI)  
Future Zoning (City) Commercial  
Parcel Size 16.49 Acres  
APN # 193-060-450  
Corner Property No  
Traffic Count +/- 112,280 ADT  
Traffic Count Street Interstate 5



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### PROPERTY HIGHLIGHTS

- Immediate Upside Potential
- Current AI Zoning allows for a variety of uses including Truck/Trailer Parking, Truck Repair, and/or Truck Sales
- In close proximity to 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 3rd quarter 2025.
- 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.
- If a larger project is desired, the 14.95 AC adjacent parcel is also available for sale

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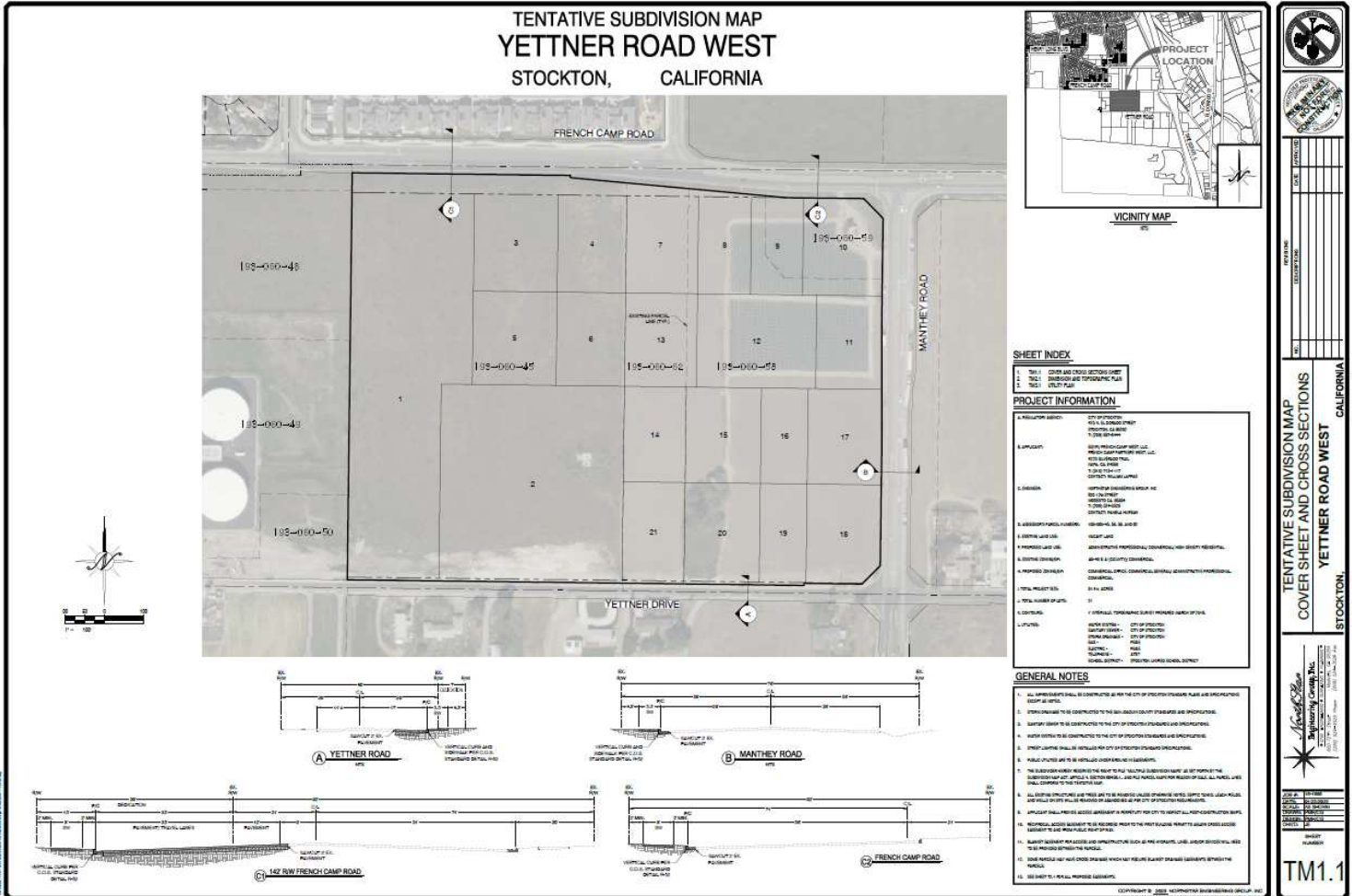
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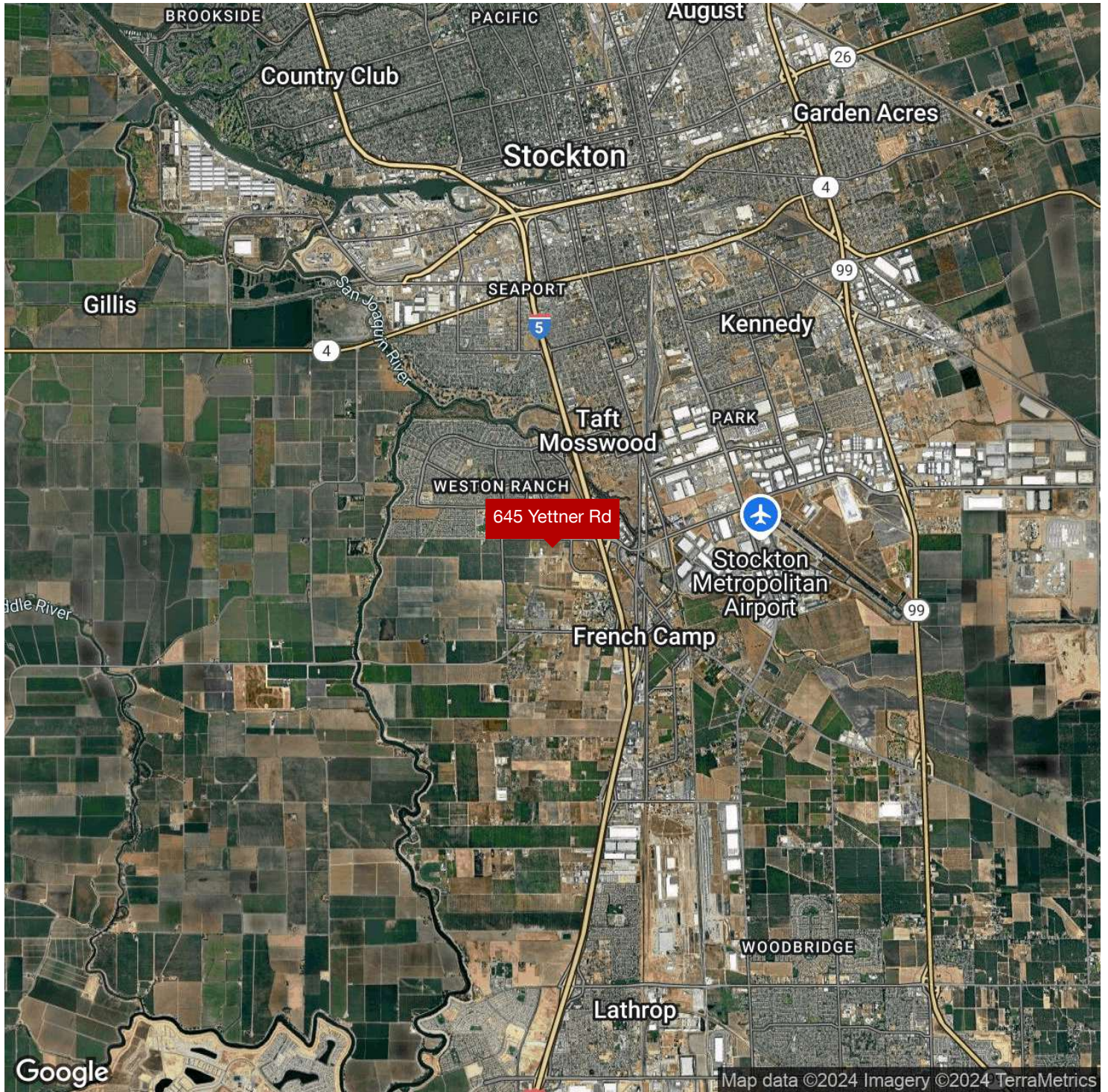
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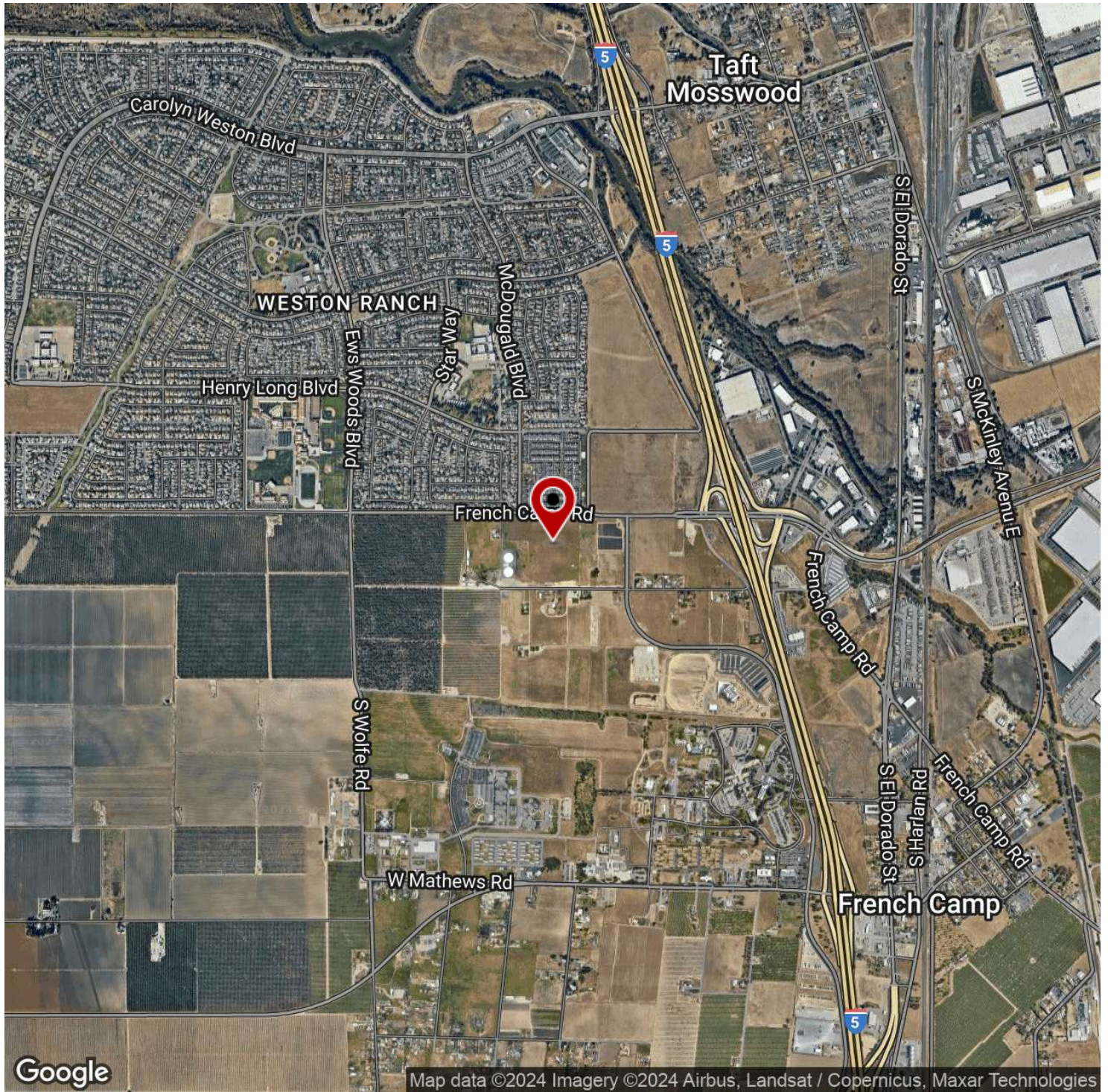
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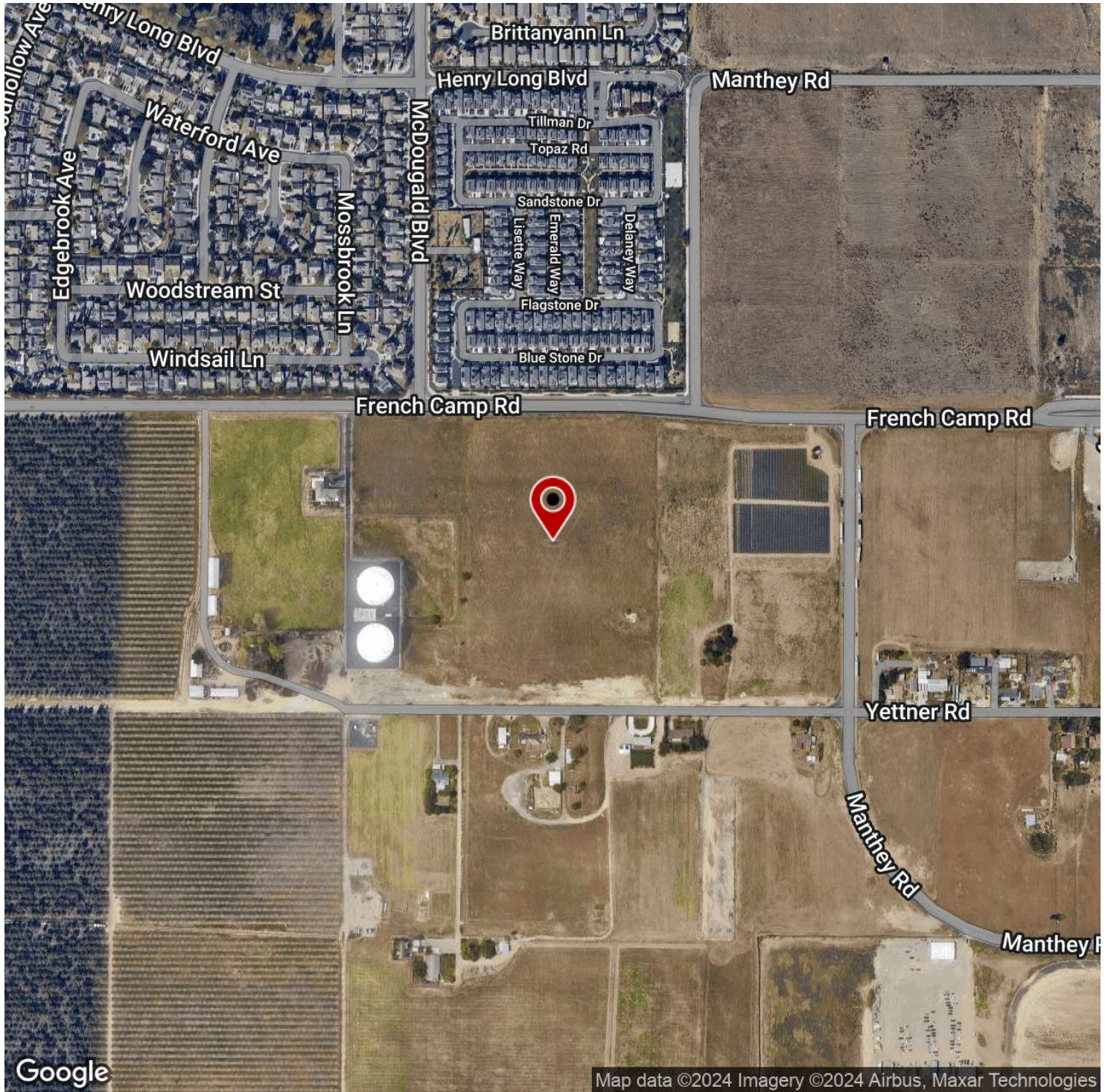
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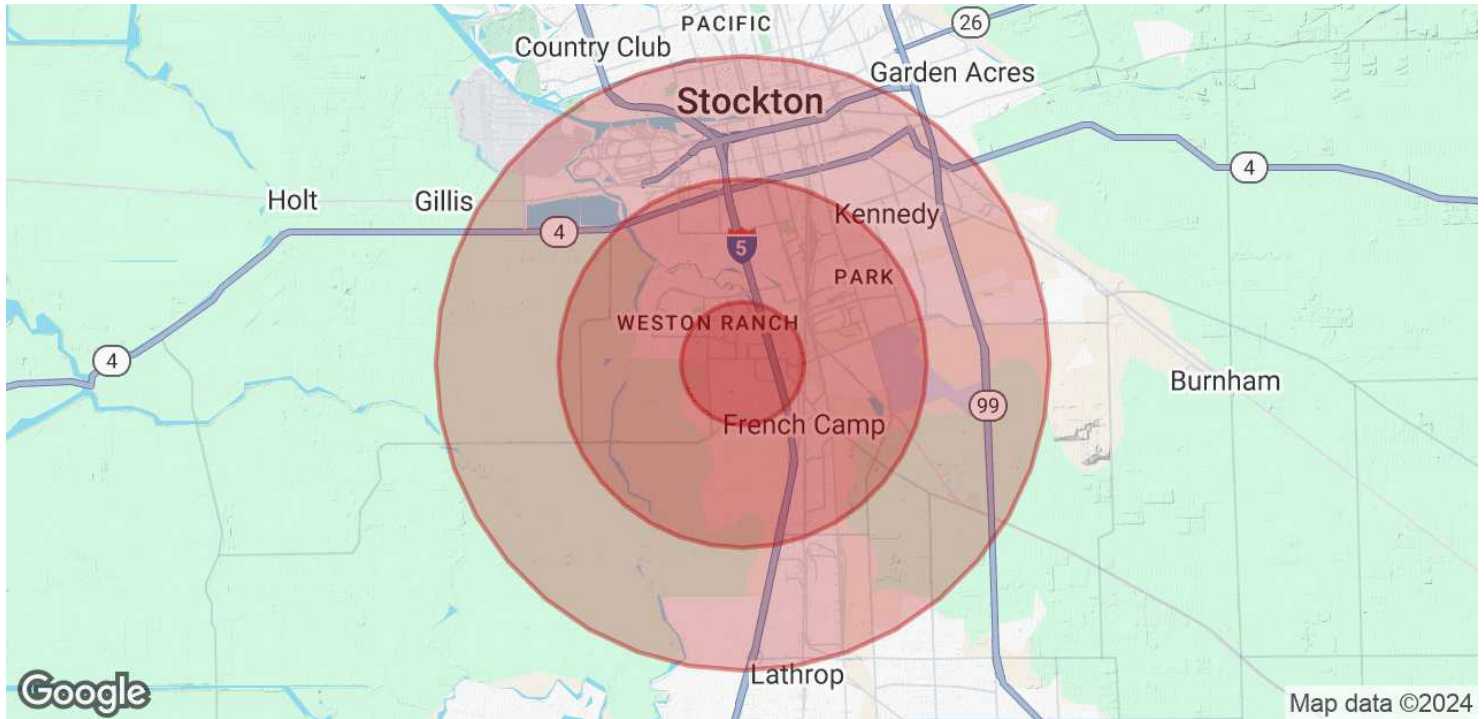
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,746	60,466	138,781
Average Age	36	35	35
Average Age (Male)	35	34	35
Average Age (Female)	37	36	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,156	15,046	38,613
# of Persons per HH	4.5	4	3.6
Average HH Income	\$115,555	\$93,897	\$82,397
Average House Value	\$493,640	\$426,823	\$422,890

\* Demographic data derived from 2020 ACS - US Census

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