



±129,800 AADT
MacArthur Drive
At Interstate 205

ELLIS RANCH SPECIFIC PLAN
321 acres approved for up to ±2,250
residential units and ±180,000 SF
of non-residential. Cal Atlantic /
Lennar broke ground in Sept. 2015
and have sold ±200 to date.

±41,300 AADT
Corral Hollow Rd
At Interstate 580

±10.97 AC SITE

DOWNTOWN
TRACY

FOR SALE > ±10.97 ACRES ZONED RETAIL > CORRAL HOLLOW RD AT MIDDLEFIELD DRIVE, TRACY, CA

DEVELOP IN A TRAFFIC HOTSPOT

DEBORAH PERRY

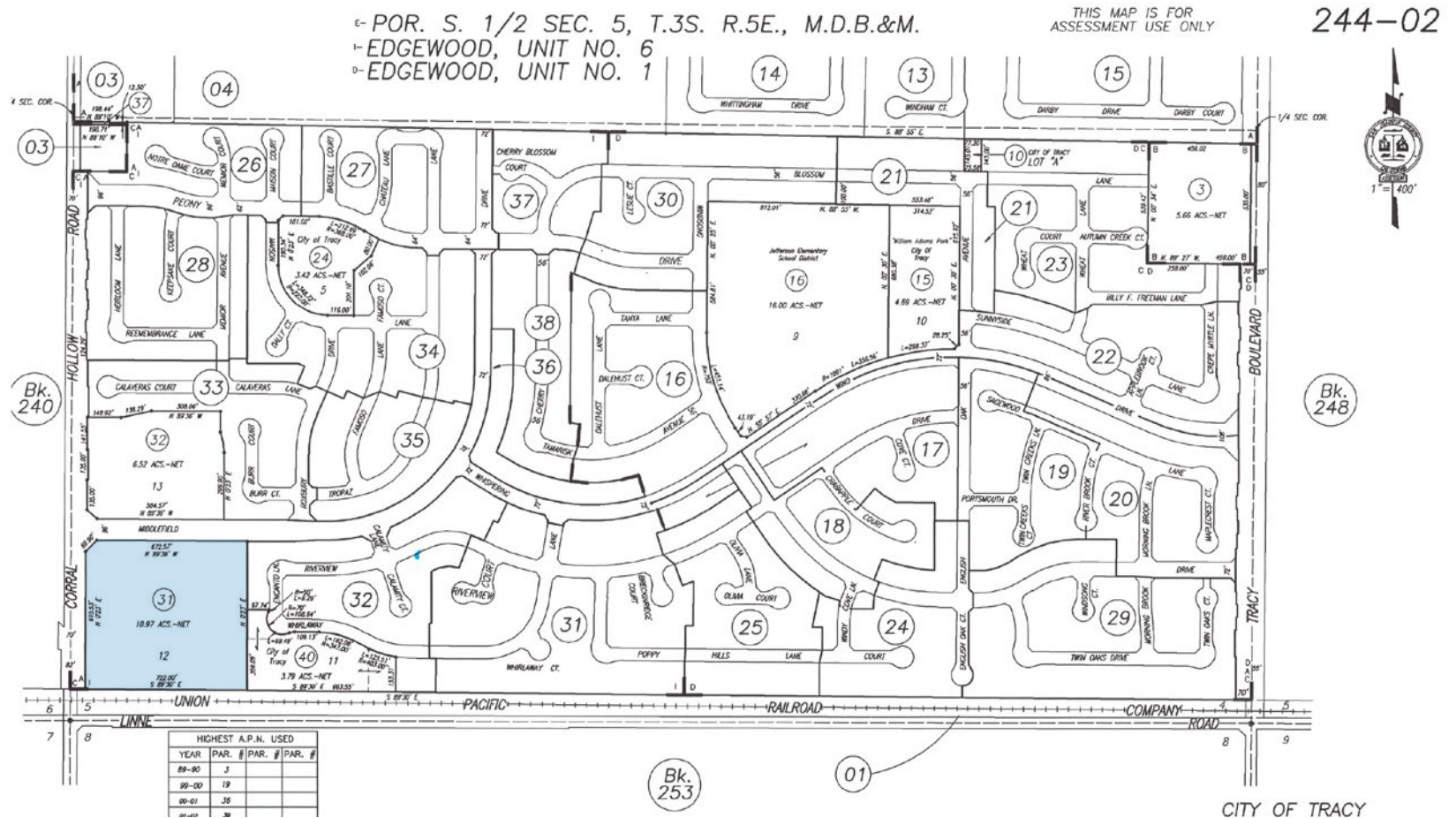
925 279 4650
deborah.perry@colliers.com
CA License No. 01236931

FOR SALE > ±10.97 ACRES ZONED RETAIL > CORRAL HOLLOW RD AT MIDDLEFIELD DRIVE, TRACY, CA

DEVELOP IN A TRAFFIC HOTSPOT



DEBORAH PERRY
925 279 4650
deborah.perry@colliers.com
CA License No. 01236931



APN 244-020-31

ACREAGE 10.97 Acres

ZONING Retail (Planned Unit Development)

EASY ACCESS TO INTERSTATE 205 & 580

DEMOGRAPHICS (2018)	1 Mile	3 Mile	5 Mile
Population	7,842	55,190	96,002
Households	1,997	15,222	27,990
Average HH Income	\$101,874	\$114,455	\$101,662

CALL EXCLUSIVE BROKER DEBORAH PERRY FOR PRICING

FOR SALE > ±10.97 ACRES ZONED RETAIL > CORRAL HOLLOW RD AT MIDDLEFIELD DRIVE, TRACY, CA

DEVELOP IN A TRAFFIC HOTSPOT



DEBORAH PERRY
925 279 4650
deborah.perry@colliers.com
CA License No. 01236931



FOR SALE > ±10.97 ACRES ZONED RETAIL > CORRAL HOLLOW RD AT MIDDLEFIELD DRIVE, TRACY, CA

DEVELOP IN A TRAFFIC HOTSPOT



DEBORAH PERRY
925 279 4650
deborah.perry@colliers.com
CA License No. 01236931

