

THE HARVEST

**LATHROP,
SAN FRANCISCO
BAY AREA**



100 +/- ACRE MIXED-USE MASTER PLANNED COMMUNITY LAND FOR SALE OR JOINT VENTURE

THE HARVEST

THE OFFERING

JLL, as exclusive advisor, is pleased to offer for sale or joint venture the 100 +/- acre mixed-use master planned community land in Lathrop, San Francisco Bay Area.

PROPERTY SUMMARY

Address	Mossdale Interchange, Adjacent to Highway 5, Lathrop, CA 95330
APN	210-030-090-000
Lot Area	101.71 AC
Zoning	Commercial Recreation – Stewart Tract (C-REC-ST) Urban Reserve – Stewart Tract (UR-ST)
General Plan	Urban Reserve – Stewart Tract (UR-ST) Recreation Commercial – Stewart Tract (RC-ST)

INVESTMENT HIGHLIGHTS



RARE INFILL BAY AREA SITE

At 102 acres, at the western edge of the Central Valley, The Harvest is the rare truly large urban infill site in the San Francisco Bay Area, a powerhouse global economy.



LATHROP: A CITY OF GROWTH

Lathrop has experienced significant economic growth and development in recent years, fueled by a steadily increasing population and a strong consumer market.



EXCELLENT HIGHWAY ACCESS

The Site lies along Interstate - 5, State Route 120, and is directly accessible via Mossdale Interchange, providing direct connectivity to the San Francisco Bay Area economic centers and the rest of the region.



CITY SUPPORTIVE OF RESIDENTIAL & MIXED-USE DEVELOPMENT

The City views the Harvest as the gateway to Lathrop and anticipates a 12-18 month approval timeline for a subsequent EIR update (using the 2003 West Lathrop Specific Plan) and General Plan and zoning changes. Residential density is expected to be a minimum of 15 dwelling units/acre range.



TRANSIT ORIENTED DEVELOPMENT – FUTURE TRAIN STATION

Future River Islands station in the ValleyLink regional rail system will be connected to the Site via an extension of Manthey Road along the edge of the Site. Construction is anticipated 2025 - 2027. Train headways will be 15 minutes.



ValleyLink

Future
ValleyLink
Station

W Stewart Rd

River Islands
Development

THE HARVEST

West Side Fwy





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