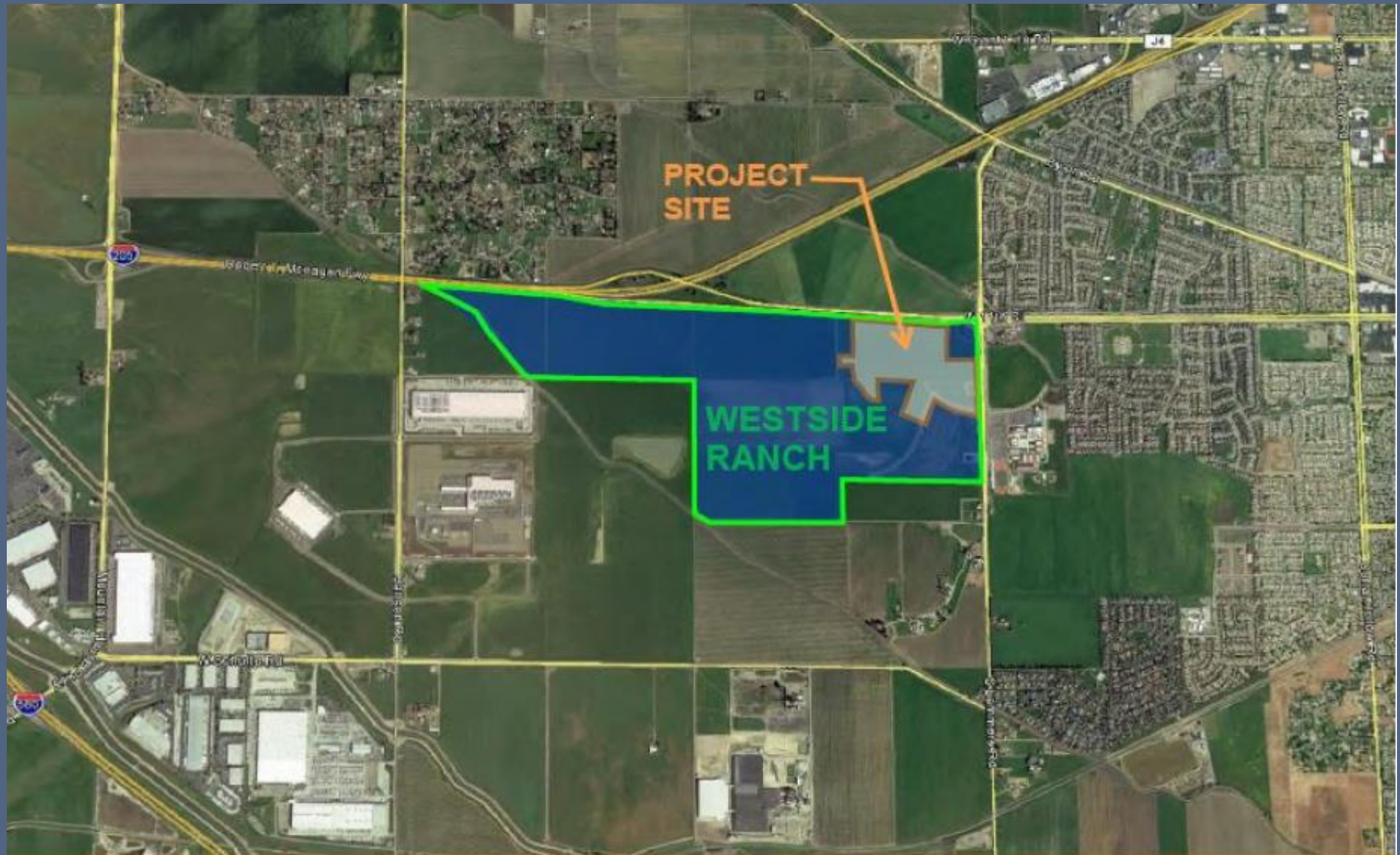


Westside Ranch - Tracy, CA



Contact:
Zaheer Siddiqui
(510) 673 - 2369
zaheersid@gmail.com



**COMMERCIAL
DIVISION**

JPAR Iron Horse Real Estate
550 Main Street
Pleasanton, California 94566

Property Details



- **Vacant Land**
- **Formerly Tracy Gateway Site**
- **Across from Kimball High School**
- **Close to Retail**
- **Signalized Intersection**

Site Details

**Zoning: Mixed-Use
Commercial W-MC
(in Progress)**

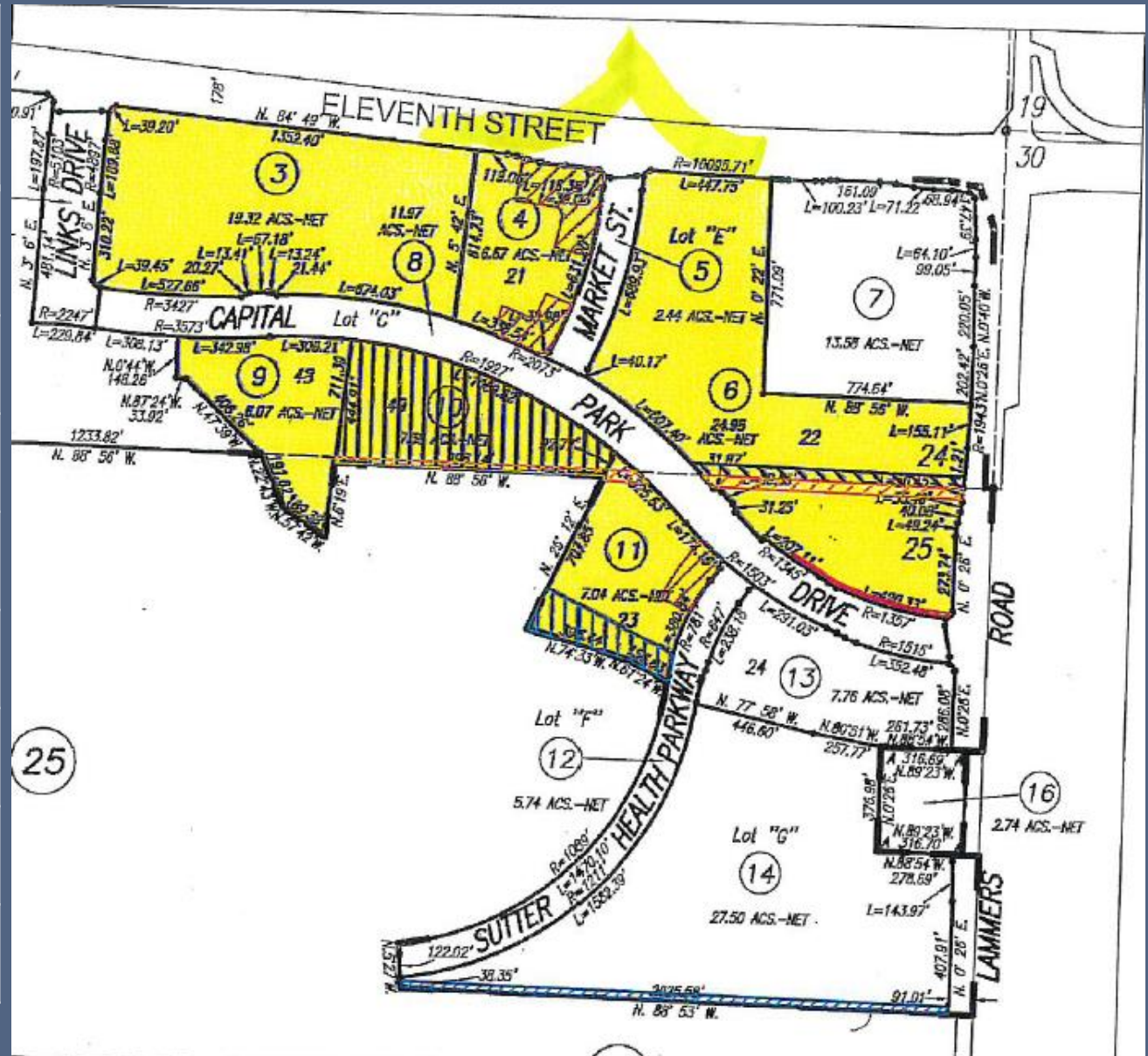
Allowed Uses

- **Multi-Family Residential
(12-25 units / acre)**
- **Medical Office, Lab,
HealthCare Services**
- **College, University,
Education**
- **Daycare Center**
- **Office (Non-Medical)**
- **Service Stations, Hotels**
- **Restaurants**
- **Storage, Warehousing**



Property Details

Lot Number(s)	Lot Sizes (ac)
Private Road (Lots #5 & #8)	11.97
Lot #3 (AVAILABLE)	19.32
Lot #4 (AVAILABLE)	6.67
Lot #6 (AVAILABLE)	24.98
Lot #9 (AVAILABLE)	6.07
Lot #10 (AVAILABLE)	7.38
Lot #11 (AVAILABLE)	7.04
Total Available	71.46



Property Details

Parcel Analysis

- **Zoning: Mixed Use Commercial**
- **Across the street from Kimball High School**
- **Multi-Family Residential Allowed (12-25 units/ Acre)**
- **Building Height Allowed – 50 feet**
- **Building Height for Hotel Allowed – 60 feet**
- **All Utilities Underground at Lammers Road**
- **Support from City for Development**

Lots & Prices

Private Road (Lot #5 & 8)	209-470-080-000	11.97		
Lot #3	209-470-030-000	19.32	\$600,000.00	\$11,592,000
Lot #4	209-470-040-000	6.67	\$600,000.00	\$4,002,000
Lot #6	209-470-060-000	24.98	\$600,000.00	\$14,988,000
Lot #9	209-470-090-000	6.07	\$600,000.00	\$3,642,000
Lot #10	209-470-100-000	7.38	\$600,000.00	\$4,428,000
Lot #11	209-470-110-000	7.04	\$600,000.00	\$4,224,000
Net Acres		71.46		\$42,876,000
Gross Acres		83.43		

Suggested Seller's Offer Guidelines

- **Purchase Price: \$3.642 M - \$14.988 M**
- **Initial Due Diligence Period: Approval of Zoning Change to Mixed-Use Commercial**
- **Initial Deposit: 3% of Purchase Price**
- **Close of Escrow: 45 Days After End of Due Diligence Period**

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