

LAND AVAILABLE FOR SALE

1811-1833 W KETTLEMAN LANE, LODI, CA 95242



**BLATTEIS
REALTY CO**
INCORPORATED | EST. 1922

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PROPERTY OVERVIEW

The properties at 1811-1833 W Kettleman Lane, Lodi, CA 95242, present notable opportunities for commercial development, given their strategic location and the surrounding business environment. It offers promising opportunities for commercial development, given their strategic location and the city's growth trajectory.

Investing in these properties presents a compelling opportunity, given their strategic location, flexible zoning, and the positive economic indicators of Lodi. Prospective buyers should consult with local planning departments and conduct thorough market analyses to align development plans with current and future community needs.

Shovel-ready commercial land with utilities in place — electricity, water, and sewer already connected. Unlike raw land, this site offers significant savings on infrastructure costs and is zoned for commercial development per city planning. Ideal for retail, restaurant, or office use.

Seller Financing Available

OFFERING SUMMARY:

Asking Price:	\$1,988,000
Property Type:	Commercial Lot
Lot Area:	74,650 (Per Realquest)
Acres:	1.71 (Per Realquest)
APN:	031-330-10/031-330-09



CELEBRATING
100 Years

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

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100'

TIENDA DRIVE

LAKESHORE DRIVE

HWY 12 (KETTLEMAN LANE)



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