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# 25655

## N HIGHWAY

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Freeway Visible Commercial Site



25655  
N HWY 99



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**Collier Road**

**Available Pole Sign**

**N 99 Frontage Road**

**Chevron**





**25655 N HWY 99 PROVIDES A RARE OPPORTUNITY TO ACQUIRE A FREEWAY VISIBLE COMMERCIAL BUILDING, LAND AND SIGNAGE.**

# THE OPPORTUNITY

**1,500**  
SF BUILDING

**± 2.01**  
ACRE PARCEL

**\$499,900**  
ASKING PRICE

**C-RS**  
ZONING

25655 Highway 99 in Acampo (just north of Lodi) provides a rare opportunity to acquire a freeway visible commercial building, land and signage. The subject property sits adjacent to and is visible from Highway 99 just west of the Collier Road interchange and is accessed from Frontage Road. Highway 99 is one of the Sacramento/Central Valley's major arterials.

The property benefits from more than 63,000 cars per day, with short-term retail development potential to service the food, retail or gasoline related industries that are under-represented in the immediate area.

25655 Highway 99 is intriguing to either an owner/user that can benefit from the existing ± 1,500 square foot restaurant building and the ± 2.01

acres of land, or to a developer that has interest in bringing services to the Acampo/Galt area that are severely under-represented.

The zoning of the property (C-RS) is conducive to a variety of uses and with excellent freeway access, 25655 N. Highway 99 will provide the owner of this property with an immensely valuable site for years to come.



# PROPERTY DETAILS

Address: 25655 N. Highway 99  
APN: 005-141-290 (San Joaquin County)  
Building Size: 1,500 SF  
Parcel Size: 87,555 SF  
Zoning: C-RS  
Cars Per Day: 63,000  
Gas and Electric: PG&E  
Water/Sewer: Well/Septic



Section One: The Property

25655  
N HWY 99



# ZONING AND DEVELOPMENT

## Permitted uses with current zoning:

- Group care (small)
- Emergency shelters (small)
- Family day care homes
- Crop production
- Minor utility services

- Medical services
- Nursery sales and services (retail)
- Professional services
- Public services (administrative)
- Recycling services (consumer)
- Retail sales and services (primary & intermediate)

## Permitted uses with improvement plan:

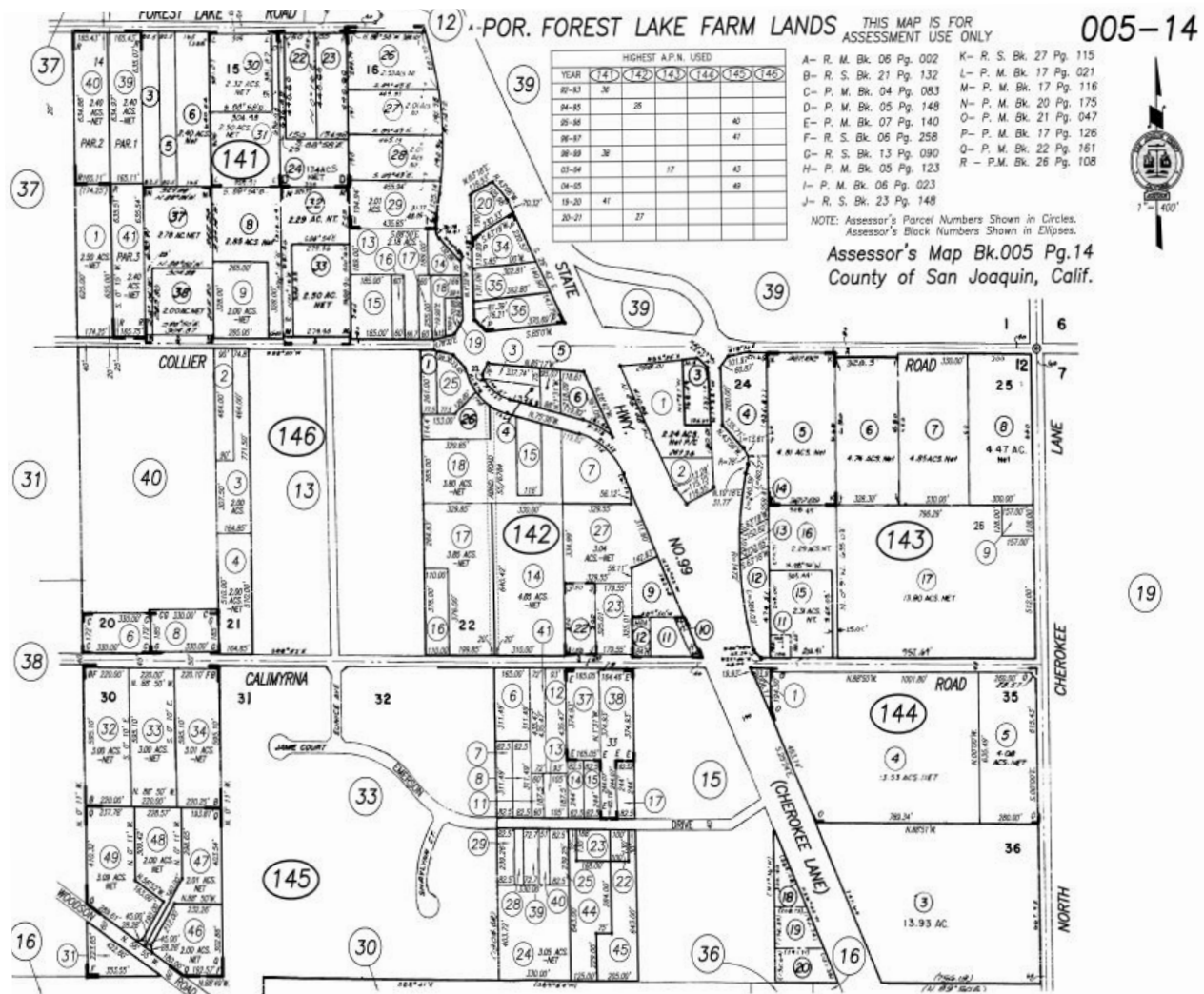
- Administrative offices
- Administrative support services
- Agricultural organizations
- Building maintenance services
- Communication services (Type I)
- Cultural and library services
- Custom manufacturing
- Eating establishments (convenience and full service)

## Permitted uses with site approval:

- Agricultural warehousing
- Animal specialty services (pet, kennels, small breeding)
- Auction sales (indoor/outdoor)
- Automotive sales and services
- Repairs (heavy and light)
- Sales
- Cleaning
- Parking
- Childcare centers
- Laboratory testing
- Communication services (Type II)
- Community assembly
- Construction sales
- Construction services (light)
- Educational services (commercial/general)
- Farm machinery sales
- Farm machinery repair
- Leisure
- Farm services
- Funeral & interment services
- Interring and cremating
- Undertaking
- Gasoline sales (service & combination)
- Liquor sales (on and off premises)
- Lodging services (bed & breakfast/motel)
- Nursery sales & services (wholesale)
- Landscaping services
- Personal storage
- Agricultural storage (small)
- Public services (essential)
- Recreation (indoor participant)
- Parks
- Religious assembly (neighborhood)
- Signs (off premises)
- Transportation services
- Utility services (major)
- Veterans organizations
- Wholesaling and distribution (light)
- Wine cellar (off-site)



# PARCEL MAP





# LODI

Located between San Francisco and the Sierra Nevada Mountains lies Lodi, a region emerging as one of California's most exciting wine destinations.

Lodi has a Mediterranean climate featuring warm days and cool evenings. Located 100 miles east of San Francisco, and 30 miles south of Sacramento at the edge of the Sacramento River Delta, cool "delta breezes" provide the region with a reliable, natural air conditioning.

Today, Lodi is home to over 80 wineries, with hundreds of other wines declaring Lodi as place of origin, and approximately 100,000 acres of premium wine grapes. It is a region that has set out to produce world-class wines that rival the best that California has to offer.

If you're feeling adventurous, you can start the day by skydiving and enjoying lunch at the Lodi Airport, visitors and residents can spend the afternoon sipping wine and playing bocce ball at

Oak Farm Vineyards, then shop for the perfect antique or gift in Lodi's historic downtown. Afterwards, you can walk along School Street and enjoy one of many craft beers from Brix & Hops, then attend a concert or play at Lodi's performing arts theater, and enjoy a delicious meal at M Sushi Bistro, Rosewood or West Oak Nosh.

Wine connoisseurs and visitors alike are referring to Lodi as one of Northern California's top wine country destinations.





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