

FOR SALE

11401 S Manthey Road - APN 191-250-090

Current Zoning:	AG-40
Proposed Zoning:	Freeway Commercial (FC)
Lot Size:	±297,950 SF (±6.84 Acres)
Buildings:	2 Residential Houses ±2,200 SF House ± 2,000 SF House 1 Modular House ±1,440 SF

11591 S Manthey Road - APN 191-250-070

Current Zoning:	A-I (AG Industrial)
Proposed Zoning:	Freeway Commercial (FC)
Lot Size:	±306,226 SF (±7.03 Acres)
Buildings:	1 Residential House ±2,000 SF

11555 S Manthey Road - APN 191-250-100

Current Zoning:	AG-40
Proposed Zoning:	Freeway Commercial (FC)
Lot Size:	±3,519 SF (±.08 Acres)



±607,695 SF (±13.95 Acres) with 3 Residential Houses & 1 Modular Home

11401 | 11591 | 11555 S Manthey Road

Lathrop, CA 95330

STEVE DUNN
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Property Highlights

- Excellent visibility from the I-5 Freeway. Traffic Volume more than 100,000 vehicles per day
- In the Current & Future Path of Development for San Joaquin County and the City of Lathrop
- 3 Large Contiguous Parcels for a variety of different development projects
- Current Zoning is planned to be changed to Freeway Commercial per the City of Lathrop July 2024 General Plan Map. Other Zoning Uses maybe possible.
- Adjacent 11 Acre Property to the North was Approved for Annexation and Sphere of Influence into the City of Lathrop for a Gas Station, Fast Food and other Freeway Commercial type of Uses
- Manthey Road is planned to be realigned when the future I-5 Interchange Project at Roth Road is constructed, but is subject to any changes

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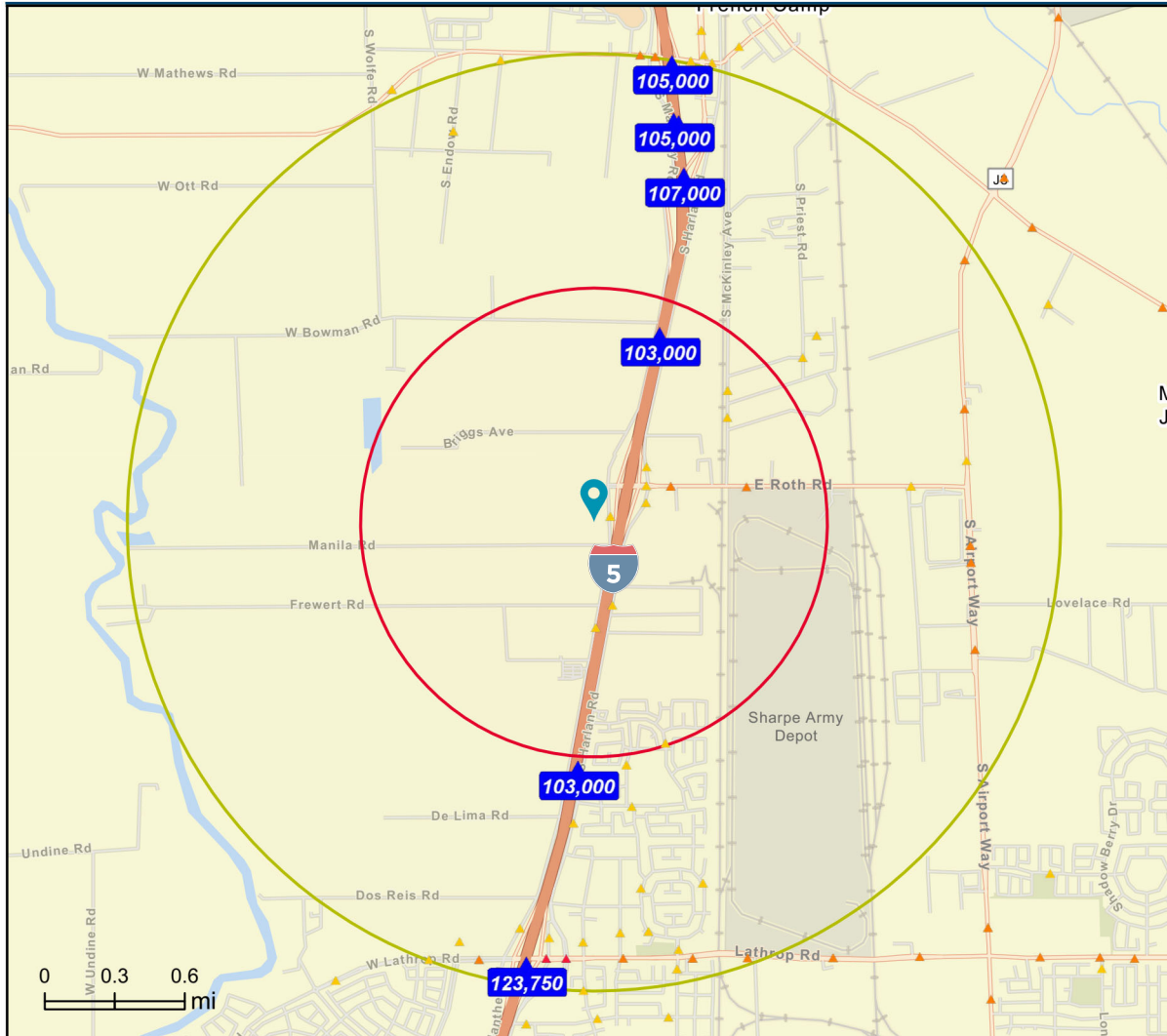
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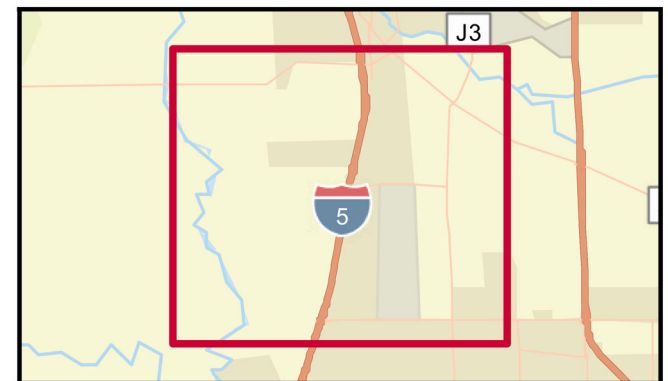
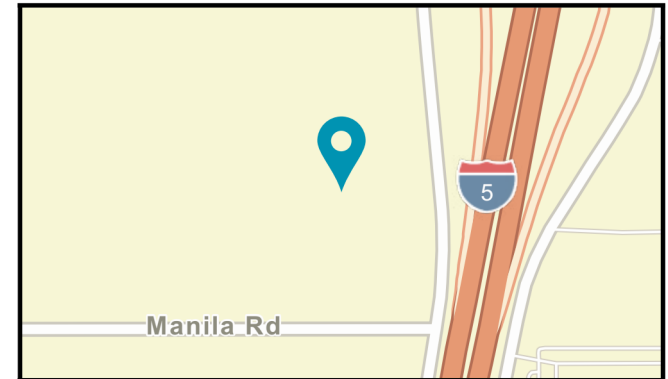
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More than 100,000 vehicles per day



AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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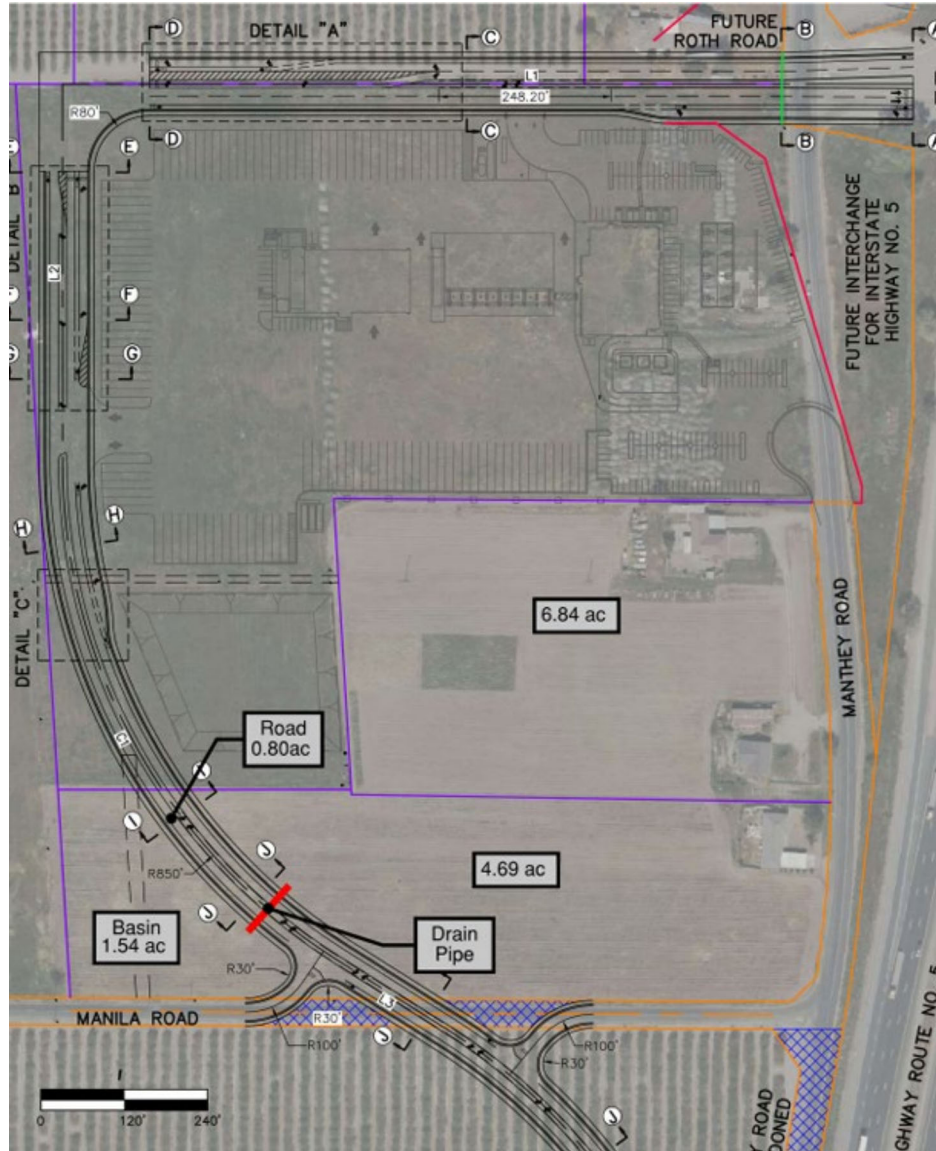
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**Proposed Manthey Road Realignment when Roth Road interchange Improvement Project is Completed.
Actual Date is Not Known Yet and Design Layout Subject to Change**



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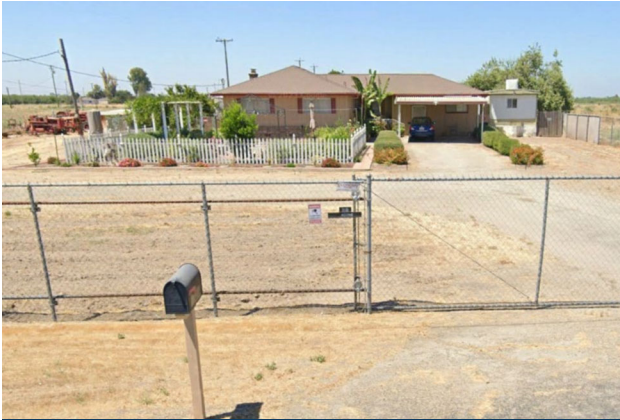
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Photos



EXISTING RESIDENCES ON PARCEL 191-250-090



EXISTING RESIDENCES ON PARCEL 191-250-070



LATHROP DROP YARD



Roth Road



DOT TRUCK SALES

BORAL ROOFING



A1 AG FARMERS MARKET



Manthey Road

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Exclusively Listed By:

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