

71 APPROVED SINGLE FAMILY DETACHED LOTS

# FOR SALE

2774 W. BYRON ROAD, TRACY, CA

## ATTRIBUTES

- › Amazon is adding 700 new jobs in Tracy
- › Prologis builds a 1 million square foot state-of-the-art facility, part of a 19 million square feet master planned park. Approx. 36,000 new jobs upon full build-out
- › New I-580 express lanes to open (early 2016) will relieve commute times to Bay Area locations
- › Most affordable Single Family in Tracy
- › Full market analysis available upon request



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**PROPERTY PROFILE****LOCATION:**

2660 Byron Road

**CITY:**

Tracy

**COUNTY:**

San Joaquin

**PARCEL SIZE:**

APN# 238-050-01 4.98 acres

APN# 238-080-03 3.0 acres

APN# 238-080-04 1.9 acres

**GENERAL PLAN:**

Residential

**ZONING:**

Tentative Map approval for 71 Single Family detached lots

**LOT SIZES:**

Plan 1: (12) 3/3 1,694 sq. ft.

Plan 2: (16) 3+L/2.5 1,965 sq. ft.

Plan 3: (21) 4+L/3 1,985 sq. ft.

Plan 4: (22) 4+B/3 2,311 sq. ft.

Total (71)

**BUILDING ALLOCATIONS:**

Property to be delivered with building allocations in place

**IMPACT FEES:**

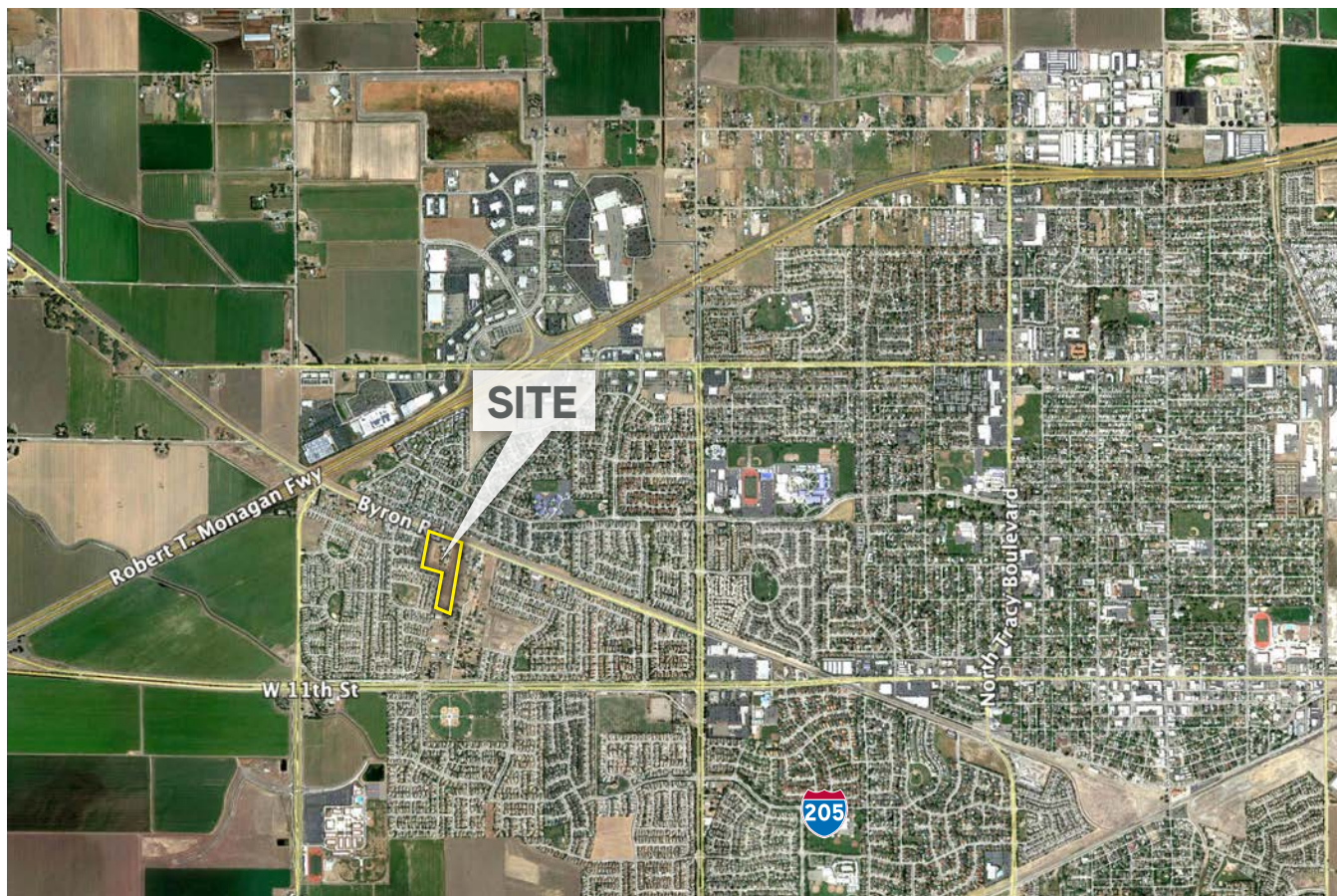
\$54,964/Unit

**ENGINEER ESTIMATE:**

\$3,355,500 (\$47,260/Unit)



## PROPERTY MAP





THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

POR. S.1/2 SEC. 19, T2S. R.5E., M.D.B.&M.

238-05

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERPRETING LEGAL BOUNDARY RIGHT. ZONING REGULATIONS AND/OR LEGALITY OF LAND DIVISION LAWS.

0 50 100 150 200 Feet

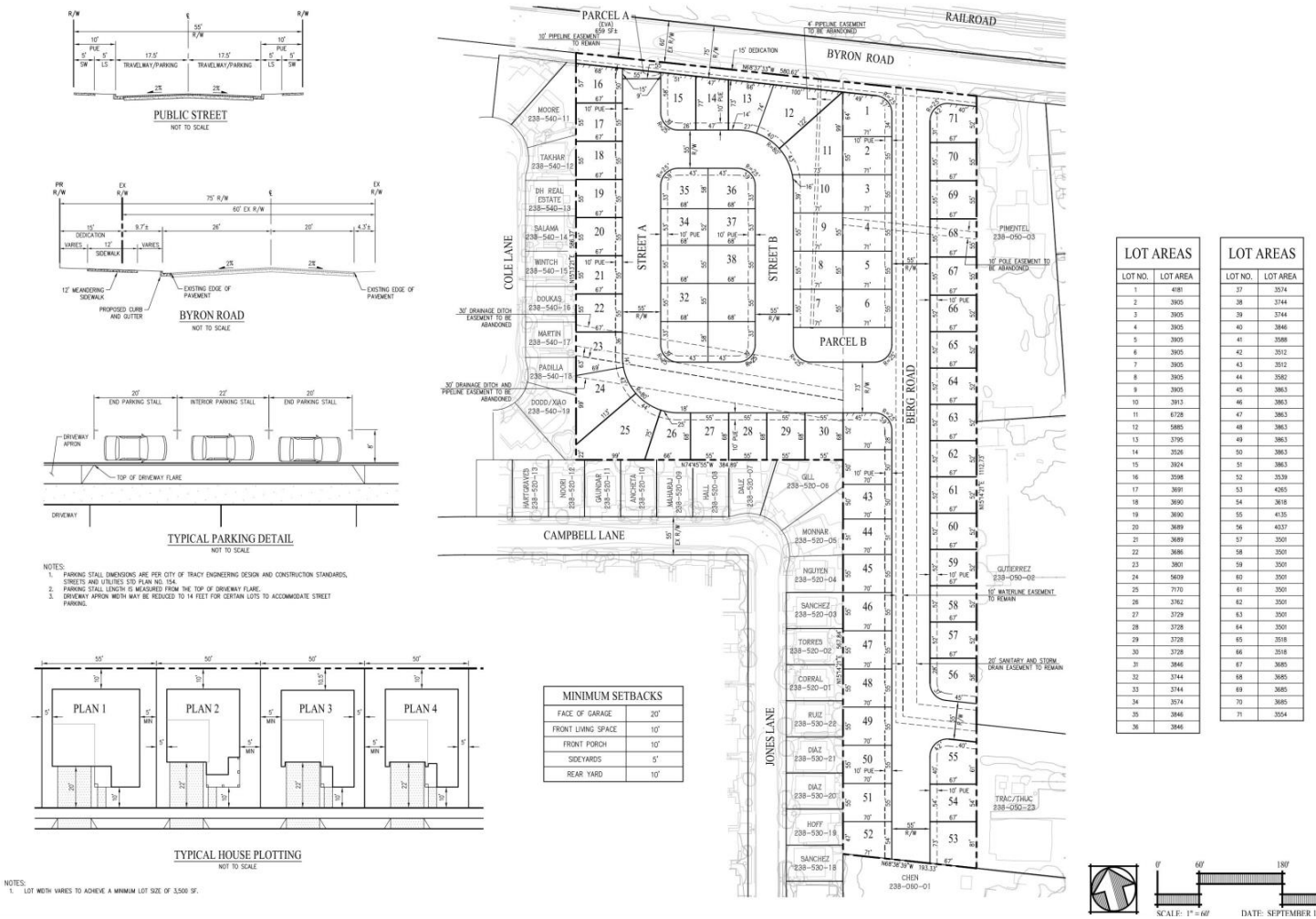
LEGEND:  
Assessor's Parcel Number  
00000000  
Book Page Parcel Number

HIGHEST APN USED  
YEAR PAR. # PAR. #  
04-05 23

BK. 238 PG. 06  
County of San Joaquin, CA

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Assessor Mapping/GIS 2014

SITE PLAN



UNIT MIX PLAN



## DEVELOPMENT FEE BUDGET

Budget Line Item	Cost/Fee	Unit	Per	Budget
<b>Water Fees</b>				
Distribution	\$ 4,236	71	DU	\$ 300,756
Supply	\$ 1,813	71	DU	\$ 128,723
Treatment	\$ 3,295	71	DU	\$ 233,945
Recycled Water	\$ 2,654	71	DU	\$ 188,434
<b>Total Water Fees</b>	\$ 11,998			\$ 851,858
<b>Sewer Fees</b>				
Treatment Plant	\$ 6,727	71	DU	\$ 477,617
West Conveyance	\$ 1,610	71	DU	\$ 114,310
	\$ 8,337			\$ 591,927
<b>Storm Drains</b>	\$ 2,074	71	DU	\$ 147,254
<b>Public Safety</b>	\$ 1,349	71	DU	\$ 95,779
<b>Public Facilities</b>	\$ 2,953	71	DU	\$ 209,663
<b>Transportation</b>	\$ 5,186	71	DU	\$ 368,206
<b>San Joaquin County Facilities Fee</b>	\$ 1,890	71	DU	\$ 134,190
<b>Regional Traffic Impact Fee</b>	\$ 2,988	71	DU	\$ 212,148
<b>Community Park Fee</b>	\$ 7,557	71	DU	\$ 536,547
<b>Habitat Mitigation Fee</b>	\$ -	10	AC	\$ -
<b>Ag Mitigation Fee</b>	\$ -	10	AC	\$ -
<b>School Fees</b>	\$ 5.32	141,887	SF	\$ 754,839

Total Fees \$ 3,902,411

Per DU \$ 54,964

As of 10-05-2015

Residential Units 71  
Acreage 10  
Average Unit SF 1,998

Berg Rd.	unit mix		
1,674	12	\$5.32	\$8,905.68
1,967	16	\$5.32	\$10,464.44
1,985	21	\$5.32	\$10,560.20
2,211	22	\$5.32	\$11,762.52
1,998	71		

Wtd Average

\$10,423.21



## DEVELOPMENT FEE BUDGET



**Carlson, Barbee  
& Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

ENGINEER'S PRELIMINARY COST ESTIMATE  
**IN-TRACT IMPROVEMENTS (71 UNITS)**  
**(STEELE & WILLIAMS PROPERTIES)**  
**BERG ROAD PROPERTIES**  
 TRACY, CALIFORNIA

February 8, 2016  
 Job No.: 2420-000

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>SITE DEMOLITION</u></b>					
1	Clearing and Grubbing	9.9	AC	\$ 1,500.00	\$ 14,850
2	Tree and Structure Removal Budget	1	LS	\$ 50,000.00	\$ 50,000
Subtotal Site Demolition					\$ 64,850
<b><u>GRADING</u></b>					
3	Earthwork ( <i>Assumes 1' across site</i> )	16,000	CY	\$ 5.00	\$ 80,000
4	Corrective Grading Budget ( <i>Assumes 1' across site</i> )	16,000	CY	\$ 5.00	\$ 80,000
5	Export	2,000	CY	\$ 10.00	\$ 20,000
6	Finish Pad ( <i>1 per lot</i> )	71	EA	\$ 1,500.00	\$ 106,500
7	Erosion Control Budget	9.9	AC	\$ 5,000.00	\$ 49,500
8	Retaining Wall Budget ( <i>Assumes 3' walls</i> ) <sup>3</sup>	220	LF	\$ 100.00	\$ 22,000
9	Soil Remediation Budget	1	LS	\$ -	N.I.C.
10	Gas Line Protection Budget	1	LS	\$ -	N.I.C.
Subtotal Grading					\$ 358,000
<b><u>STREET WORK</u></b>					
11	Fine Grading ( <i>Right-of-way to Right-of-way</i> )	139,600	SF	\$ 0.30	\$ 41,880
12	3" A.C. Paving <sup>4</sup>	84,000	SF	\$ 1.65	\$ 138,600
13	11" Aggregate Base <sup>4</sup>	84,000	SF	\$ 1.65	\$ 138,600
14	Curb and Gutter ( <i>City Standard Plan 120</i> )	4,760	LF	\$ 18.00	\$ 85,680
15	Sidewalk ( <i>Within Public Right-of-Way</i> )	22,880	SF	\$ 5.00	\$ 114,400
16	Driveways ( <i>Includes AB cushion</i> )	71	EA	\$ 1,500.00	\$ 106,500
17	Street Monuments	10	EA	\$ 500.00	\$ 5,000
18	Signing and Striping	1	LS	\$ 10,000.00	\$ 10,000
19	Intersection Conform	1	EA	\$ 2,500.00	\$ 2,500
20	Curb Ramps	9	EA	\$ 750.00	\$ 6,750
Subtotal Street Work					\$ 649,910
<b><u>STORM DRAIN</u></b>					
21	Catch Basins ( <i>Per city Standard Plan 302</i> )	17	EA	\$ 2,500.00	\$ 42,500
22	Storm Drain Manhole	2	EA	\$ 3,500.00	\$ 7,000
23	Storm Drain Manhole ( <i>On existing main</i> )	2	EA	\$ 5,000.00	\$ 10,000
24	12" Storm Drain Pipe ( <i>RCP</i> )	1,580	LF	\$ 50.00	\$ 79,000
25	15" Storm Drain Pipe ( <i>RCP</i> )	260	LF	\$ 60.00	\$ 15,600
26	18" Storm Drain Pipe ( <i>RCP</i> )	380	LF	\$ 70.00	\$ 26,600
27	Upflo Filter ( <i>Vault inlet TBD</i> )	2	EA	\$ 40,000.00	\$ 80,000
Subtotal Storm Drain					\$ 260,700

## DEVELOPMENT FEE BUDGET

Carlson, Barbee &amp; Gibson, Inc.

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>WATER SUPPLY</u></b>					
28	8" Ductile Iron Pipe Water Main (Including all appurtenances)	1,380	LF	\$ 50.00	\$ 69,000
29	12" Ductile Iron Pipe Water Main (Including all appurtenances)	185	LF	\$ 65.00	\$ 12,025
29	1" Water Service (Connection to proposed main)	41	EA	\$ 1,000.00	\$ 41,000
30	1" Water Service (Connection to existing main)	30	EA	\$ 2,500.00	\$ 75,000
31	Fire Hydrants (Including all appurtenances) <sup>5</sup>	9	EA	\$ 4,000.00	\$ 36,000
32	Connect 8" Main to Existing <sup>6</sup>	3	EA	\$ 3,000.00	\$ 9,000
Subtotal Water Supply					\$ 242,025
<b><u>SEWER</u></b>					
33	8" Sewer Line	1,490	LF	\$ 45.00	\$ 67,050
34	Sewer Manhole	8	EA	\$ 3,500.00	\$ 28,000
35	4" Laterals (Connection to proposed main)	41	EA	\$ 750.00	\$ 30,750
36	4" Laterals (Connection to existing main)	30	EA	\$ 2,500.00	\$ 75,000
37	Connect to Existing <sup>6</sup>	2	EA	\$ 3,000.00	\$ 6,000
Subtotal Sewer					\$ 206,800
<b><u>LANDSCAPE</u></b>					
38	Parkway Landscaping (Within Public Right-of-Way)	24,860	SF	\$ 8.00	\$ 198,880
39	Open Space Landscaping <sup>7</sup>	6,830	SF	\$ 10.00	\$ 68,300
Subtotal Landscape					\$ 267,180
<b><u>JOINT TRENCH</u></b>					
40	Joint Trench	71	EA	\$ 6,000.00	\$ 426,000
41	Electroliners <sup>8</sup>	11	EA	\$ 4,000.00	\$ 44,000
Subtotal Joint Trench					\$ 470,000
<b>SUBTOTAL IN-TRACT IMPROVEMENTS (71 UNITS) COST</b>					<b>\$ 2,519,465</b>
<b>15% CONTINGENCY</b>					<b>\$ 377,920</b>
<b>TOTAL IN-TRACT IMPROVEMENTS (71 UNITS) COST</b> (to the nearest \$1,000)					<b>\$ 2,897,000</b>
<b>REFUNDABLE PG&amp;E DEPOSIT</b> ((\$1,500 x 71 Units))					<b>\$ (106,500)</b>
<b>TOTAL ADJUSTED COST</b>					<b>\$ 2,790,500</b>
<b>TOTAL ADJUSTED COST PER UNIT</b> (Adjusted Cost / 71 Units)					<b>\$ 39,300</b>



## DEVELOPMENT FEE BUDGET



**Carlson, Barbee  
& Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

ENGINEER'S PRELIMINARY COST ESTIMATE

February 8, 2016

**OFF-SITE IMPROVEMENTS**

Job No.: 2420-000

**(STEELE & WILLIAMS PROPERTIES)**

**BERG ROAD PROPERTIES**

TRACY, CALIFORNIA

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>SITE DEMOLITION</u></b>					
1	Sawcut ( <i>Assume 5' from proposed gutter lip</i> )	580	LF	\$ 2.00	\$ 1,160
2	Remove Existing Pavement	2620	SF	\$ 3.00	\$ 7,860
Subtotal Site Demolition					\$ 9,020
<b><u>STREET WORK</u></b>					
3	Fine Grading ( <i>Sawcut to Right-of-Way</i> )	18,100	SF	\$ 0.30	\$ 5,430
4	7" A.C. Paving <sup>9</sup>	4,320	SF	\$ 3.85	\$ 16,632
5	26" Aggregate Base <sup>9</sup>	4,320	SF	\$ 3.90	\$ 16,848
6	Curb and Gutter ( <i>City Standard Plan 120</i> )	580	LF	\$ 18.00	\$ 10,440
7	12' Sidewalk	6,660	SF	\$ 5.00	\$ 33,300
8	Signing and Striping	1	LS	\$ 10,000.00	\$ 10,000
9	Curb Ramp	2	EA	\$ 750.00	\$ 1,500
10	2" Overlay on Byron Road		SF	\$ -	N.I.C.
Subtotal Street Work					\$ 94,150
<b><u>WATER SUPPLY</u></b>					
11	Irrigation Service	1	EA	\$ 3,000.00	\$ 3,000
Subtotal Water Supply					\$ 3,000
<b><u>MISCELLANEOUS</u></b>					
12	Frontage Landscaping ( <i>Byron Road</i> )	6,450	SF	\$ 8.00	\$ 51,600
13	Electroliners <sup>8</sup>	2	EA	\$ 4,000.00	\$ 8,000
14	Underground Existing Overhead Lines	580	LF	\$ 350.00	\$ 203,000
15	Soundwall	525	LF	\$ 125.00	\$ 65,625
16	Interim Traffic Signal ( <i>Bases, loops and conduits</i> )	1	LS	\$ 75,000.00	\$ 75,000
Subtotal Miscellaneous					\$ 403,225
<b>SUBTOTAL OFF-SITE IMPROVEMENTS COST</b>					<b>\$ 509,395</b>
<b>15% CONTINGENCY</b>					<b>\$ 76,409</b>
<b>TOTAL OFF-SITE IMPROVEMENTS COST</b>					<b>\$ 586,000</b>
<i>(to the nearest \$1,000)</i>					
<b>TOTAL ADJUSTED COST</b>					<b>\$ 586,000</b>
<b>TOTAL ADJUSTED COST PER UNIT</b>					<b>\$ 8,300</b>
<i>(Adjusted Cost / 71 Units)</i>					

## DEVELOPMENT FEE BUDGET

**Carlson, Barbee  
& Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

ENGINEER'S PRELIMINARY COST ESTIMATE

**ASSUMPTIONS****(STEELE & WILLIAMS PROPERTIES)****BERG ROAD PROPERTIES**

TRACY, CALIFORNIA

February 8, 2016

Job No.: 2420-000

**Item Description**

- | Item | Description  |
|------|--|
| 1    | This estimate is based on the tentative map prepared by Carlson, Barbee & Gibson dated August 4, 2015.   |
| 2    | Off-site construction costs include improvements to Byron Road.  |
| 3    | A retaining wall budget has been included for the grade difference at the backyards of lots 68 through 71.   |
| 4    | The street sections for the residential streets and parking lots are assumed to be 3" AC on 11" AB per City of Tracy Design Standards Section 3.05(A)                      |
| 5    | Fire hydrants are assumed to be spaced every 150 feet per City of Tracy Design Standards Table C105.1.   |
| 6    | This estimate assumes an existing 30" storm drain pipe, 18" sanitary sewer main, and 12" water main within ultimate Berg Road and a 12" water main within West Byron Road. |
| 7    | Parcel landscaping includes Parcel A & Parcel B  |
| 8    | Electroliers are assumed to be spaced every 250 feet per City of Tracy Design Standards Section 7.02(A)  |
| 9    | The street sections for Byron Road are assumed to be 7" AC on 26" AB per City of Tracy Design Standards Section 3.05(A)  |



## DEVELOPMENT FEE BUDGET

**Carlson, Barbee  
& Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

ENGINEER'S PRELIMINARY COST ESTIMATE

February 8, 2016

**SUMMARY**

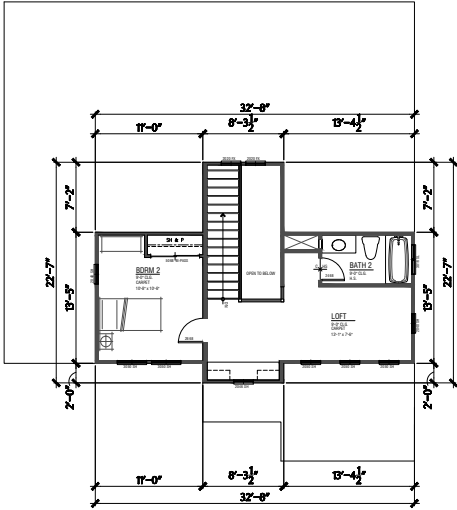
Job No.: 2420-000

**(STEELE & WILLIAMS PROPERTIES)****BERG ROAD PROPERTIES**

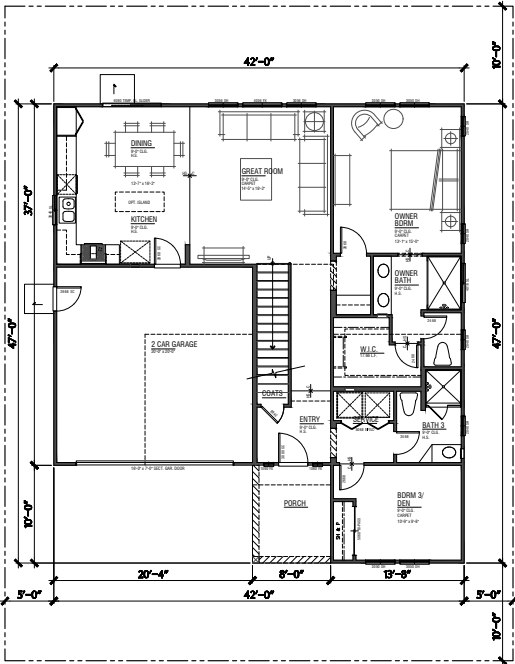
TRACY, CALIFORNIA

Description	Amount	
IN-TRACT IMPROVEMENTS (71 UNITS)	\$	2,790,500
OFF-SITE IMPROVEMENTS	\$	586,000
<b>TOTAL BERG ROAD PROPERTIES (STEELE &amp; WILLIAMS PROPERTIES) COST</b>	<b>\$</b>	<b>3,376,500</b>

PLAN 1



Upper Floor - 396 SF



Lower Floor - 1,278 SF

Plan 1  
1,674 SF  
3 Bdrm/3 Ba  
2 Car Garage



Spanish  
Color Scheme #8



Craftsman  
Color Scheme #6



Farmhouse  
Color Scheme #11

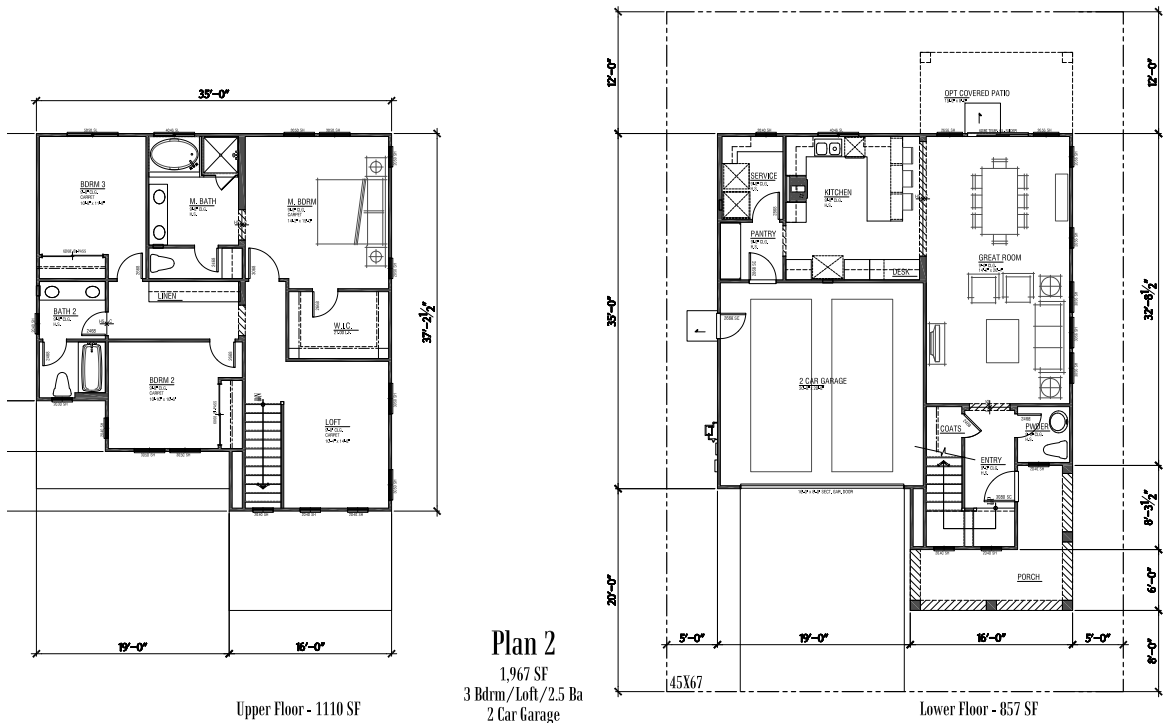


Cottage  
Color Scheme #1

Plan 1 Elevations



PLAN 2



Spanish  
Color Scheme #9



Craftsman  
Color Scheme #4



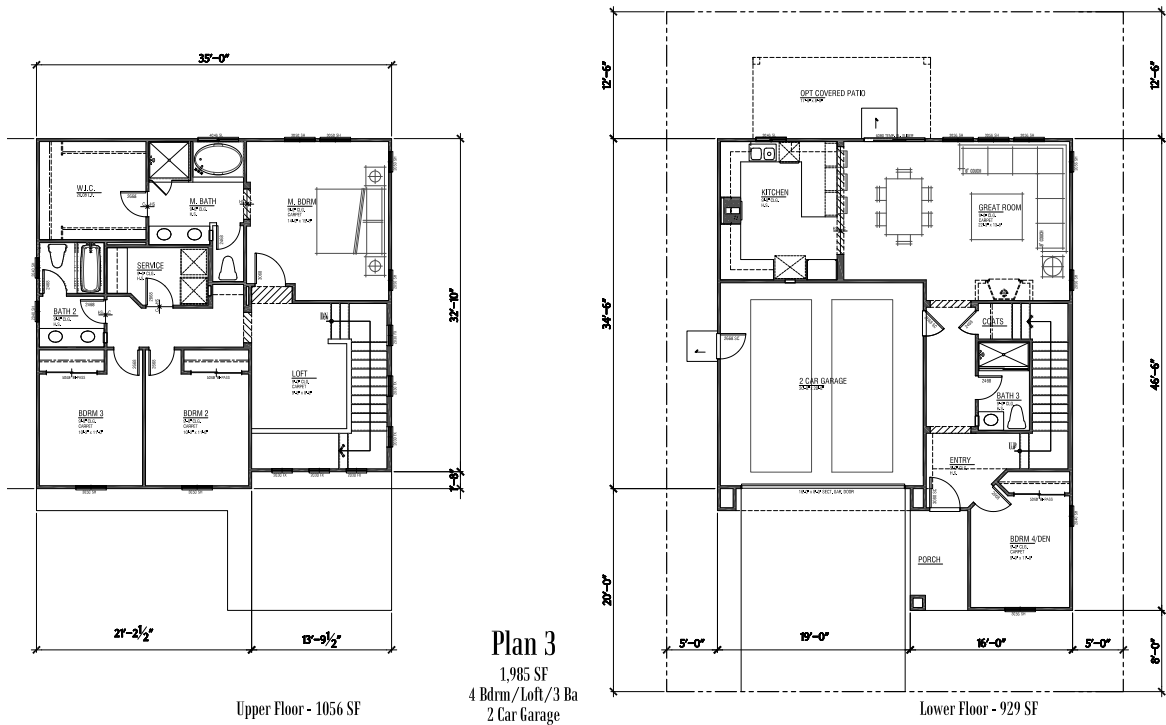
Farmhouse  
Color Scheme #12



Cottage  
Color Scheme #2

Plan 2 Elevations

PLAN 3



Spanish  
Color Scheme #7



Craftsman  
Color Scheme #5



Farmhouse  
Color Scheme #11

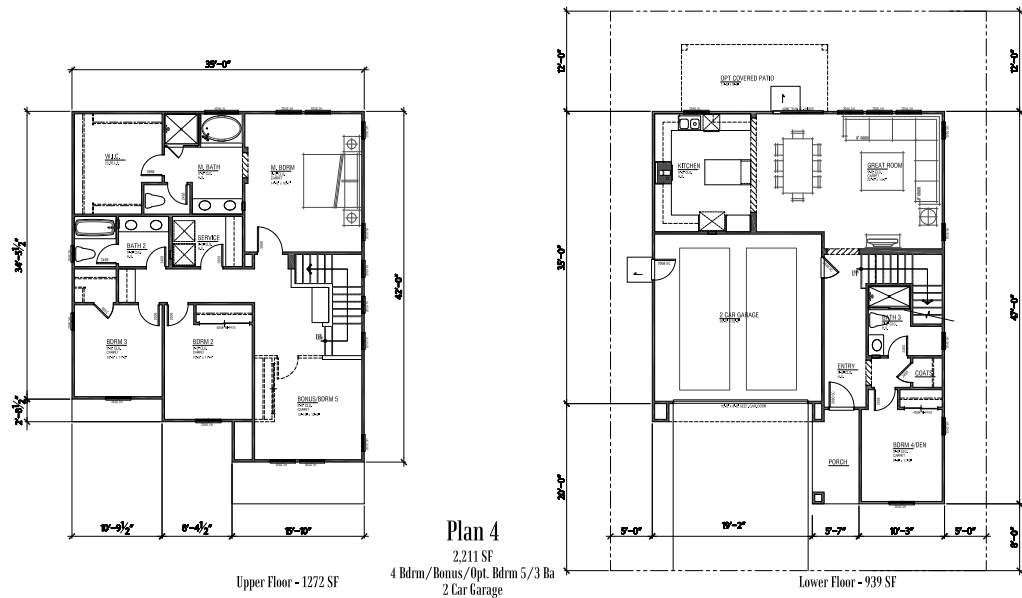


Cottage  
Color Scheme #3

Plan 3 Elevations



PLAN 4



Spanish  
Color Scheme #7



Craftsman  
Color Scheme #4



Farmhouse  
Color Scheme #10



Cottage  
Color Scheme #1

Plan 4 Elevations