

**LOTS AND LAND**

Lots and Land

New

List Price: \$399,900

MLS #: 41071140

5133 S St Rt 99 W Frontage Rd

STOCKTON CA 95212

San Joaquin

List Date: 8/27/2024 Orig Price: \$399,900

Pend Date: Off Mkt:

COE Date: Sold Price:

DOM: 0 CDOM: 0



Print/Email:

**Property Information**

Square Ft: 27,007

Aprx Lot Size: 0.62

Acres: 0.62

List \$/SqFt: \$15

Owners Name:

Agt Ownership: No

Developer Lot#:

Surveyed: No

Corners Marked: No

Building Pad: Possible

Mineral Rights: No

Agt Related to Principal: No

D/N/S:

Directions: HWY 99, Exit Arch Rd, Rt Fronta

Cross Street: Arch Rd

APN: 179-190-030-000 Zoning: Comm

Point of Sale Ordinance: No

City Transfer Tax:

Elem Schl Dist:

High Schl Dist:

Census Tract:

**Lot Dimensions**

Front: 477'

Rear: 406'

Side 1: 143'

Side 2:

Other 1:

Other 2:

**Listing Information**

List Type: Excl Right

List Service: Full Service

Associated Docs: 0

List Agt: Harmit S Toor - 925-202-7027

hdtoor@gmail.com

DRE: 01462579 Broker DRE: 02007516

List Office: Bay East Brokers, Inc

Co-List:

Agent Hit Count: 0

Disclosures Link:

Board ID: BAY EAST

Special Info: None

Client Hit Count: 0

**Public Remarks**

Prime Commercial/Industrial Vacant Land for Sale Near HWY 99, Exit at Arch Road! This exceptional commercial vacant land is a fantastic investment opportunity in a prime location near HWY 99 at the Arch Road exit. The property is ideally situated next to a popular hotel and a bustling restaurant, offering significant exposure to high traffic and easy accessibility. Positioned near HWY 99, providing excellent visibility and convenient access for both locals and travelers. Located next to a well-established hotel and restaurant, ensuring a steady flow of potential customers. Ideal for a variety of commercial/Industrial developments such as retail, office space, or service-oriented businesses. Generous lot size to accommodate multiple commercial projects or a single large-scale development. Situated in a rapidly developing area with ongoing and future infrastructure improvements, promising great appreciation potential. This is a rare opportunity to acquire a prime piece of commercial real estate in a growing area with high visibility and traffic. Perfect for investors, developers, or business owners looking to establish a presence in a vibrant commercial hub. Don't miss out on this unique opportunity to capitalize on a fantastic location. Billboard is not included in the sale.

**\*\*\*Confidential Remarks\*\*\***

For showing, call the listing agent at 925.202.7027 or e-mail him at hdtoor@gmail.com.

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Provided By: Harmit S Toor

DRE: 01462579

08/27/2024

**Media Links**

Unbranded Media Link:

Unbranded Media Link 2:

Branded Media Link:

Branded Media Link 2:

**Property Features**

**DEVELOPMENT STATUS** None  
**DISCLOSURES** Nat Hazard Disclosure  
**LOT DESCRIPTION** Other  
**POSSESSION** COE

**TERMS** Cash, Conventional, Call Listing Agent  
**USE ZONING** Commercial, Industrial  
**UTILITY ON SITE** Other  
**WATER/SEWER** Other, Sewer in Street  
**INTERNET DISPLAY** Full Street Address  
**INTERNET SITES** Yes - All Sites

**HOA Information**

**HOA:** N

**HOA Name:**

**HOA Phone:**

**HOA Fee:**

**HOA Fees Freq:**

**Pending Litigation:**

**Paid By:**

**HOA Transfer Fees:**

**HOA Amenities:**

**HOA Documents:**

**HOA Fees Include:**

**Sold Information**

**Buyer Agent:**

**Co-Buyer Agent:**

**Sold Price:**

**Sale/Orig \$:**

**Sale/Last List \$:**

**List \$/SqFt:** \$15

**Sale \$/SqFt:**

**Concessions at COE:**

**Number of offers:**

**Sale Terms:**

**Old Concessions:**

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**STOCKTON**

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