

**MAJOR  
PRICE  
REDUCTION!**

# 0.95 AC and 1.02 AC Commercial Pads | 3.14 AC Site Approved for RV Storage on Major Escalon Thoroughfare McHenry Avenue

3100 and 3300 McHenry Ave., Escalon, CA (North of Ace Hardware/South of Catherine Ave.)

Median Removed and Access Now Available for Northbound and Southbound Traffic



Includes Retention Basin and Water/Sewer Lines Currently Being Brought to Each Lot!



Curb, Sidewalk, Gutters Fully Completed



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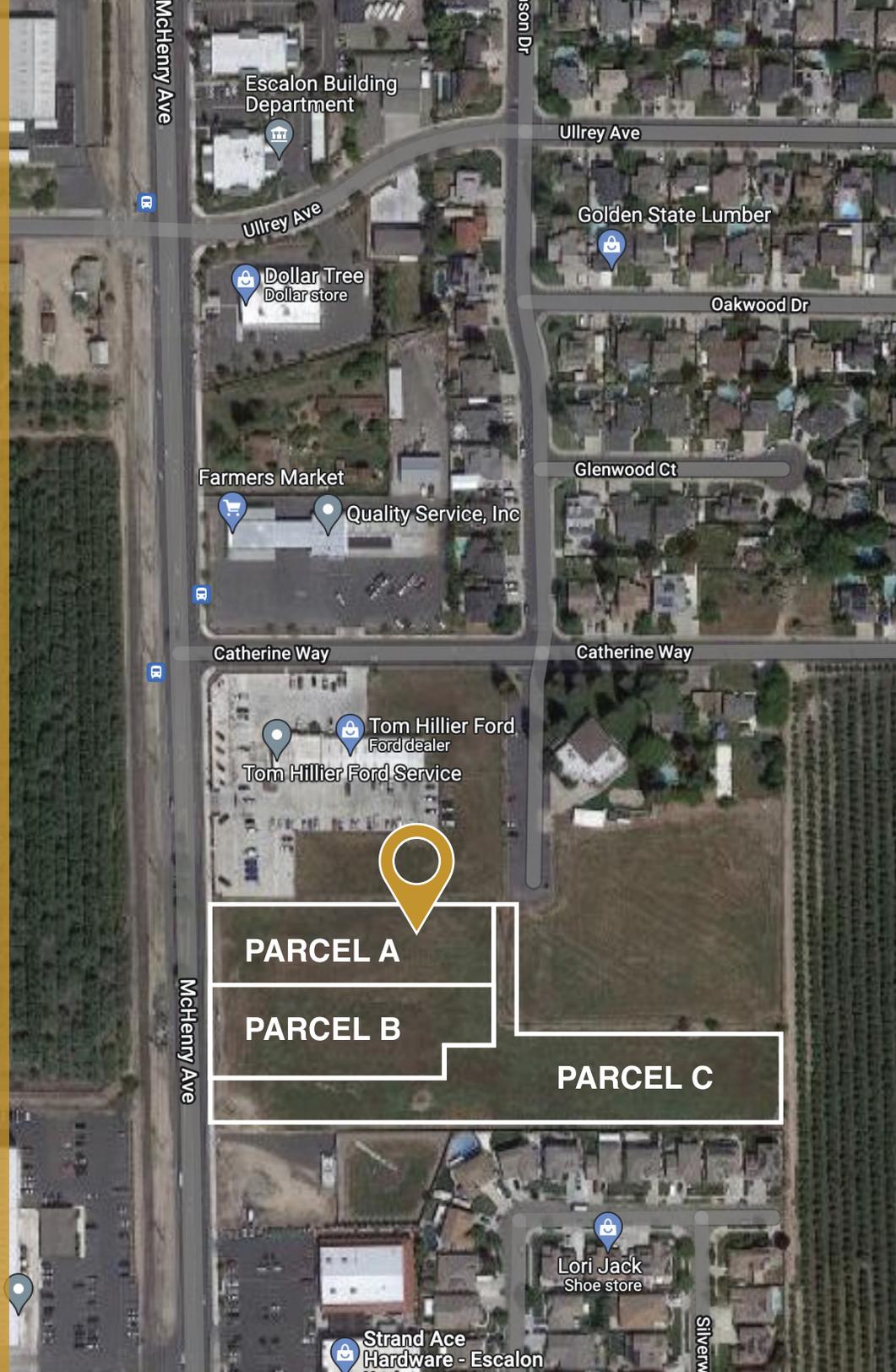
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# EXECUTIVE SUMMARY

Commercial Pads on Major Escalon Thoroughfare McHenry Avenue (South of Catherine Avenue)



## 2022 DEMOGRAPHICS HIGHLIGHT (3 MILE RADIUS)



Population



Households



Median Household Income



## PROPERTY DETAILS

### PAD SIZES

- Pad A (APN: 247-150-710) Approx. 1.02 AC Land (44,658 sf) \$379,593 (\$8.50/SF)
- Pad B (APN: 247-150-720) Approx. 0.95 AC Land (41,665 sf) \$354,153 (\$8.50/SF)
- Pad C (APN: 247-150-730) Approx. 3.14 AC Land (137,063 sf) \$854,865 (\$6.25/SF)

<b>ZONING</b>	<b>C-2 Community Commercial</b>
<b>Electricity/Gas</b>	<b>PG&amp;E</b>
<b>Water</b>	<b>City of Escalon</b>
<b>Sewer</b>	<b>City of Escalon</b>
<b>Storm Drain</b>	<b>City of Escalon</b>

## INFORMATION

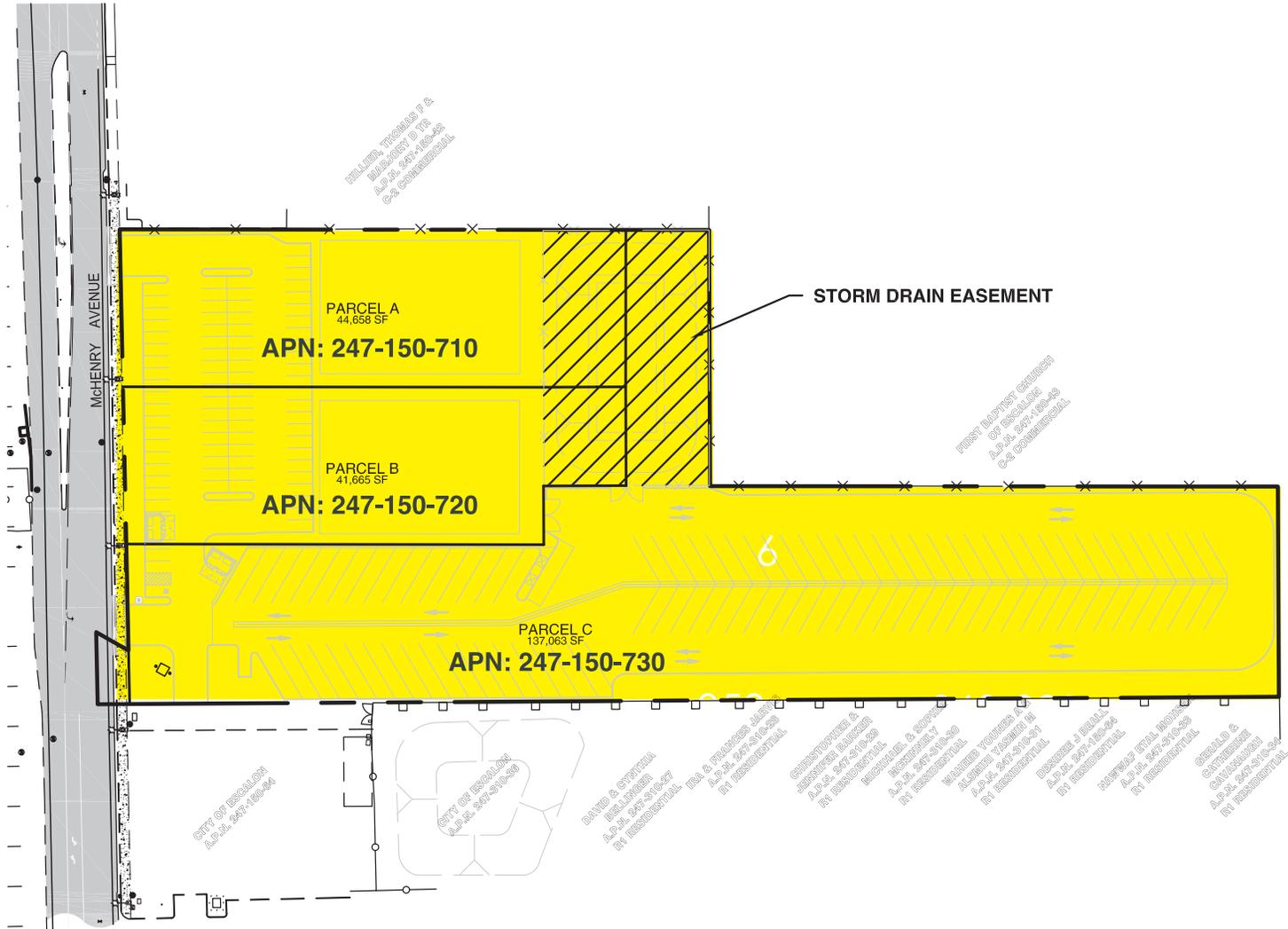
Replace deleted line below with - The subject property consists of 3 parcels totaling +/- 5.12 AC. of C-2 Community. Commercial land located on CA State Highway 108 on one of the busiest commercial thoroughfares in Escalon, CA (San Joaquin County). This site is ideal for various retail uses including anchored shopping center, big box retail, gas and service station, hotel, QSR, among others. Highly desirable location in immediate vicinity of residential and commercial development in the area.

## HIGHLIGHTS

- Located on a McHenry Ave. along a major commercial corridor with 9,671 ADT
- Includes access to storm basin
- Parcel C approved for RV storage
- Adjacent to major retail and residential corridor with neighboring national tenants
- Curb/gutter/sidewalk
- Backflow

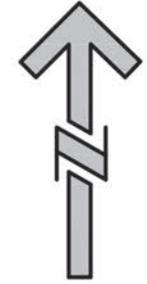
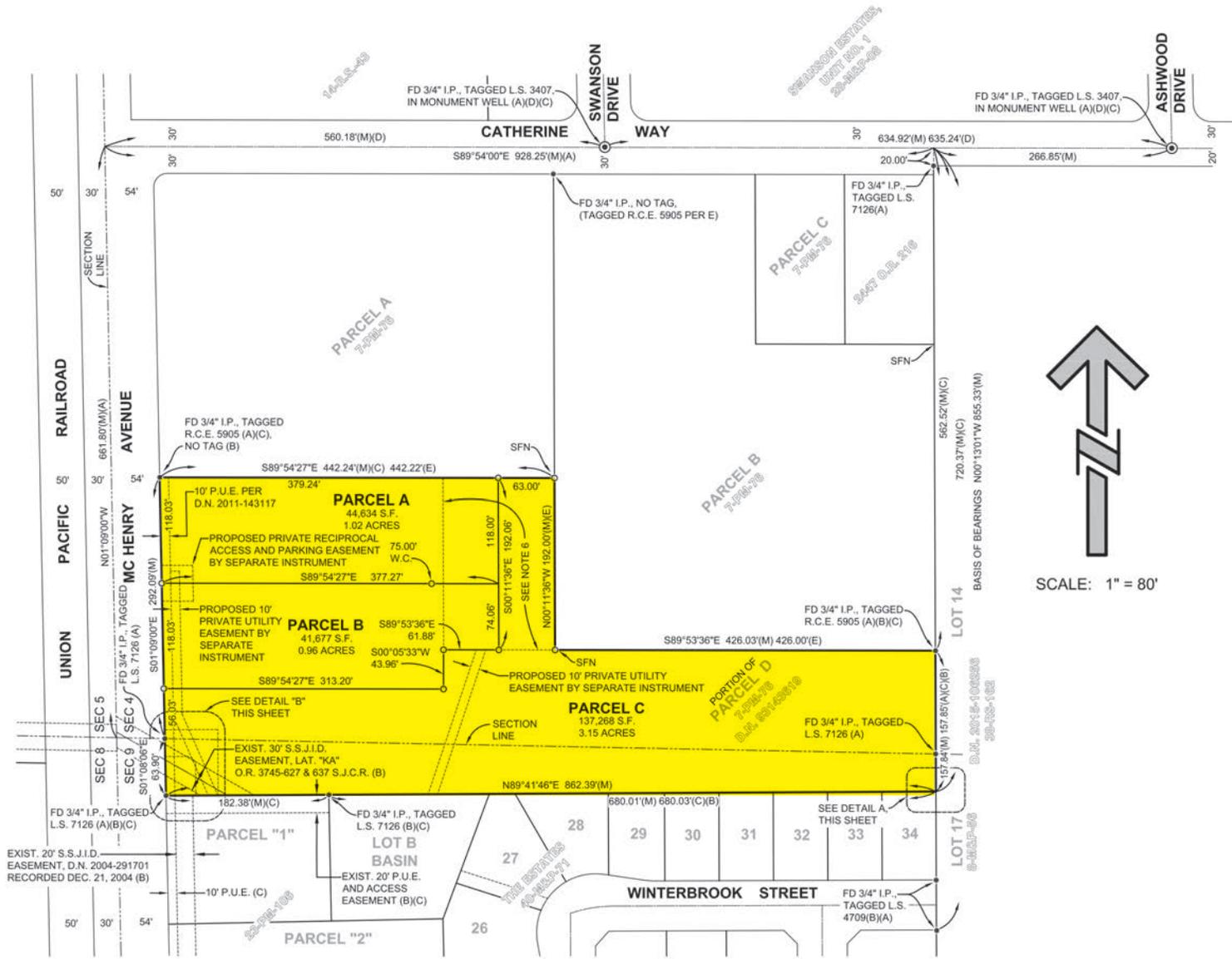


# SITE PLAN





# SITE PLAN WITH NEW IMPROVEMENTS



SCALE: 1" = 80'



# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles
TOTAL POPULATION	5,336	10,948
Growth 2017 - 2022	5.5%	5.2%

HOUSEHOLDS & INCOME	1 Mile	3 Miles
TOTAL POPULATION	1,839	3,813
Growth 2017 - 2022	5.5%	5.3%
Median HH Income	\$60,207	\$62,323

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
McHenry Ave	Catherine Way S	2015	9,671	.08
Main St	4th St SE	2015	4,947	.59
Hwy 120	San Joaquin St E	2016	16,200	.80
California St	Viking St W	2016	17,500	.80
Jackson Ave	Ivy Ln	2015	11,421	.82



# LOCAL AERIAL VIEW

