

MOUNTAIN HOUSE

Mountain House Pkwy & Bethany Road



INVESTMENT SUMMARY



Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

INDUSTRIAL DEVELOPMENT OPPORTUNITY OF SCALE ON 101.94 ACRES IN CALIFORNIA'S NEWEST CITY

EXECUTIVE SUMMARY

Jones Lang LaSalle America's Inc., ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in Mountain House Pkwy & Bethany Road (the "Site"), featuring 101.94 acres of industrial zoned land. Located in San Joaquin County, the Site sits six miles northwest of Tracy, the eleventh largest city in California. Additionally, the Property is situated right off Bryon Road, and less than a three mile drive from I-580 and I-205, providing easy connectivity to CA-99, I-5 and the greater Northern California area.

The Site is in Mountain House, California's newest city and one of the fastest growing areas in the state. The population is expected to increase by over 55% in the next 10 years, creating an ecosystem for prospective investors.

SITE SUMMARY

ADDRESS	Mountain House Pkwy & W Bethany Road
SUBMARKET	Tracy
ACRES	101.94
Zoning	Limited Industrial (I-L) & General Industrial (I-G)




PROLOGIS
International Park of Commerce
 ±1,800 Acres

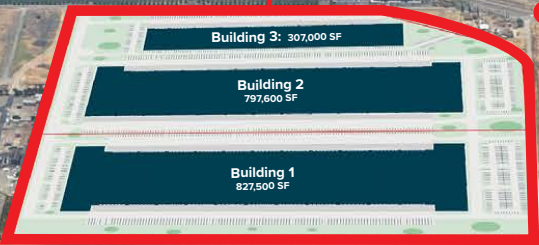


 **3.3 MILES**
7 MIN

MOUNTAIN HOUSE
 Mountain House Pkwy & Bethany Road
 Industrial Zoned Land
 101.94 Acres

BYRON RD

MOUNTAIN HOUSE PKWY



INVESTMENT HIGHLIGHTS



Rare Development Opportunity of Scale

- 101.94 acres of limited (I-L) and general (I-G) industrial land in the heart of California's newest city. With a maximum FAR of 60%, the Site presents a high coverage opportunity for investors.



Newly Founded Mountain House Municipality

- In March of 2024, Mountain House was incorporated as San Joaquin County's newest city, representing a vibrant up-and-coming area with projected population growth over 55% in the next ten years.



Closest Available Industrial Land to the Core Bay Area

- Mountain House is located in the Tracy submarket, approximately 51 miles from Oakland and 24 miles from Stockton, providing ease of access to Northern California.
- Mountain House uses Modesto Irrigation District (MID) as its electrical utility provider unlike the core Central Valley and Bay Area. Natural gas is provided by PG&E.

LOCATION HIGHLIGHTS



Strategic Central California Location

- Located 3 miles from I-580 and I-205, providing easy connectivity to I-680 and the I-5, the Property provides ease of access to freeways and the interstate system, offering rapid regional access to major Northern California Cities.
- The Property is poised only 60 miles east of San Francisco, the fourth-largest city in California, which serves as the economic powerhouse in Northern California.
- Mountain House is a newly established, pro-business municipality located within San Joaquin County, California. It is considered as an alternative to Tracy and is gaining popularity as a growing community.

MOUNTAIN HOUSE

MARKET HIGHLIGHTS



Consistent Vacancy Rates and Steadily Growing Rents

- The Northern Central Valley market experienced strong absorption trends in 2023, with **1,758,288 SF of absorption**.
- Rents in the Northern Central Valley market have **increased from \$0.51 (\$/SF) in 2019 to \$0.72 (\$/SF) through 2023**, a **±7.14% 5-year CAGR**.
- **73.7% of the 6.3M SF of Class A construction**, slated for delivery in 2024, is pre-leased.
- The Tracy submarket is currently **5.20% vacant, down from 5.98% last year**.

MOUNTAIN HOUSE

Mountain House Pkwy & Bethany Road

Industrial Zoned Land

101.94 Acres

BETHANY RD

SITE OVERVIEW

SITE DETAILS

ADDRESS	Mountain House Pkwy & Bethany Road
SUBMARKET	Tracy
ACRES	101.94
ZONING	I-L, I-G

	Building 1	Building 2	Building 3	Total
PROPOSED SITE PLAN BREAKDOWN				
Acres	43.28	38.25	18.95	100.6
Total SF	1,885,466	1,666,535	825,753	4,377,754
Building Area				
Office	15,000	10,000	7,000	32,000
Warehouse	812,500	787,600	300,000	1,900,100
Total	827,500	797,600	307,000	1,932,100
Coverage (60% Max)				
Auto Parking	497	459	215	1,171
Parking Ratio	0.60/1,000 SF	0.58/1,000 SF	0.70/1,000 SF	0.61/1,000 SF
Trailer Parking Provided	116	116	77	309



SITE PLAN

Mountain House Parkway

Bethany Road

I-L ZONING

Building 1
827,500 S.F.

I-G ZONING

Building 2
797,600 S.F.

Building 3
307,000 S.F.

Byron Road

Bethany Road



*Site plan and roads are conceptual and not to scale

DISTANCE TO MAJOR MARKETS



SILICON VALLEY
56.3 MILES



SACRAMENTO
73.9 MILES



RENO
206 MILES



LOS ANGELES
329 MILES



SAN DIEGO
449 MILES



LAS VEGAS
515 MILES

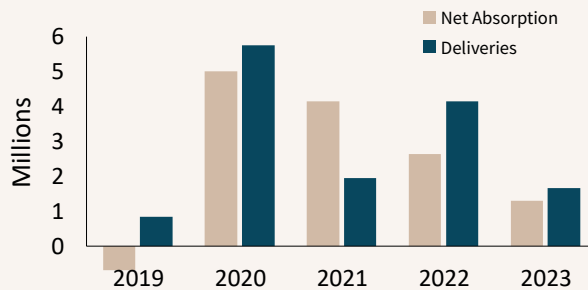


PHOENIX
700 MILES

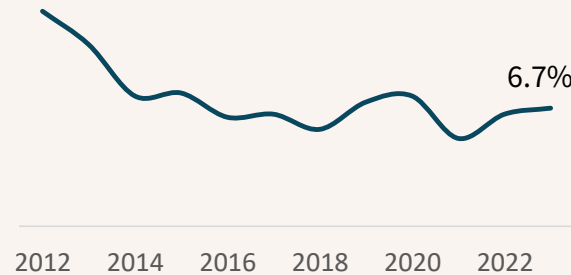


CENTRAL VALLEY BY THE NUMBERS

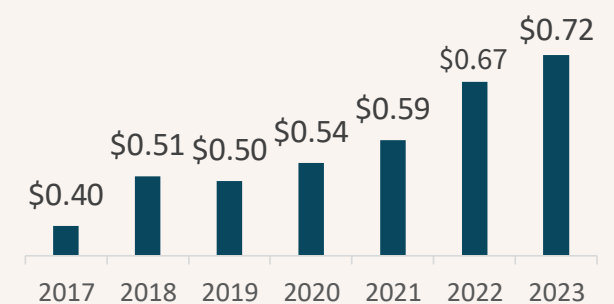
SUPPLY & DEMAND (SF)



TOTAL VACANCY (WAREHOUSE & DISTRIBUTION)



MONTHLY ASKING RATE (\$PSF)



151.2M SF

Total Inventory (SF)

6.7%

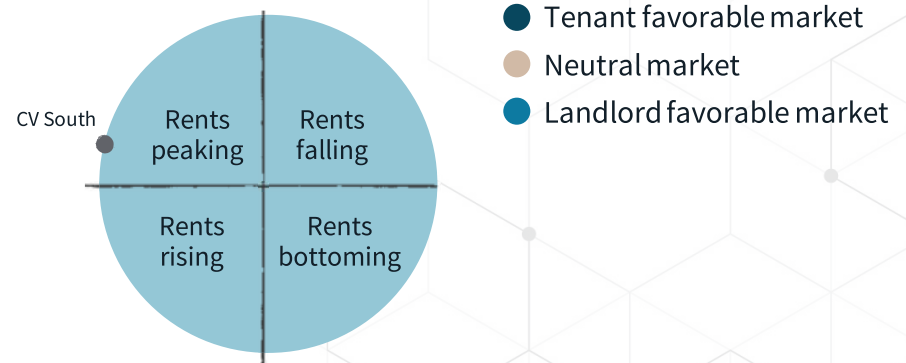
Overall Vacancy

\$0.72

Average Asking Rate (PSF/MO)

5.8M SF

Under Construction (SF)



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