



R & S Farms, Inc., D.B.A.:

Reeve-Associates Real Estate

Gary Reeve, Broker

FARM LAND

RANCHES

LAND INVESTMENTS

37 1/2 W. 10th St.
Tracy, CA 95376
(209) 835-2002
Fax (209) 835-2008
garyreeve@sbcglobal.net

FOR SALE:

THE SELNA/ TROIANI PROPERTY

Future Development Potential

Tracy, California

7/09

- Location:** 7801 Cabe Rd., just east of the City Limits of Tracy.
- Assessor's Parcel:** 250-160-07, San Joaquin County.
- Acreage:** 26.90 net acres assessed.
- Zoning:** AU-20, Agriculture Urban Reserve
- General Plan:** County: Urban Reserve
City: UR1 (Urban Reserve)
- City Planning:** The tentative plans for the UR1 area are for residential and commercial future development, according to the City of Tracy's recently adopted general plan.
- Current Uses:** Leased for agriculture production.
- Improvements:** One older single family residence (+/-1,094 sq. ft.), and a barn.
- Comments:** This property would make an ideal site for future residential development, pending the obtaining of permits after annexation into the city.

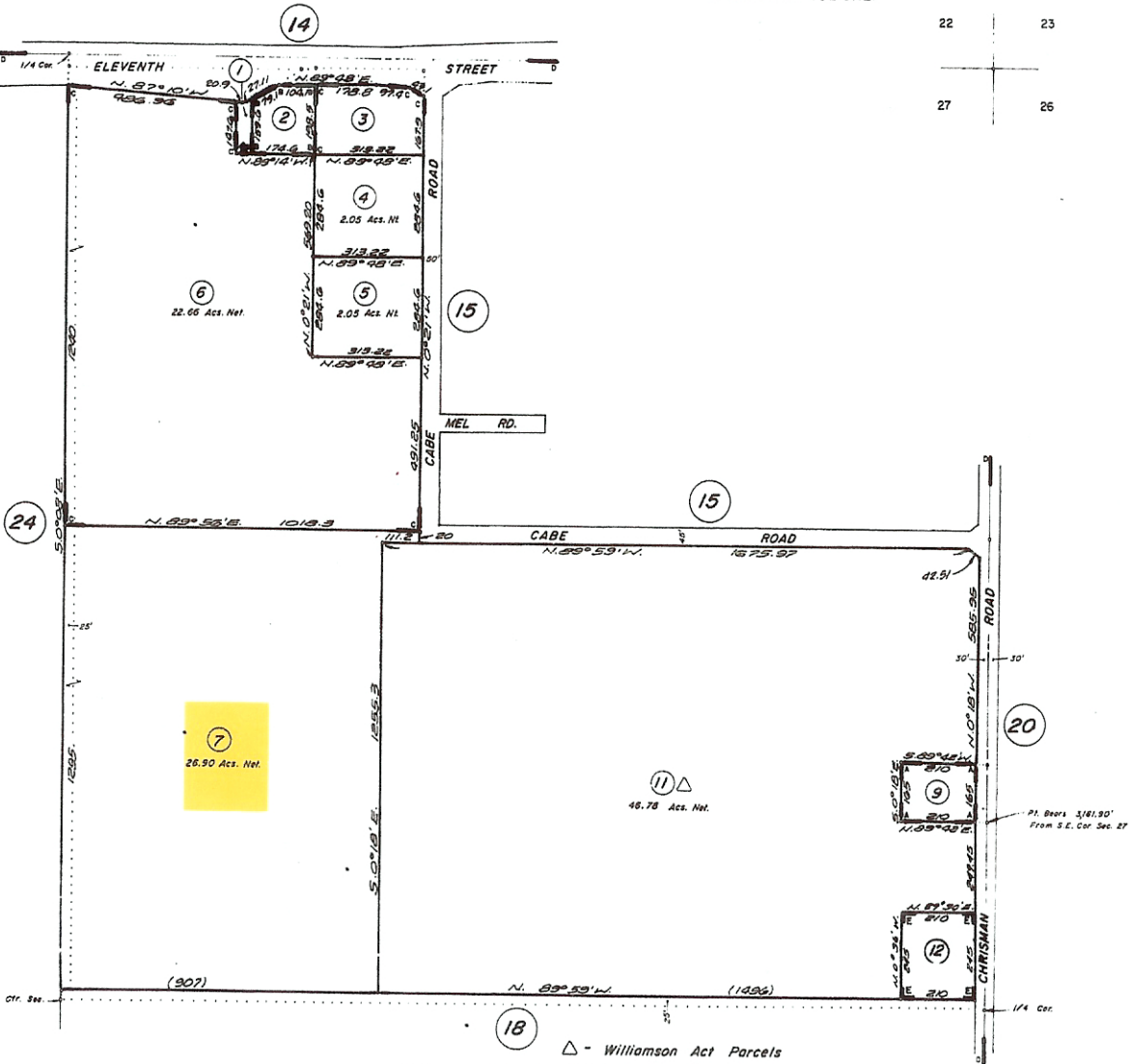
Given the close proximity to the city, this site would be ideal for a school, religious center, recreation facility or other public use Under existing zoning.

List Price: \$2,017,500.00

Terms: All cash at close of escrow, or other terms acceptable to Owner.

Broker: Gary Reeve, (209) 484-7012 c,
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THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE, HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.



22 23
27 26



- E - R.S. Bk. 32 Pg. 108
- D - R.S. Bk. 29 - Pg. 159
- C - P.M. Bk. 7 - Pg. 112
- B - R.S. Bk. 19 - Pg. 74
- A - R.S. Bk. 14 - Pg. 69

△ - Williamson Act Parcels
 NOTE - Assessor's Parcel Numbers Shown in Circles

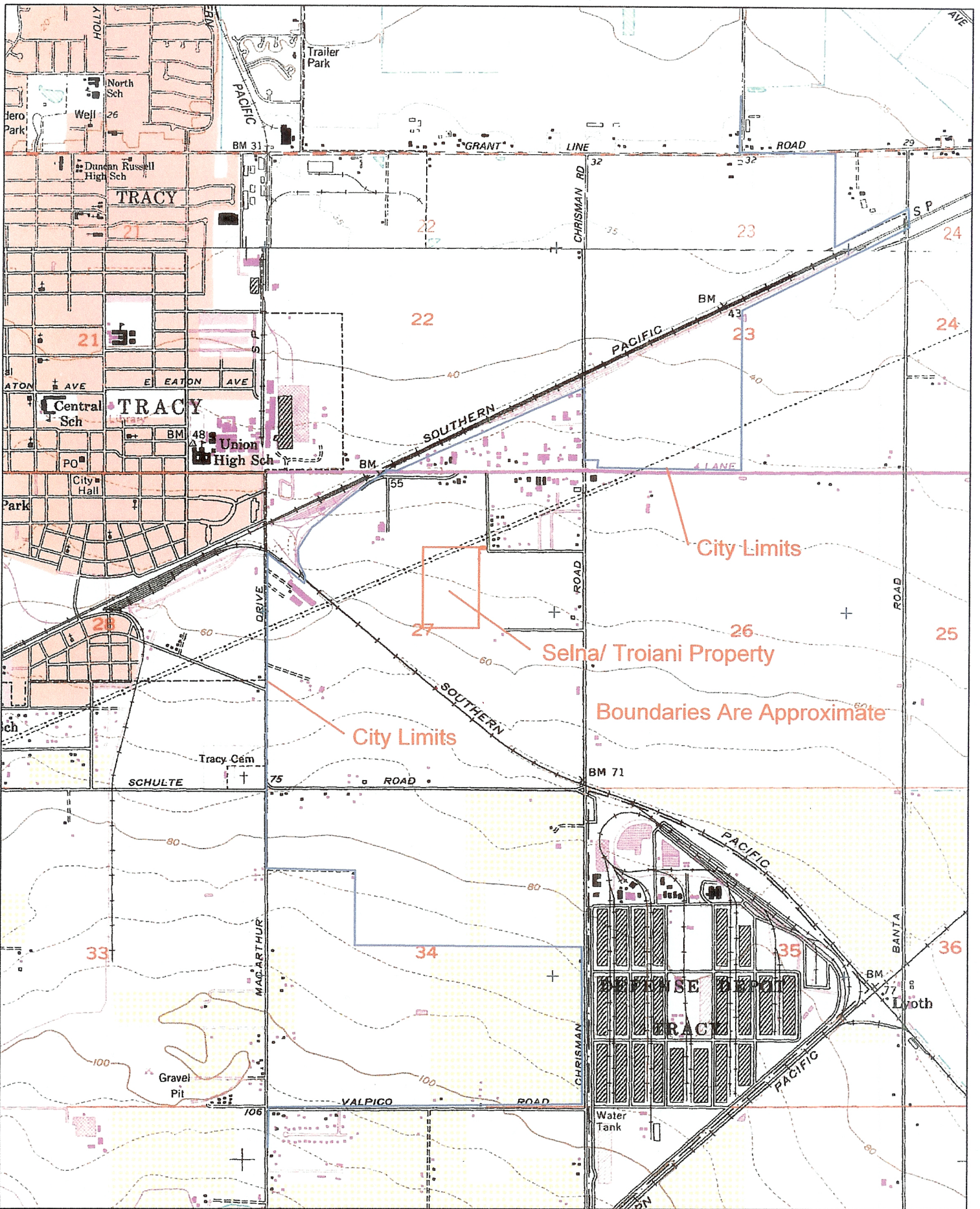


FIGURE 2-2

GENERAL PLAN
LAND USE DESIGNATIONS

- Residential Very Low
- Residential Low
- Residential Medium
- Residential High
- Commercial
- Office
- Industrial
- Downtown
- Village Center
- Public Facilities
- Park
- Open Space
- Agriculture
- Aggregate
- Urban Reserve
- UR
- City Limits
- Sphere of Influence
- Major Arterial/Expressway/Boulevard

SELNA/ TROIANI PROPERTY

