

±3.14 ACRES COMMERCIAL LAND

MANTECA, CALIFORNIA





ONLINE AUCTION OVERVIEW

This online Auction Plus event is for ±3.14 acres of vacant land in Manteca, California.

The Future of Real Estate's Auction Plus sale allows buyers to include contingencies along with their bid(s).

This seller is highly motivated and has set the minimum bid at just **\$1,699,000.**

Bid deadline for this auction is **October 24, 2019** (5pm PST).

EXECUTIVE SUMMARY

The Future of Real Estate FRE is pleased to present the Online Auction Plus event for a well located ± 3.14 acre vacant / undeveloped land offering in the city of Manteca, San Joaquin County, California.

Due to its close proximity to State Highway Route 120 and paved access from S. Airport Way and Daniels Street, this hard corner at a signalized intersection will bring great visibility to a number of future development uses.

Near and contiguous to existing commercial, retail and hospitality anchored shopping centers that include Kohl's, Costco and the under construction (due to open Summer 2020) Great Wolf Lodge.

The Great Wolf Lodge Resort and Water Park

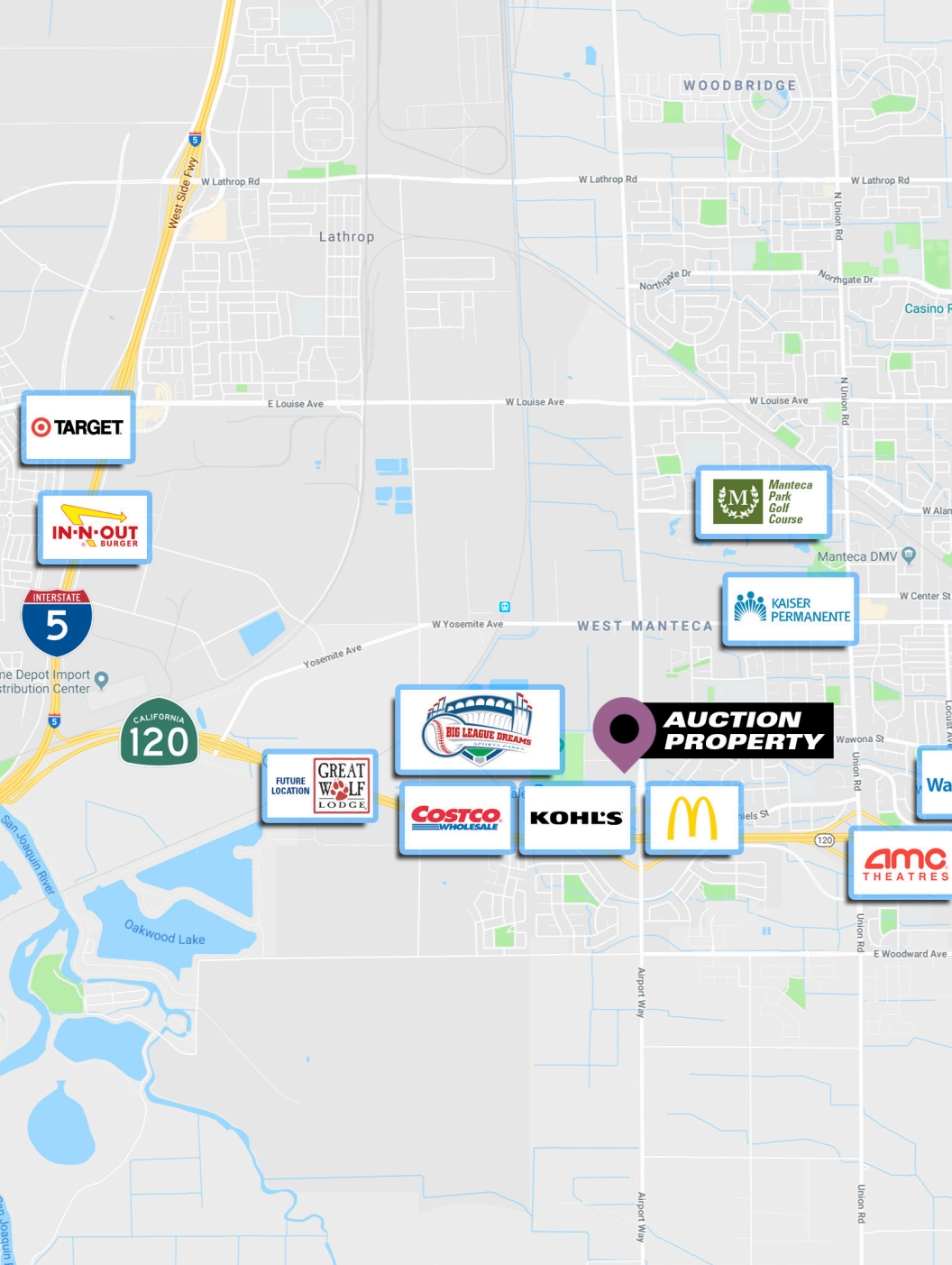
This much anticipated development is anticipated to bring more than 500,000 visitors annually from throughout northern California and beyond. In addition to the indoor water park, the resort will also feature a $\pm 45,000$ square foot adventure park that will include ropes courses, an arcade, mini golf and a live-action game. Once completed and open, the Great Wolf Lodge is expected to employ 500 people.





PROPERTY HIGHLIGHTS

- ±3.14 Acres
- One (1) parcel – APN: 241-310-22
- Municipality: City of Manteca, San Joaquin County, CA
- Zoning: CG (General Commercial) Property
- Undeveloped vacant land
- Access: located at the southwest corner of S. Airport Way and Daniels Street
- City of Manteca population: ±81,592
- Topography: flat
- ±242 feet of frontage along S. Airport Way
- ±381 feet of frontage along Daniels Way



LOCATION OVERVIEW

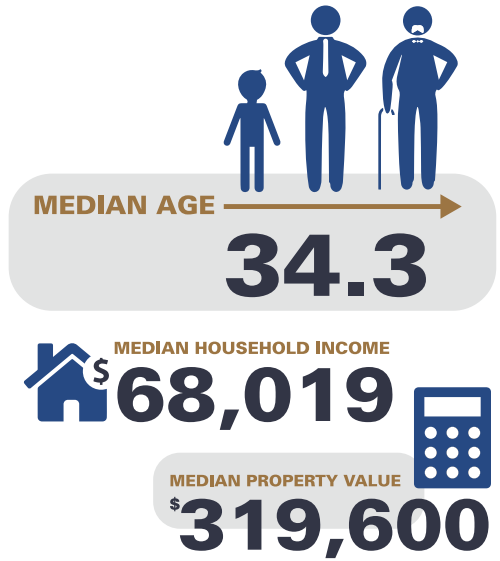
This ideally located hard corner commercial property is located along the north / south arterial roads of S. Airport Way and the east / west arterial of Daniels Street. Just north of State Highway Route 120, both on and off ramps are traveled to and from S. Airport Way. Within walking distance both south and west from the subject property, shopping, restaurants, entertainment and hospitality.

The City of Manteca is located along State Highway Route 120, between Highway 99 and the I-5 freeway

- ±13 miles to Stockton
- ±49 miles to San Jose
- ±56 miles to Sacramento
- ±58 miles to Oakland
- ±66 miles to San Francisco

DEMOGRAPHICS MANTECA, CALIFORNIA

2017 statistics



TOP EMPLOYMENT BY OCCUPATION

- Office & Administrative: **15.5%**
- Sales: **10.8%**
- Management: **7.8%**
- Production: **7%**
- Construction & Extraction: **6.2%**



TOP EMPLOYMENT BY INDUSTRY

- Retail Trade: **13.4%**
- Healthcare & Social Assistance: **12.5%**
- Manufacturing: **11.5%**
- Educational Services: **8.13%**
- Construction: **7.8%**



YEAR-ROUND ACTIVITIES MANTECA, CALIFORNIA





ONLINE AUCTION

±3.14 ACRES COMMERCIAL LAND

Manteca, California

Minimum Bid **\$1,699,000**
Bid Deadline **October 24, 2019**

for more information & auction details
visit **www.LEEbid.com/300**



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