

LAND LEASE

3.40 Acre Commercial Lot

Fully Improved

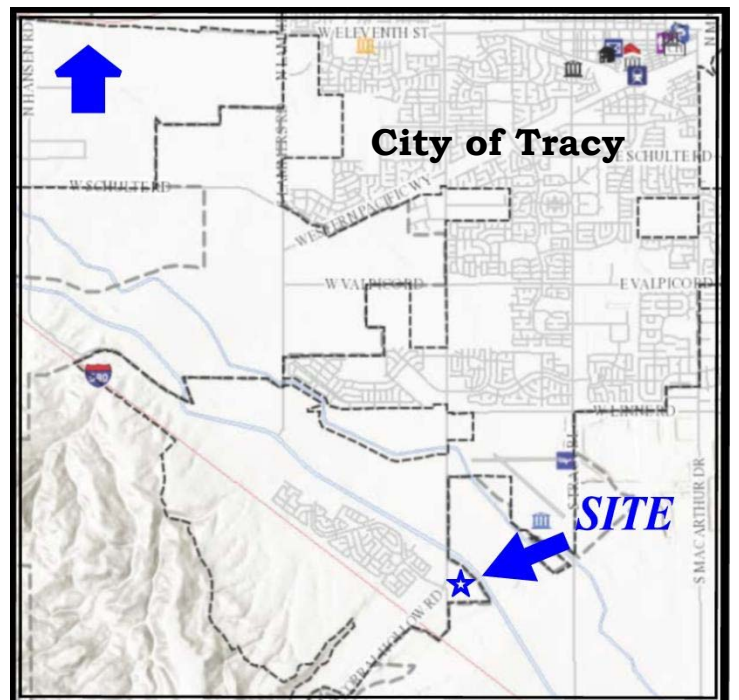
NE Corner Tracy Hills Dr and Corral Hollow Rd
Tracy, CA



LAND AREA:	3.40 Acres	UTILITIES:	City of Tracy
APN:	253-100-21	IMPROVEMENTS:	Services stubbed to site
ZONING:	General Highway Commercial	LEASE RATE:	\$425,000/Year
GENERAL PLAN:	Commercial	TERMS:	Up to 35 Years

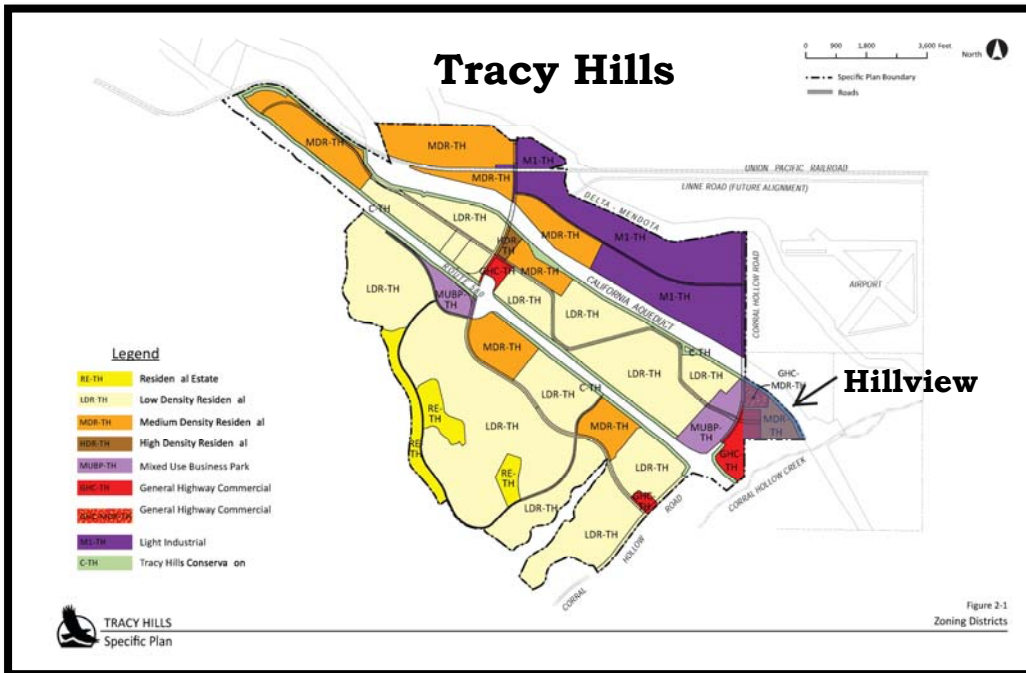
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PROPERTY DETAILS

Rare opportunity to control a 3.4 acre commercial site at the doorstep of the Tracy Hills Master Planned Community along Corral Hollow Road, a busy commuter corridor for those commuting from Tracy to the Bay Area on I-580. The site is rough graded, with all frontage improvements complete and utilities stubbed to the property.



Tracy Hills:

The Tracy Hills Master Planned Community will be home to over 7000 residential units and approximately 100 acres of commercial and industrial uses. The First three phases of residential units are currently under construction with over 1100 occupied homes.



Hillview:

The site is located within the Hillview project of Tracy Hills. This phase contains 214 single family residential units. Over 50 homes are occupied. The homes are being built by Lennar Homes.