



**ELLIS RANCH SPECIFIC PLAN**  
321 acres approved for up to 2,250 residential units and 180,000 SF of non-residential. CalAthletic broke ground in Sept. 2015 on the first phase of 165 units

**±41,300 AADT**  
Corral Hollow Rd  
At Interstate 580

**±10.97 AC SITE**

**±129,800 AADT**  
MacArthur Drive  
At Interstate 205

**DOWNTOWN  
TRACY**

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

**DEVELOP IN A TRAFFIC HOTSPOT**

**DEBORAH PERRY**

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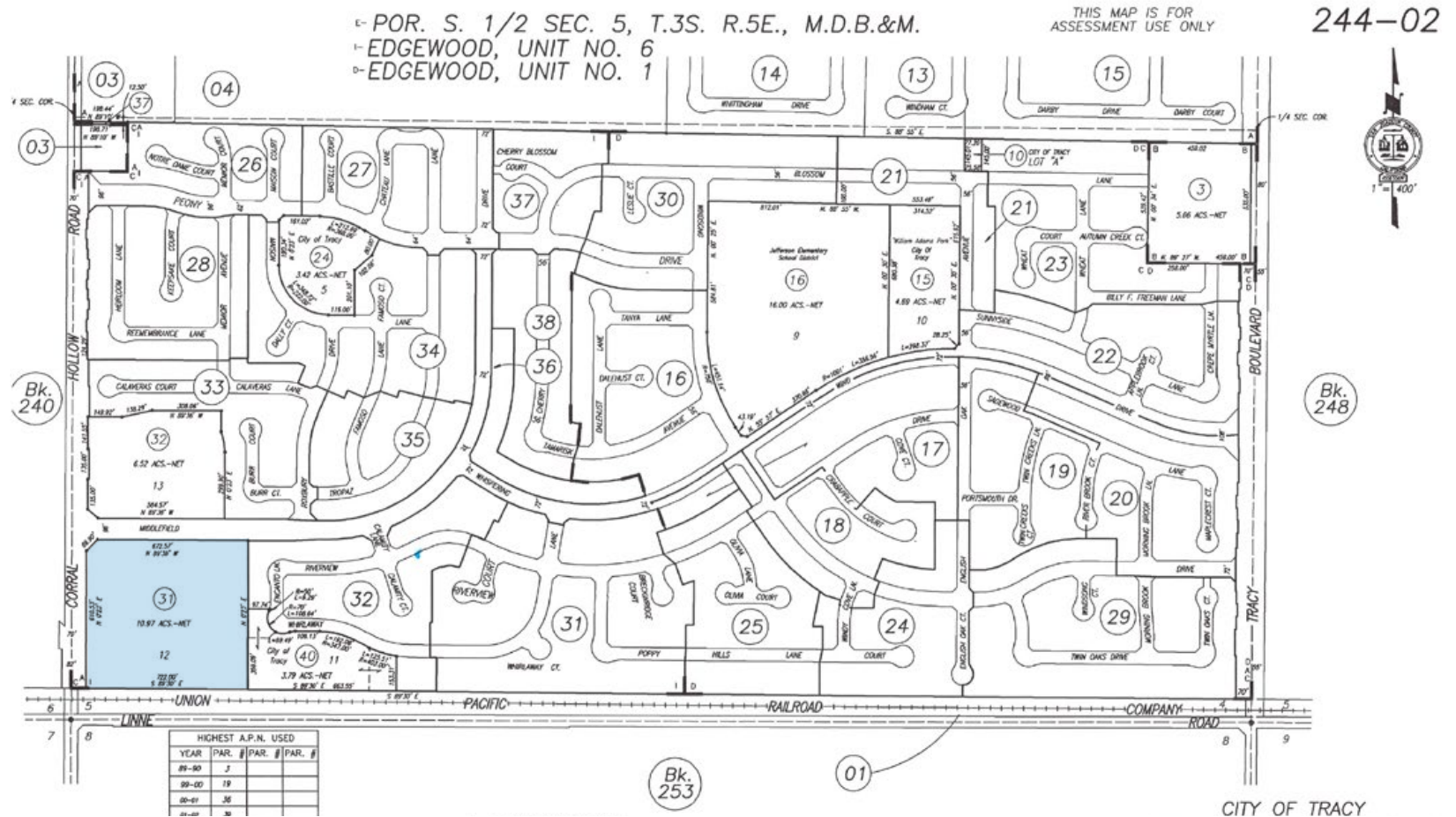


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APN	244-020-31	DEMOGRAPHICS (2018)	1 Mile	3 Mile	5 Mile
ACREAGE	10.97 Acres	Population	7,842	55,190	96,002
ZONING	Retail (Planned Unit Development)	Households	1,997	15,222	27,990
EASY ACCESS TO INTERSTATE 205 & 580		Average HH Income	\$101,874	\$114,455	\$101,662

CALL EXCLUSIVE BROKER DEBORAH PERRY FOR PRICING



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