

# 2.70 Acres Hotel Site

10792 W Larch Rd, Tracy, CA 95304



Presented by  
Altera Real Estate



**Price: \$4,704,480**

10722 W. Larch Rd. Hotel site lot #3. There is a current site plan approved by the City of Tracy. On June 11, 2020 the San Joaquin County LAFCO agency completed the final step of Annexation to the City of Tracy. January 16, 2018, the Tracy City Council approved the annexation to the City of Tracy. The property is near the 166 acres Legacy Fields Sports Park. The City of Tracy anticipates this property with freeway frontage to serve the Legacy Fields sports park with hotel and restaurant services.

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- Annexed to the City of Tracy on July 10th, 2020.
- Zoned commercial CRS. Hotels, Restaurants, highway services.
- 250 feet of highway 205 frontage.
- Contiguous to freeway on ramp, Tracy Blvd exit/on ramp.
- Fronting highway I-205 next to Tracy Blvd.
- Next to Holiday Inn Express and 2 new hotel ground breakings.
- New 166 acres Legacy Fields city sports park one parcel across the street.

Owner is in the process of parceling hotel sites. Lot splits will be complete by June 2023. Each hotel site will accommodate 90 to 120 hotel rooms.

Current Parcel Configuration:

10792 Larch Rd APN: 212-170-34

4.77 acres

10722 Larch Rd APN: 212-170-33

4.33 acres

Nearby 2 New Amazon Fulfillment Centers, Costco, Safeway, and Medline Medical with 1,000,000 Sq. Ft each. Prologis development 1,783 acres business park. Tesla manufacturing 3 miles east on Hwy I-



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205

Zoning is CRS- Commercial Recreational Services, i.e hotels,  
restaurants, fuel stations, etc.

2% selling agent brokerage

Recent sale: Hilton Home 2 suites at northwest corner of Coral Hollow Rd  
and Grant Line Rd at \$32.00 per square foot. 2017, North Corral Hollow  
Hotel site, \$44 per square foot.

Current hotel site deals in escrow from \$39 to \$45 per square foot.

250 Ft Freeway Frontage

Near Legacy Fields, 166 Acres

Contiguous to freeway on/off ramp at Tracy Blvd

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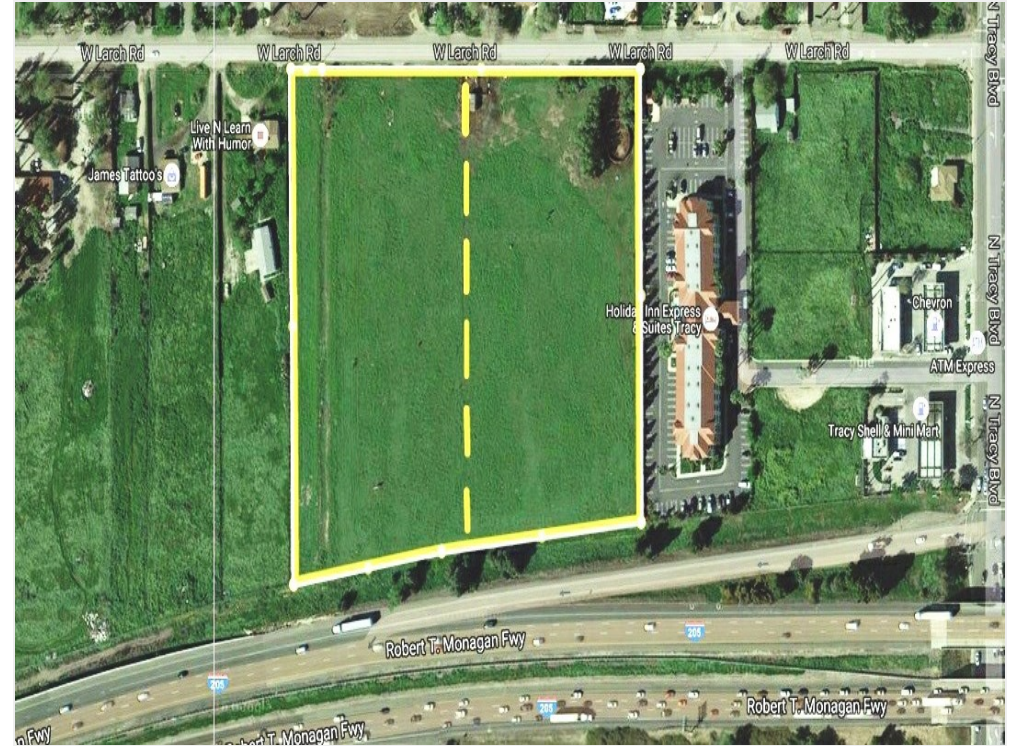
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## Property Photos



Building Photo

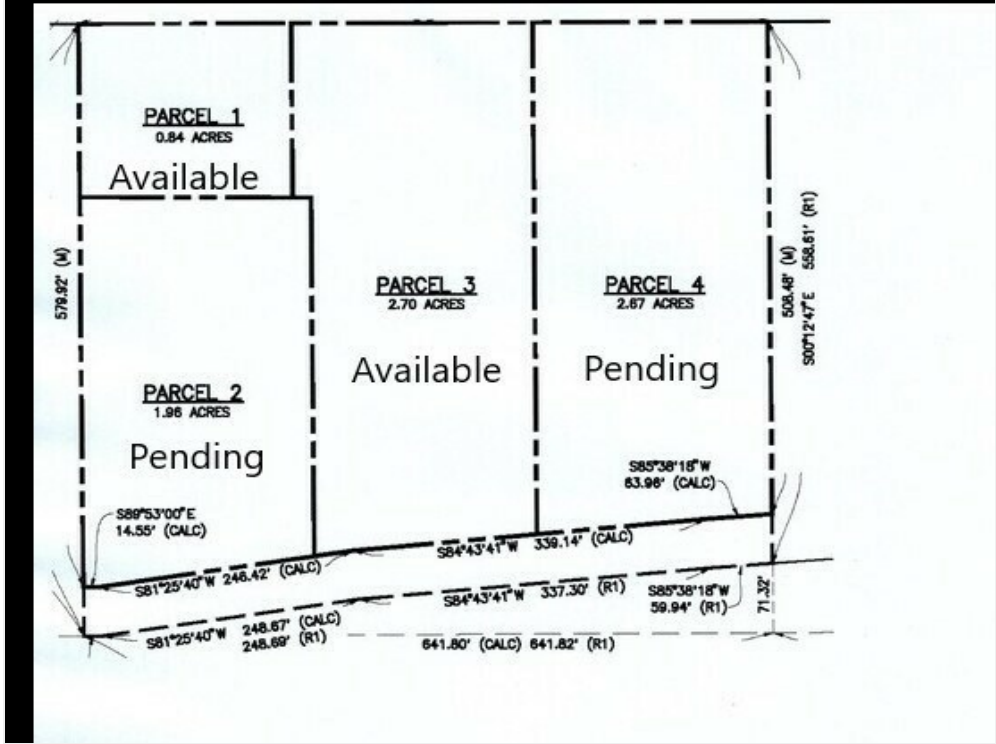


Building Photo

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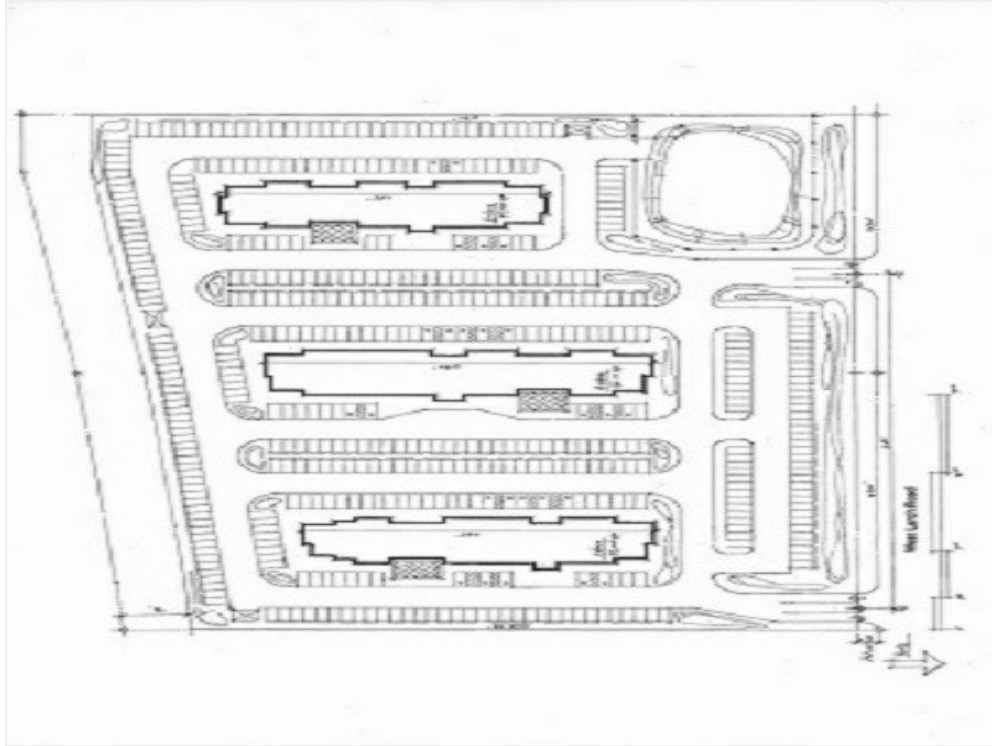


Legacy Fields

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## Property Photos



Site Plan

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## Location

