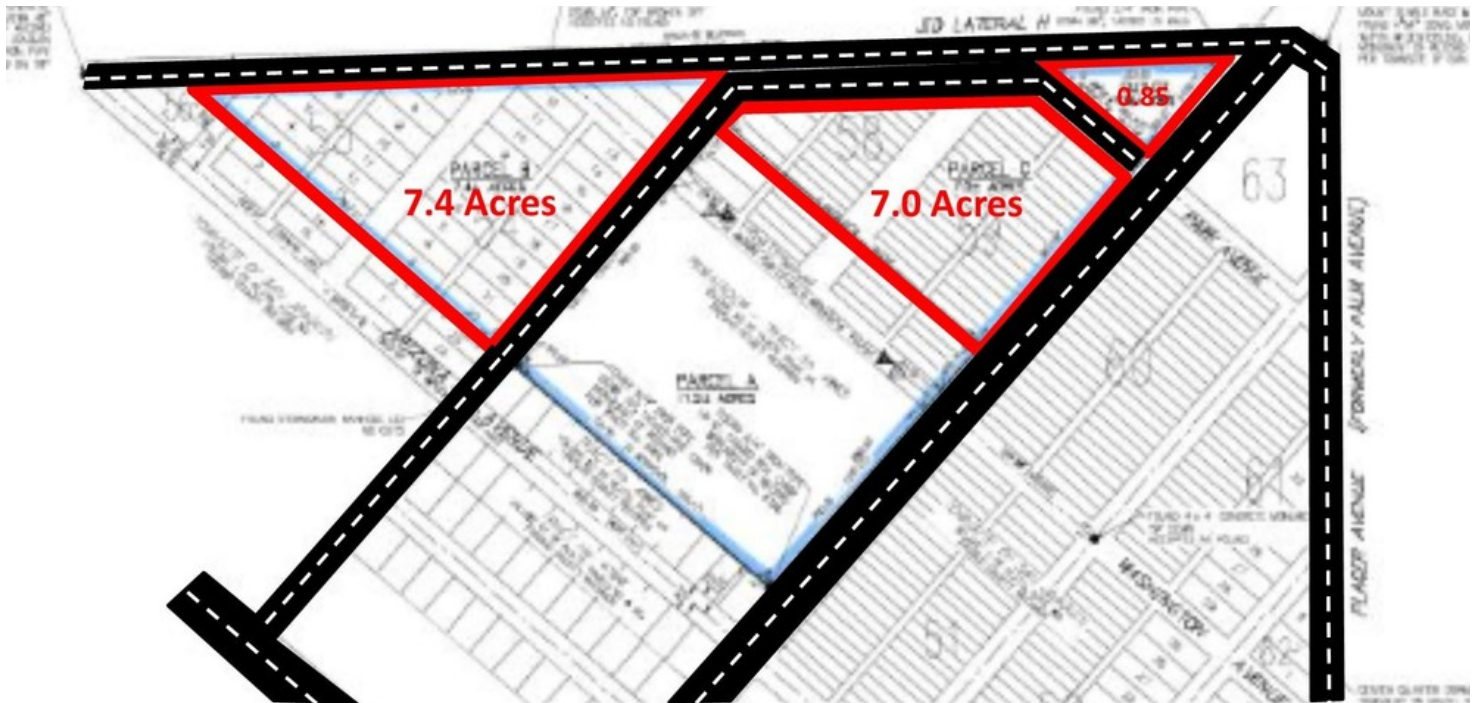


LAND FOR SALE

PRIME MULTI FAMILY DEVELOPMENT LAND IN GROWING SAN JOAQUIN, CA AREA

NWC Arizona Ave & Main St, San Joaquin, CA 93660



OFFERING SUMMARY

SALE PRICE:	\$1,331,680
LOT SIZE:	15.25 Acres
SFR PROPOSED LOTS:	344
PRICE/LOT:	\$22,223/ Proposed Lot
PRICE/SF:	\$2.55/SF
PRICE/ACRE:	\$111,200/acre
ZONING:	Multi Family
APN:	033-040-93S

PROPERTY HIGHLIGHTS

- ±7.4 Acres, ±7.0 Acres, ±0.85 Acres of Vacant Land For Multi Family
- Total of ±15.25 Acres
- Free And Clear Parcel Ready For Developers Concept
- Convenient and Close Highway Access
- Regional Retail Developments just minutes away
- Situated Near Existing Newer Housing Developments
- Near Major Corridors servicing College, Airport, Downtown, & Schools
- Regional Retail Developments just minutes away
- Easy Access & Multiple Entrances/Exits
- Strong Number of Households

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PROPERTY OVERVIEW

Prime Multi Family development land totaling ± 15.25 Acres. The land is a blank and clean canvas for flexible concepts. The property is level, and has already had some development work done on the property several years ago. Road ways leading to the property from neighboring developments are in place and all utilities nearby. Adjacent Parcel is available!

LOCATION OVERVIEW

Property is located off the Northeast quadrant of S Shirk Rd and W Walnut Ave just south of CA-198, east of CA-99, west of Mooney Blvd, and north of Caldwell Ave. When heading north on Freeway 99, take the Caldwell Ave turn off heading east, and north on the next street called Road 29 (S Shirk Rd). Site is located approximately 1/2 of a mile north on the right, just as you approach the prestigious Oak Meadow development. Access to the property is via Shirk Avenue, and east neighborhood streets Jauques, S Roeben St, W Evergreen Ct, and W Whitendale Ave.

Residential building by the production builders has been very active in this area, and other than a few small projects there are no other active lot subdivisions, for sale, or that are in a dense location ready to build on. A survey of homes that have sold in the last 12 months have shown a \$20 PSF increase, showing the **USED** home sales in the area ranging from \$153 PSF to \$214 PSF.



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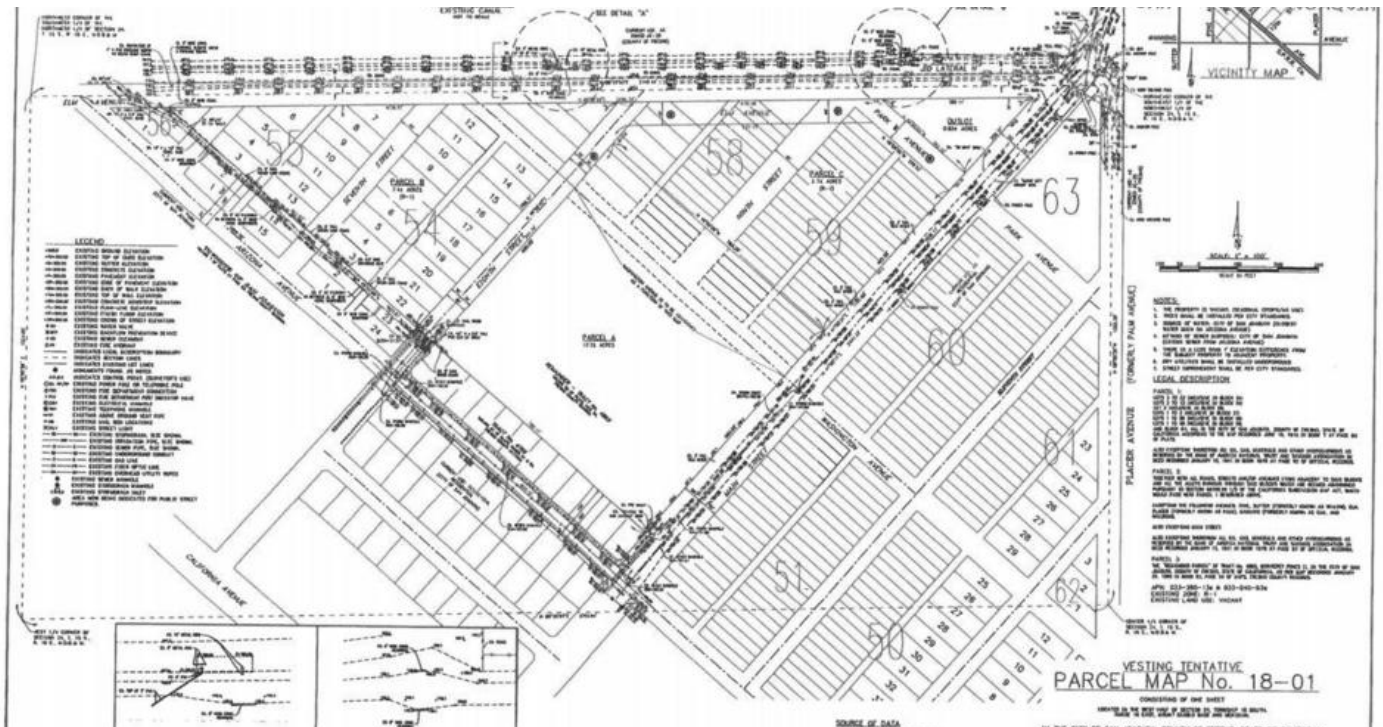
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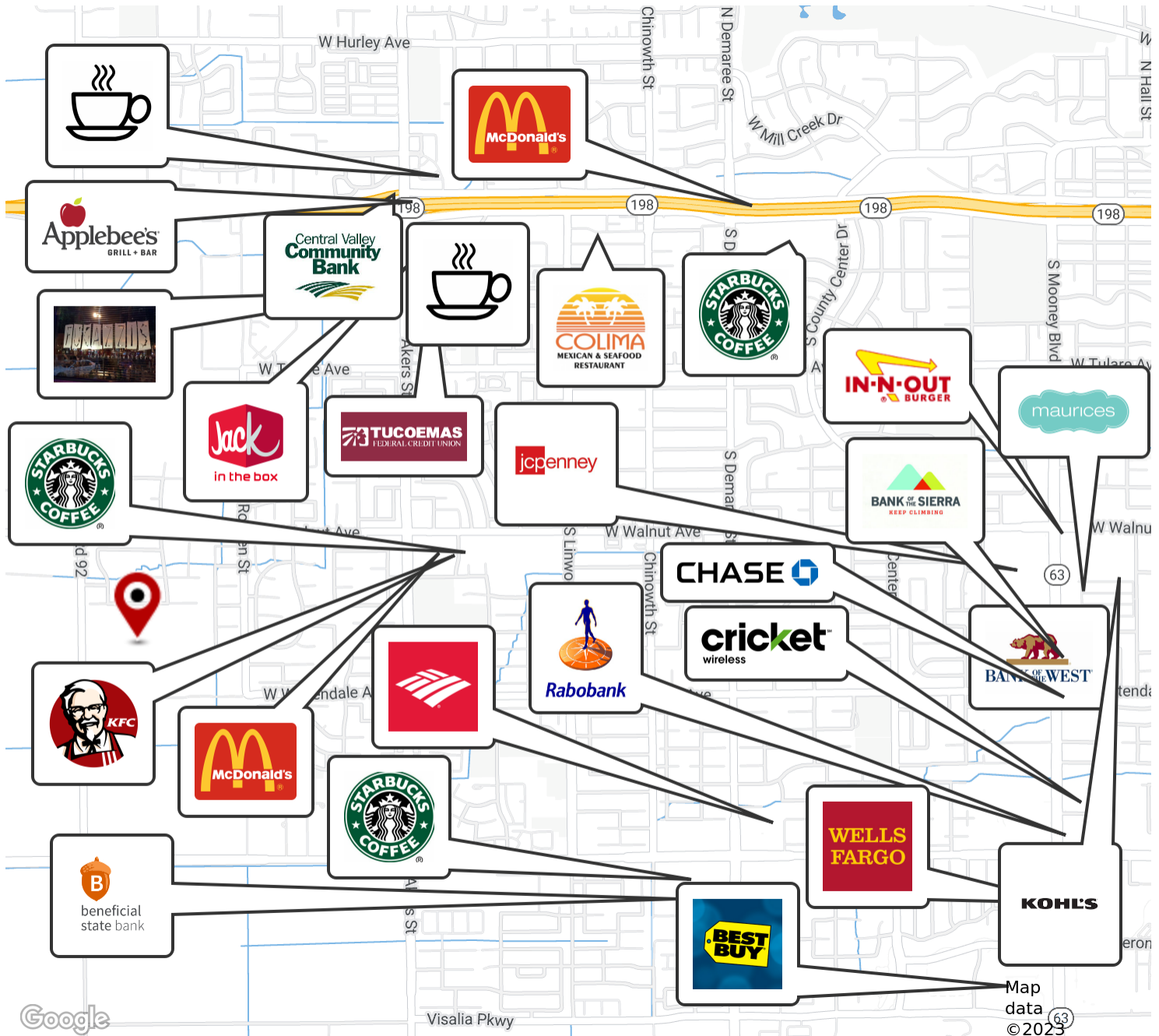
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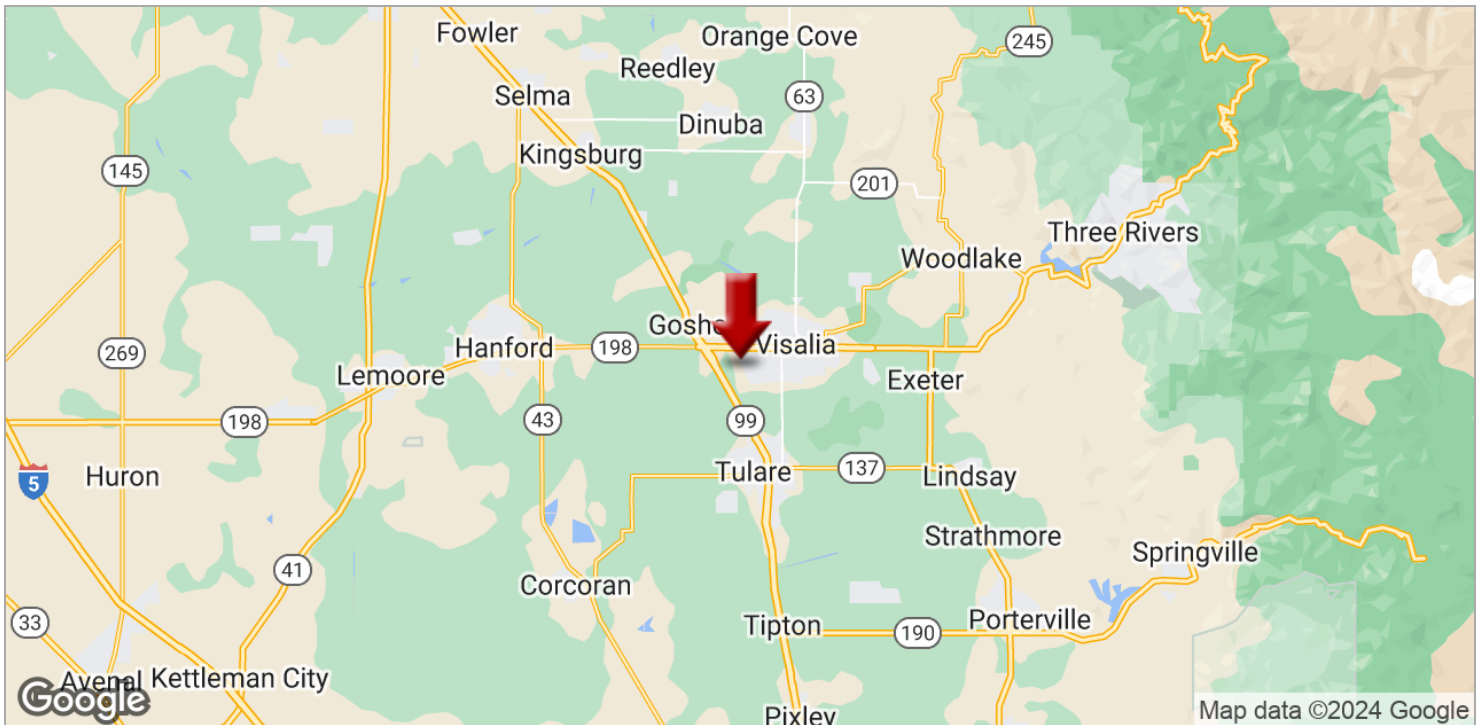
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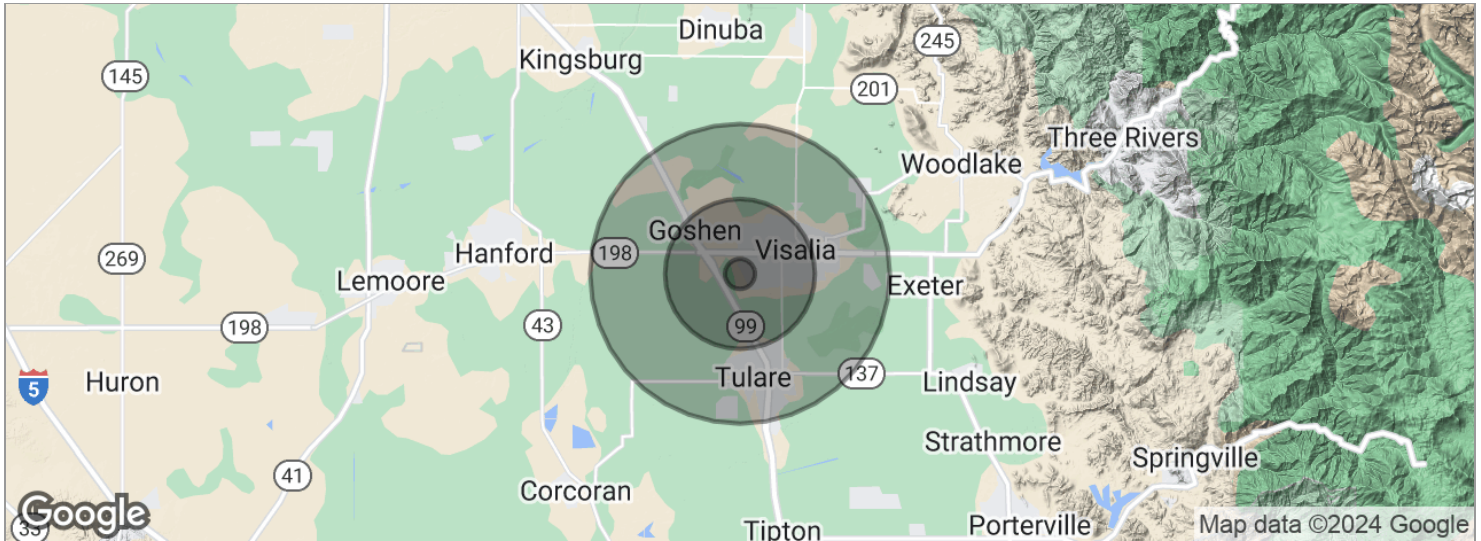
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,175	93,456	232,667
Median age	32.4	33.3	31.0
Median age (male)	32.0	32.7	30.3
Median age (Female)	33.0	34.2	32.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	685	31,751	73,383
# of persons per HH	3.2	2.9	3.2
Average HH income	\$90,366	\$74,179	\$65,783
Average house value	\$197,625	\$291,633	\$272,821
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	28.6%	37.7%	48.1%
RACE (%)	1 MILE	5 MILES	10 MILES
White	82.5%	81.6%	80.2%
Black	5.2%	1.9%	2.6%
Asian	5.0%	5.4%	4.4%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.5%	0.9%	0.9%
Other	4.1%	7.0%	8.8%

* Demographic data derived from 2020 ACS - US Census

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