



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

Reeve-Associates Real Estate

Gary Reeve, Broker

FARM LAND

RANCHES

LAND INVESTMENTS

FOR SALE:

Commercial Land in the City Limits of Tracy

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

Location: Northwest corner of Mac Arthur Dr. and Mount Diablo Ave.

Assessor's Parcels: 235-140-090 2.00 acres
235-140-100 1.22 acres

Total Assessed Acres: 3.22 acres

Zoning: NS (Neighborhood Shopping) City of Tracy

Development Status: Bare land bounded by side walks (2 sides) and paved roadways (3 sides). Located within the city limits of Tracy.

Allowable Uses Include: Consumer Service & Retail Trade
Business and Professional Offices
Educational, Cultural, Institutional & Recreational Uses.

Frontage: The subject has +/-270' on Mac Arthur Dr.,
+/-485' on Mount Diablo Ave. and
+/-180' on Third St.

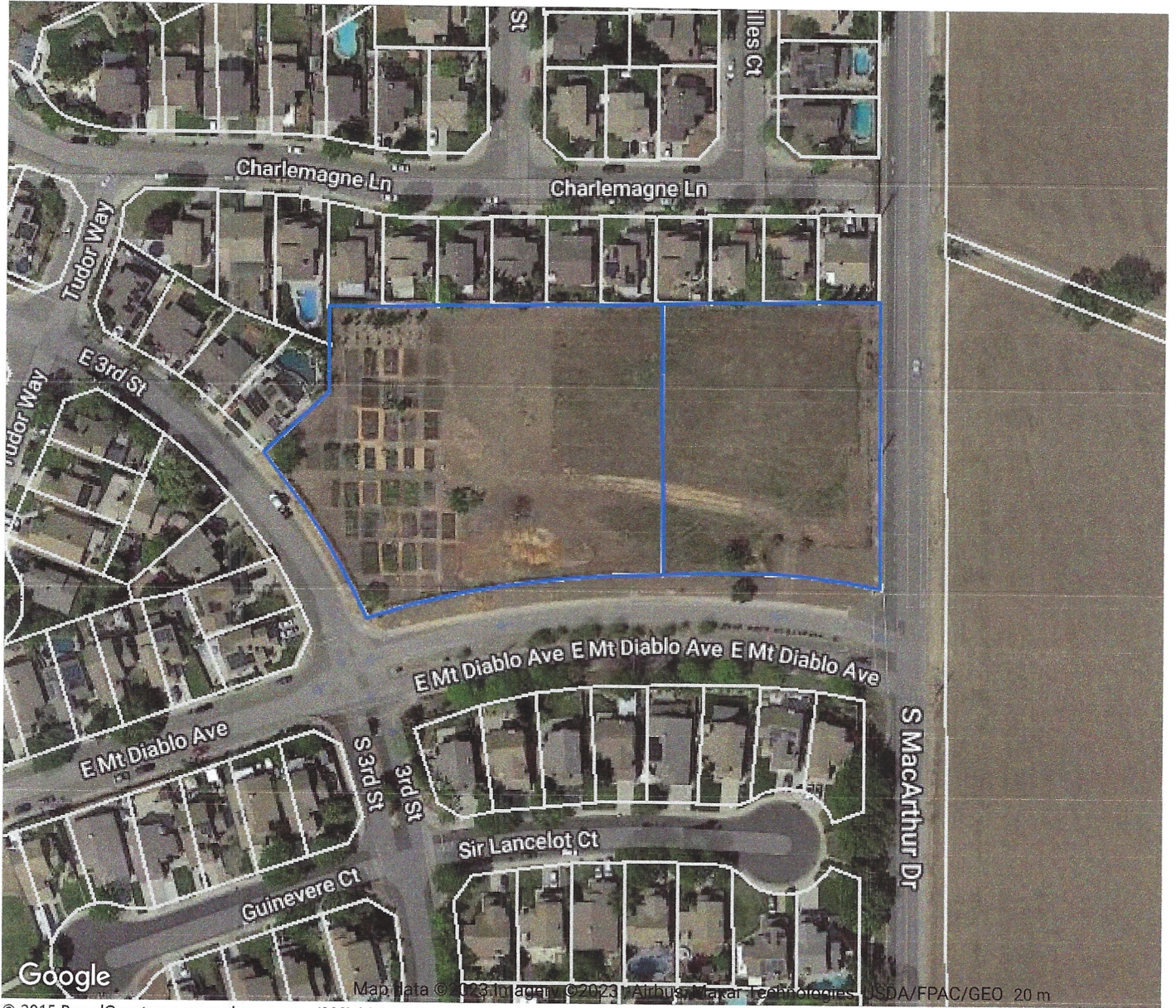
Notes: The subject property is located in an area of existing mostly residential development. There is very little commercial development currently, to serve the several residential subdivisions existing along the MacArthur Drive corridor.

MacArthur Drive: This is a designated Major Arterial and is planned to be realigned, however, this proposed realignment should not decrease the existing frontage.

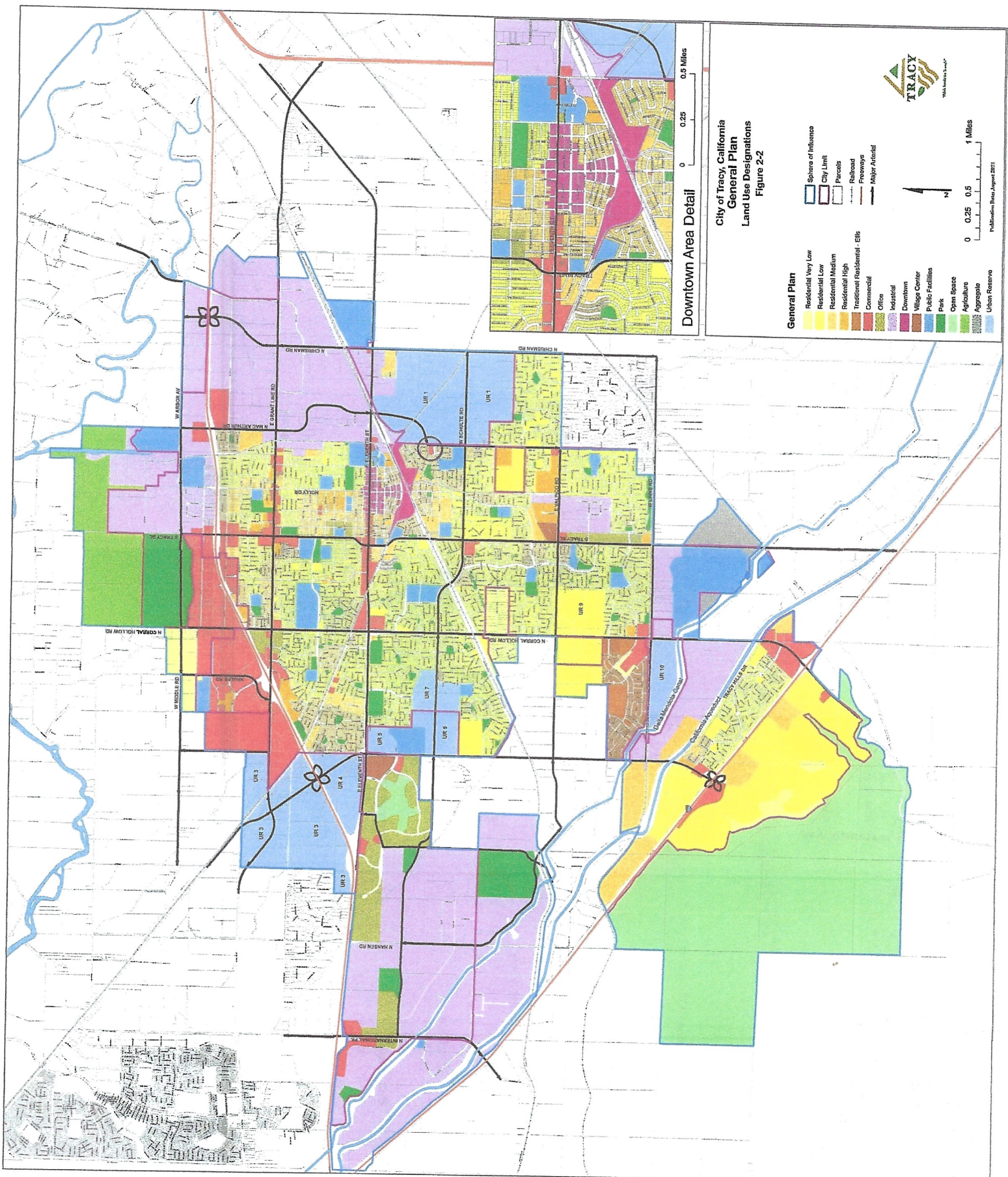
UR-1: The UR-1 General Planning area is in the City of Tracy Sphere of Influence and is located immediately across the street and East from the subject. This is a multi use general plan and is expected to have a significant residential component.

List Price: Reduced to \$2,250,000

Contact Broker: W. Gary Reeve #00875626
(209) 484-7012,







City of Tracy, California
General Plan
 Land Use Designations
 Figure 2-2

General Plan

- Residential Very Low
- Residential Low
- Residential Medium
- Residential High
- Traditional Residential - Ellis
- Commercial
- Office
- Industrial
- Downtown
- Village Center
- Public Facilities
- Park
- Open Space
- Agriculture
- Aggregate
- Urban Reserve

Infrastructure

- Sphere of Influence
- City Limit
- Parcels
- Railroad
- Freeway
- Major Arterial

0 0.25 0.5 1 Miles

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