

LAND FOR SALE

3 PARCELS WITH ±15.62 TOTAL ACRES AVAILABLE FOR SALE!!

950 Walnut Ave, Galt, CA 95632



OFFERING SUMMARY

SALE PRICE:	\$3,950,000
LOT SIZE:	15.62 Acres
ZONING:	Commercial
MARKET:	Galt Northeast Specific Plan Area
PRICE / SF:	\$5.81
APN:	148-1090-01,002,003

PROPERTY HIGHLIGHTS

- 3 Parcels with ±15.62 Total Acres Available
- High Identity Location | Shovel Ready
- Close Proximity to New Retail and Across From the Galt Community Park
- Located Along 4 Lane Road Surrounded by Residential in All Directions
- Prime Land w/ Walnut Ave & Carillion Blvd
- Potential For Parcels To Be Divided
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 99
- Ideal for Multifamily Residential or Retail Developers
- Potential For Parcels To Be Divided
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Close to Transit and Public Transportation
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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PROPERTY OVERVIEW

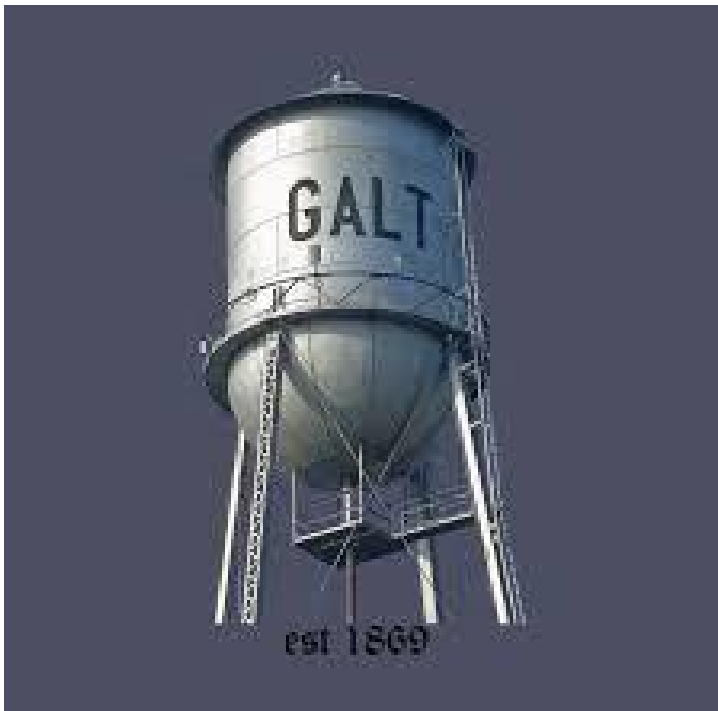
3 Parcels with ±15.62 total acres available, mixed-use development (adjacent to planned multifamily). Development land located near significant residential development, highly visible corner location with easy nearby Highway Exit and Entrance with long frontage along Walnut Ave. approved by the city for potential parcel redraw with a Multifamily/Retail development split. Close Proximity to New Retail and Across From the Galt Community Park. Quick access to CA-99, which allows for convenient access to all the major Cities in the area absorbing from Galt, Lodi, Elk Grove, Stockton, Sacramento and Many More. The zoning is flexible and allows for a variety of commercial uses. Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±258,607 cars per day in the area; CA-99: ±77,496 northbound and ±81,847 westbound; All wet & dry utilities at site. Potential For Parcels To Be Divided!

The full interchange Highway 99 overpass, a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent retail strip center, big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales.

LOCATION OVERVIEW

Parcels are located on the NEC of Walnut Ave and Carillion Blvd servicing the Galt, Sacramento and Stockton markets. Strategically located off the interchange of CA State Highway 99 & Walnut Ave in Galt, CA. Location is surrounded by a large housing tracts and commercial developments. Property benefits directly from the CA 99 Highway, with traffic passing in front of this property. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial/residential market.

Galt is a city in Sacramento County, California. It is part of the Sacramento metropolitan area. The population was 23,647 at the 2010 census, up from 19,472 at the 2000 census. The City of Galt is located in the heart of the Delta Recreation Area in Northern, California. Thirty minutes away are the Sierra Foothills and the Sacramento Delta. Reno, Lake Tahoe, San Francisco and the CA coast are all within a two hour drive making Galt a recreational haven for boat lovers and outdoors men alike. According to the United States Census Bureau, the city of Galt has a total area of 5.9 square miles (15 km²), of which, 5.9 square miles (15 km²) of it is land and 0.23% is water. The city is bordered entirely by unincorporated areas of both Sacramento and San Joaquin Counties



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California



ABOUT GALT

- Incorporated in 1946, Galt is a growing community with approximately 25,000 residents located approximately 20 miles south of Sacramento along Highway 99. The City is led by five elected council members, the Mayor being appointed.
- Galt offers affordable housing with a small town atmosphere, perfect for raising young families as well as a great opportunity for new businesses. The City of Galt is located in the heart of the Delta Recreation Area in Northern, California. Thirty minutes away are the Sierra Foothills and the Sacramento Delta. Reno, Lake Tahoe, San Francisco and the CA coast are all within a two hour drive making Galt a recreational haven for boat lovers and outdoorsmen alike.
- Galt is a city in Sacramento County, California. It is part of the Sacramento metropolitan area. The population was 23,647 at the 2010 census, up from 19,472 at the 2000 census.
- Galt is located at 38°15'39"N 121°18'11"W.[5]According to the United States Census Bureau, the city has a total area of 5.9 square miles (15 km²), of which, 5.9 square miles (15 km²) of it is land and 0.23% is water. The city is bordered entirely by unincorporated areas of both Sacramento and San Joaquin Counties.

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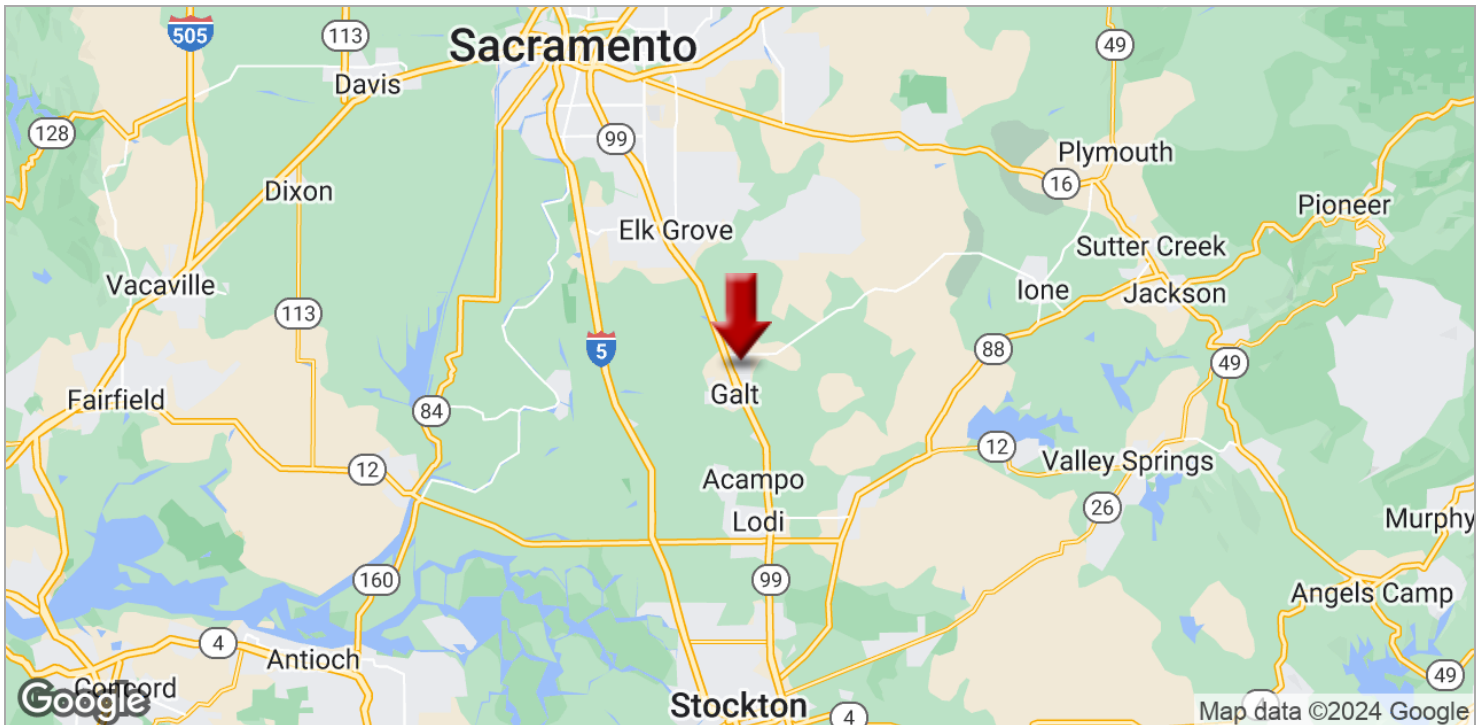
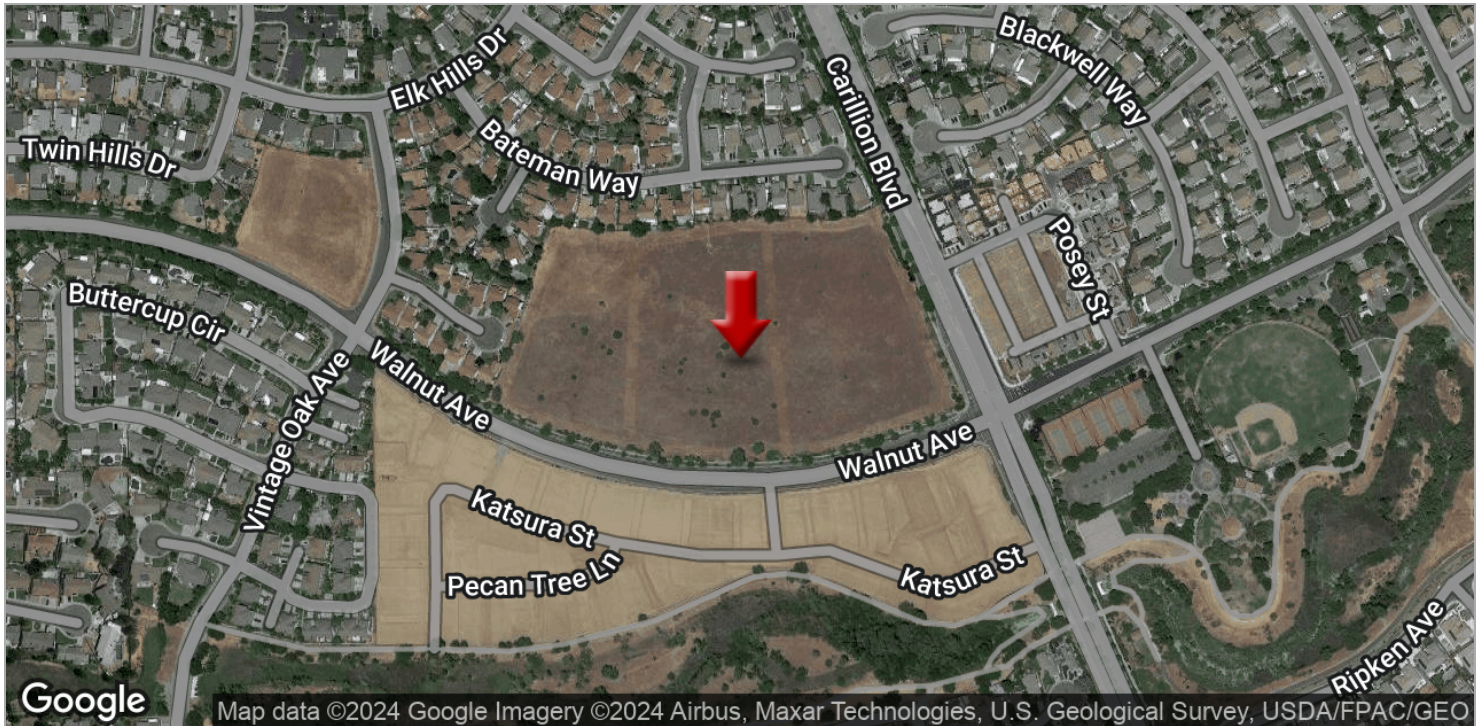
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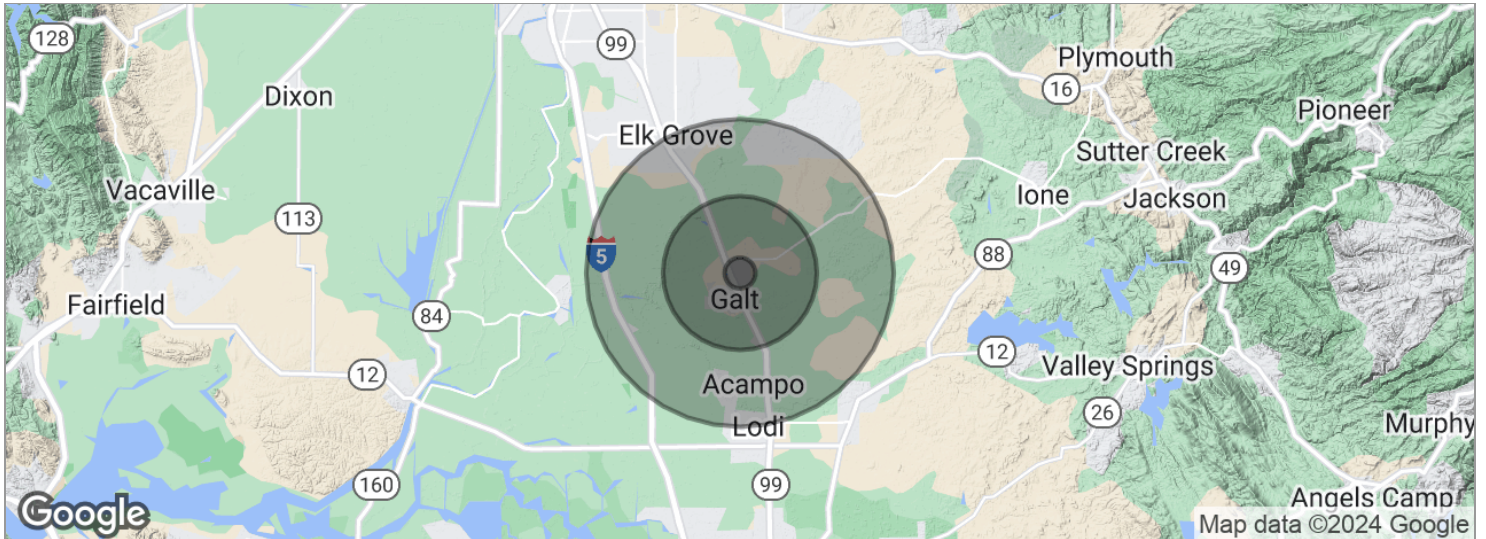
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,021	120,248	360,134
Median age	26.4	31.4	32.9
Median age (male)	25.5	30.4	31.8
Median age (Female)	27.9	32.5	34.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	879	39,198	123,800
# of persons per HH	3.4	3.1	2.9
Average HH income	\$65,733	\$72,626	\$62,505
Average house value	\$350,332	\$285,614	\$292,691
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	44.6%	42.2%	44.1%
RACE (%)	1 MILE	5 MILES	10 MILES
White	45.2%	59.3%	62.2%
Black	16.3%	8.4%	7.5%
Asian	21.0%	11.5%	8.8%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.0%	0.7%	0.9%
Other	14.5%	15.0%	15.7%

* Demographic data derived from 2020 ACS - US Census

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ABOUT FRESNO

- Fresno is a city in California and the county seat of Fresno County. It covers 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley.
- Named for the abundant ash trees lining the San Joaquin River, Fresno was founded in 1872 as a railway station of the Central Pacific Railroad before it was incorporated in 1885. The city has since become an economic hub of Fresno County and the San Joaquin Valley, with much of the surrounding areas in the Metropolitan Fresno region predominately tied to large-scale agricultural production.
- The population of Fresno grew from a 1960 census population to a 2018 population of approximately 557,458. Fresno is the fifth most populous city in California, the most populous city in the Central Valley, the most populous inland city in California, and the 34th most populous city in the nation.
- Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles to the southeast.

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