

Patterson Pass Ranch

Tracy, California 95377

Offering
Memorandum

±820.07 Acres | Individual Parcels Available for Sale

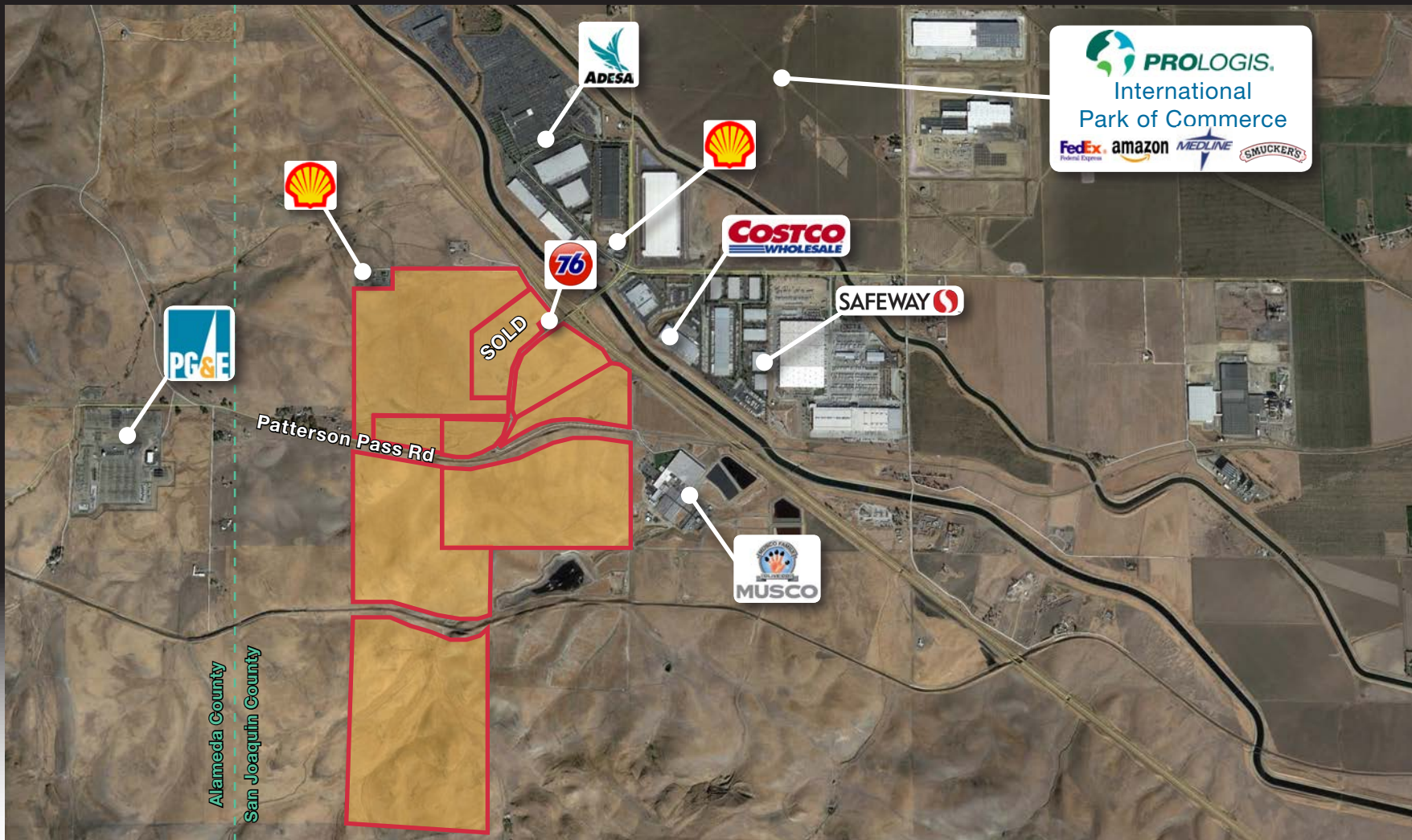
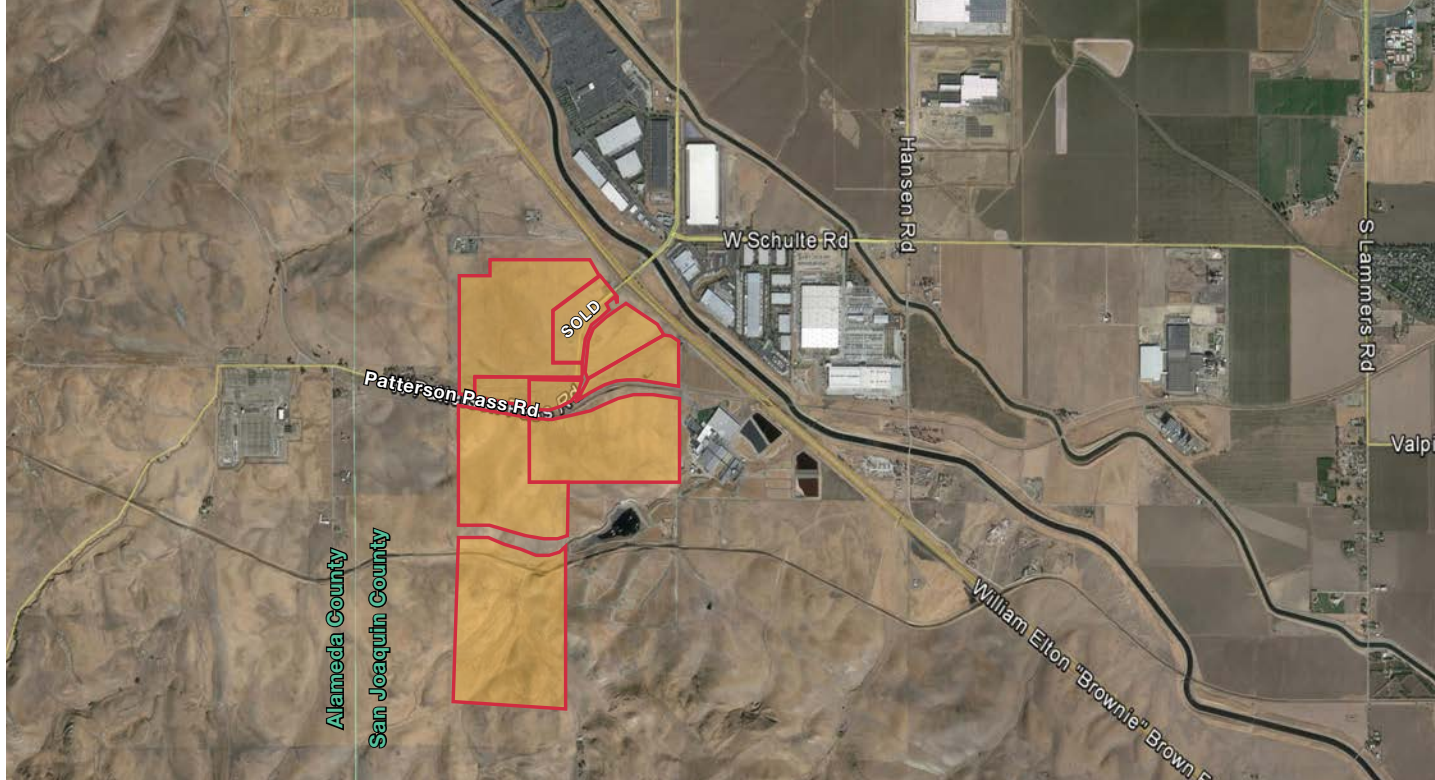


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Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Benchmark First Commercial
Stockton, CA 95204
tel +1 209 461 6400
fax +1 209 561 6310

Area Profile

San Joaquin County has a well-balanced, diversified economy with a wide range of employment and housing opportunities. Agriculture is the largest economic producer in the County. The County is one of the top ten agricultural-producing counties in the U.S. and produces 20% of the country's dairy products. Expansion is projected in the retail, service, office and manufacturing sectors of the economy. It is the County's goal to provide a well-balanced, diversified economy with employment opportunities for all economic segments of the County. San Joaquin County is aggressively pro-business and is committed to growth while maintaining a desirable business and living environment while preserving natural resources.

This community offers a diversity of views and opinions in its art and culture, providing a wealth of knowledge about past and present. Over 75 languages are spoken within the region and the blending of customs, foods and cultures creates an air of celebration.

From preschool to higher education, San Joaquin County has it covered with an abundant array of opportunities to learn and grow. The University of the Pacific, California State University, Stanislaus - Stockton Center, Humphrey's College and School of Law, National University, and the San Joaquin Delta Community College offer a wide variety of choices for educational opportunities. The county's 17 school districts provide families with a wide choice for children's educational development.



Offering Highlights

- Strategically located at Interstate-580 and Patterson Pass Road Interchange
- 1.5 miles south of Interstate-205
- Six (6) legal parcels; three (3) parcels are protected under the Williamson Act; Three (3) parcels (119.85+/- AC), at the Interchange, are not protected under the Williamson Act
- Zoning—all parcels are AG-160 (General Agriculture)
- One natural well near Via Nicolo Road on Parcel 1 and an additional active well on Parcel 6
- Subject property is located within County of San Joaquin, just outside of City of Tracy's Sphere of Influence
- Potential development land, dry pasture and rolling hills
- Subject property is adjacent to Musco Family Olive Oil Company processing plant
- Across Interstate-580 from Patterson Pass Business Park and the Prologis International Park of Commerce

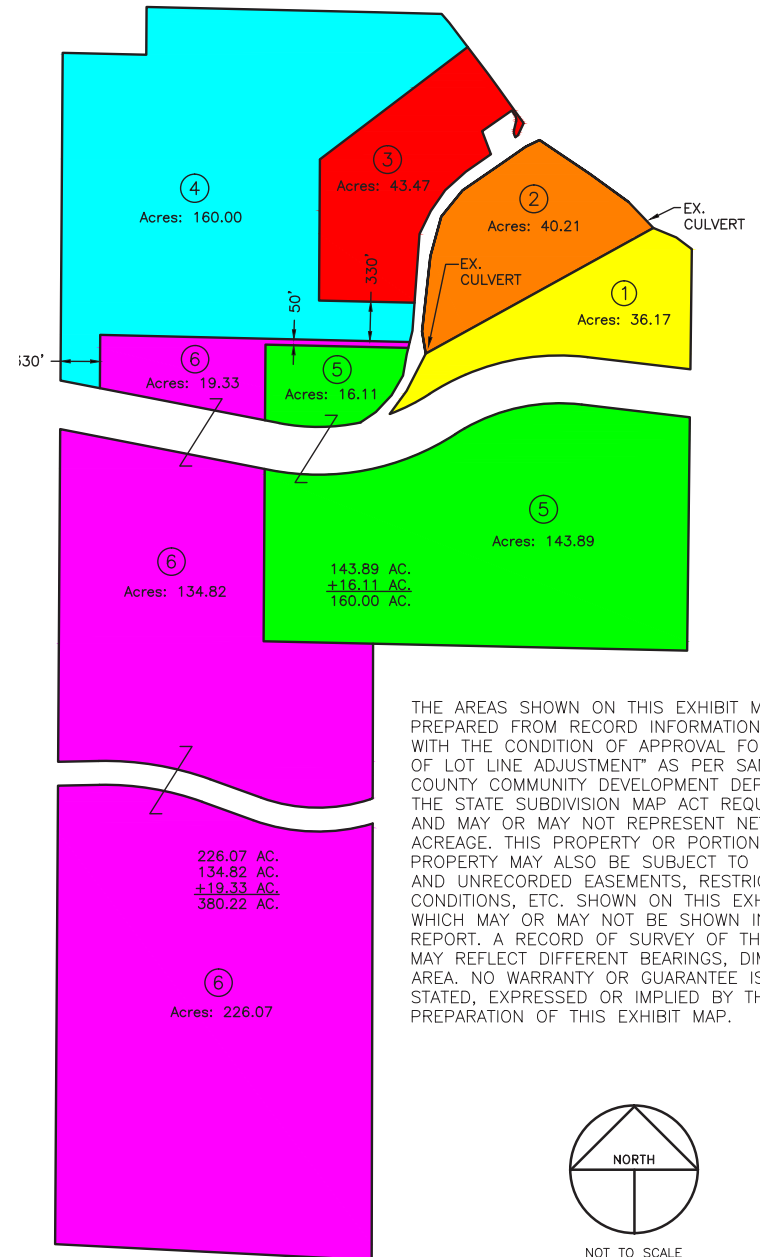


Parcel Pricing

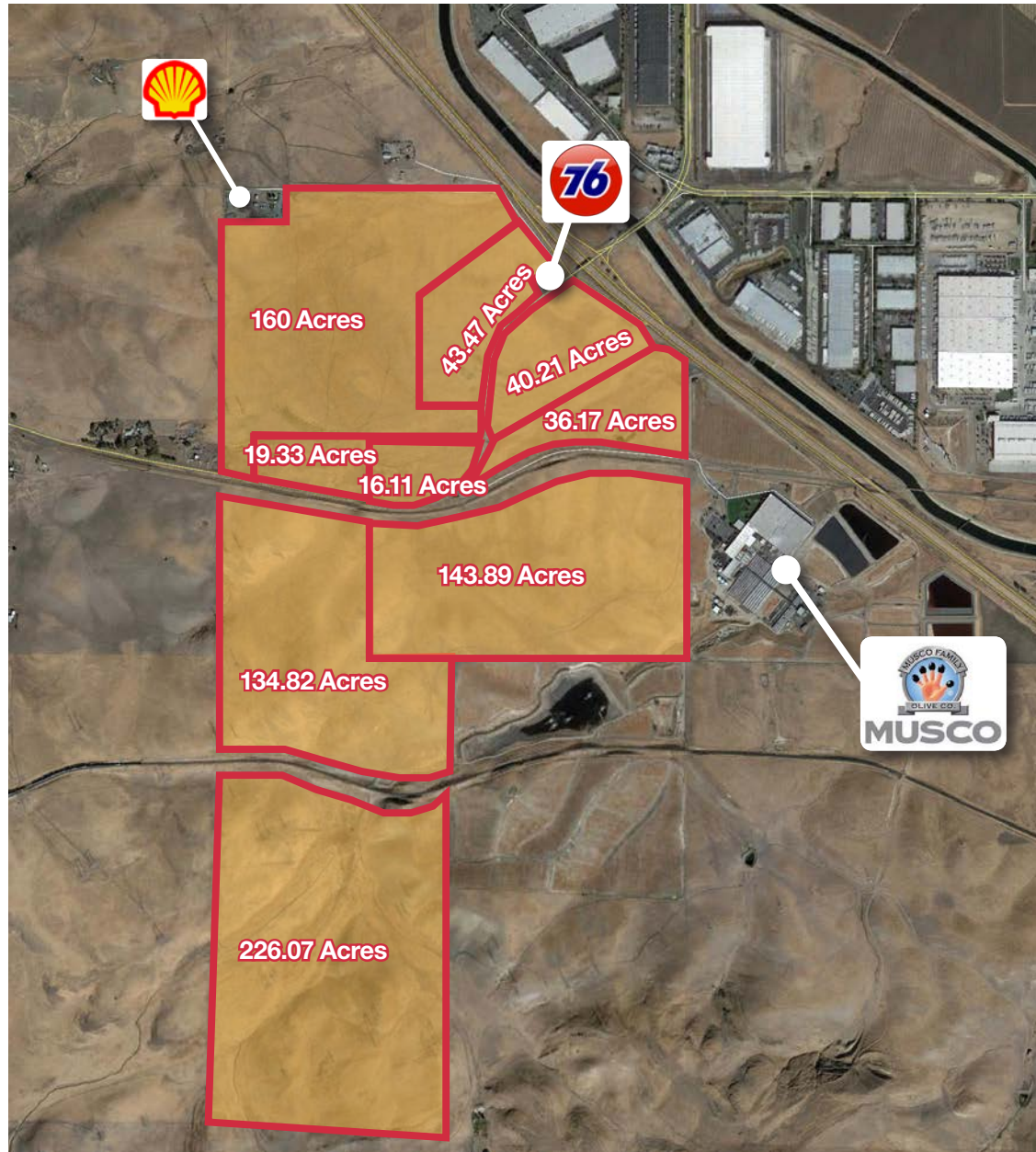
	±ACRES	PRICE/ACRE	TOTAL PRICE
Parcel 1 & 2	76.38	Call Listing Office	
Parcel 3	43.47	\$25,880	SOLD
Parcel 4	160	\$10,625	\$1,700,000
Parcel 5	160	\$7,750	\$1,240,275
Parcel 6	380.22	\$4,350	\$1,654,010

Total Land: ±820.07 Acres

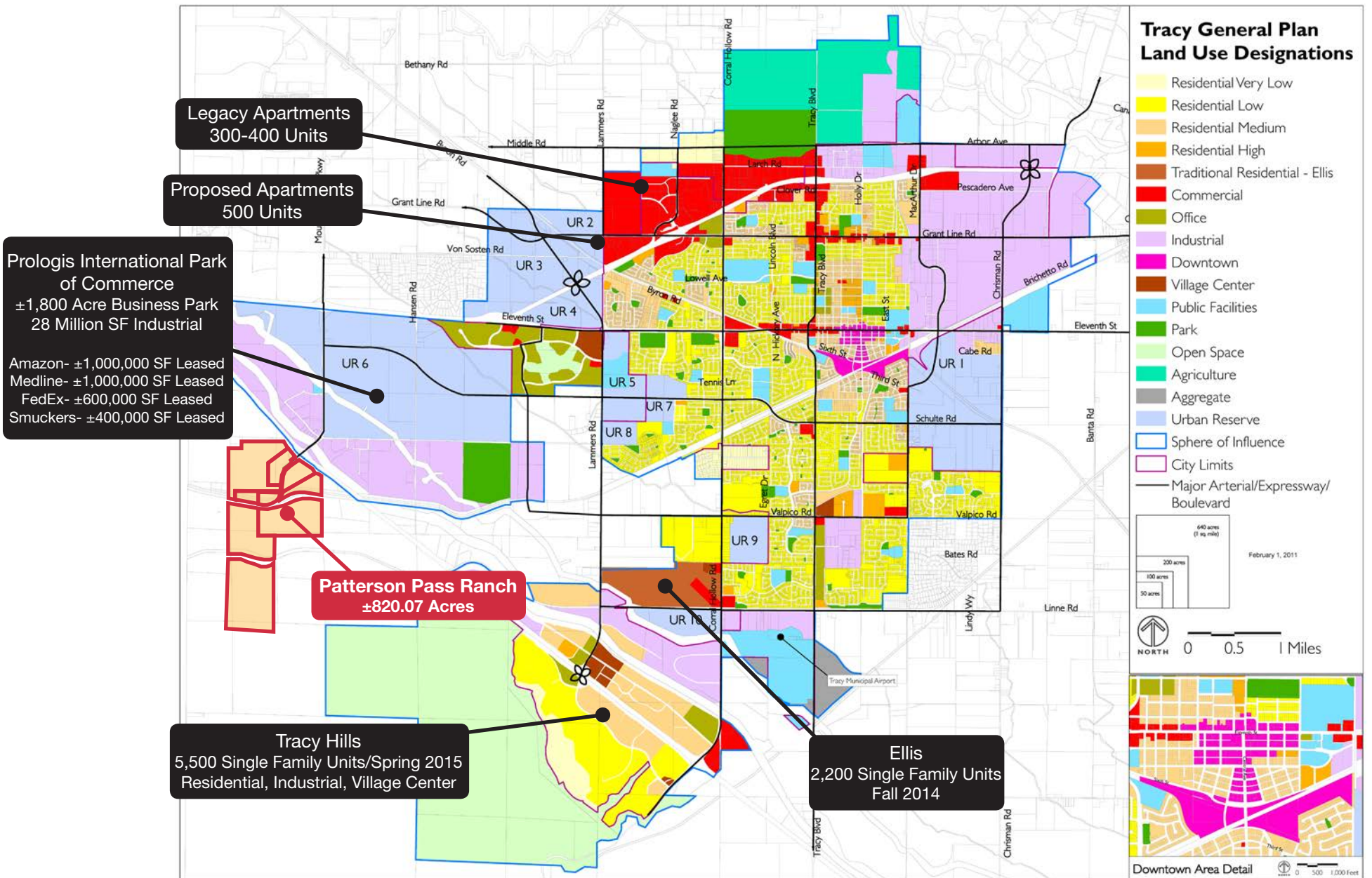
Zoning: AG-160 (General Agriculture), County of San Joaquin



Parcel Map



City of Tracy General Plan Map



Tracy Overview

Tracy is centered in a geographic triangle formed by major Interstate I-205 to the north, I-580 to the west and I-5 to the east. This arrangement offers easy access to a modern, well maintained network of roads and easy access to the cities of Sacramento, San Francisco, San Jose and Los Angeles. Recreation hot spots like the Delta, Yosemite and Tahoe area are also within easy reach.

Tracy is the second most populated city in San Joaquin County with 86,985 residents. The City of Tracy has established itself as an important suburb to the San Francisco Bay Area region with its solid base of small businesses, national retailers and restaurants. With an ongoing commitment to providing high-quality, economical, responsive services to the local community. Tracy is well-positioned for future commercial, office and industrial development.

Today, Tracy is home to several distribution facilities and is setting its sights on newer industries, including the expansion and integration of hi-tech companies from their existing Silicon Valley bases.

City of Tracy

Population	86,985
Median Age	32.9
Under 24	39.1%
25 - 74 years	57.8%
75+ years	3.1%
Average Household Income	\$93,646
Median Home Value	\$326,516

Distribution & Corporate Employers

Prologis	Safeway	Fed Ex
Amazon	Costco	Melissa & Doug
Lowe's	Pepsi	Iron Mountain
Medline	Crate & Barrel	International Paper
Home Depot	Kellogg's	Smucker's
Best Buy	Smart & Final	Comcast
Owens & Minor	Victory Packaging	Polycom
US Cold Storage	Kuehne & Nagel	Restoration Hardware
Victory Packaging	Owens Brockway	

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Tracy Highlights



Amazon is opening its second fulfillment center in Tracy, within the Prologis International Park of Commerce (located 60 miles from San Francisco), bringing hundreds of new jobs to the area, with a focus on the packing and shipping of larger customer items. Since opening its first fulfillment center in Tracy, in 2013, Amazon has created more than 1,500 jobs in San Joaquin County.



Prologis is a global leader in industrial logistics real estate across the America's, Europe and Asia. They develop and manage high quality logistics and distribution facilities. They are a publicly traded REIT on the NYSE, a member of the S&P 500, with operations in 20 countries. The new ±1,800 acre, fully entitled, master-planned International Park of Commerce in Tracy is their largest development project in the world. At full build-out of 19 million square feet, the Park's desirable location will allow Bay Area companies to leverage San Joaquin County's resources. According to Tracy City Manager, Tony Brown, The Prologis International Park of Commerce puts Tracy in an unprecedented position for economic development and job creation adding approximately 36,000 new jobs when the park reaches build-out.



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