

FOR SALE

±42.61 Ac of Fully Entitled
Commercial PD Land

TO UC MERCED
CAMPUS

SITE
±31.76 AC

SITE
±10.85 AC

±71 AC DEVELOPMENT
APPLICATION IN PROCESS

±80 AC DEVELOPMENT
APPLICATION PENDING



MERCED GATEWAY MARKETPLACE

Merced, California

ASKING PRICE:
\$14,900,000 (\$8/SF)

NEWMARK

KEN NOACK, JR. | CA RE LIC# 00777705 | T 916-747-6442 | KEN.NOACK@NMRK.COM

*“Conceptual Site Plan of
Parcels 1 & 2”*

OFF-SITE FREEWAY PYLON SIGN



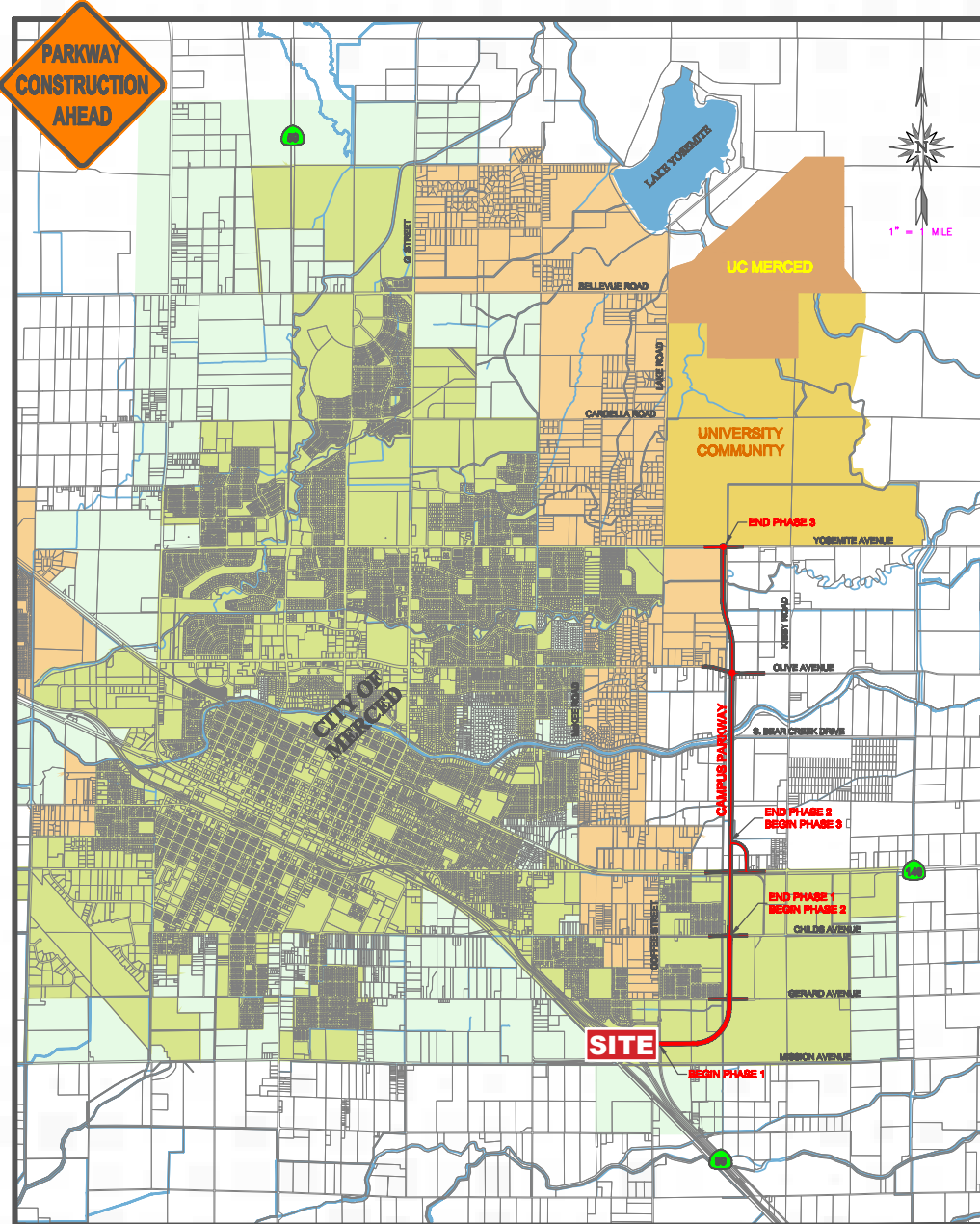
±71 AC DEVELOPMENT IN APPLICATION PROCESS

MERCED GATEWAY MARKETPLACE

1. The asset is fully entitled as a PD (Planned Development) for retail commercial development
2. Offsite improvement costs including all backbone infrastructure to service the asset to bring the property to "shovel ready" condition are approximately \$6 million per the project engineer's current cost breakdown estimate
3. Dedicated ingress/ egress points onto and off of Campus Parkway are preapproved by the governing jurisdictions
4. Cost sharing agreements for shared backbone infrastructure with contiguous benefiting landowners are negotiated
5. There are no flood plain designations or otherwise which would require importing fill dirt to balance or otherwise develop the asset
6. There are no physical or political encumbrances affecting the asset
7. There are no environmental issues affecting the asset requiring remediation or mitigation
8. Marketable title is clean and deliverable to a buyer
9. Excellent visibility from Highway-99 with freeway pylon signage
10. Planned and new residential developments processing contiguous to the north, east and south of the asset
11. A number of major retailers looking to enter the Merced market; multiple standing retailer Letters of Intent deliverable
12. High Speed Rail line station is proposed for downtown Merced



VICINITY MAP



LOCAL DEMOGRAPHICS (2024)

POPULATION

| | |
|---------|--------|
| 1 Mile: | 16,298 |
| 3 Mile: | 88,502 |
| 5 Mile: | 95,690 |

AVERAGE HOUSEHOLD INCOME

| | |
|---------|----------|
| 1 Mile: | \$60,262 |
| 3 Mile: | \$62,563 |
| 5 Mile: | \$64,144 |



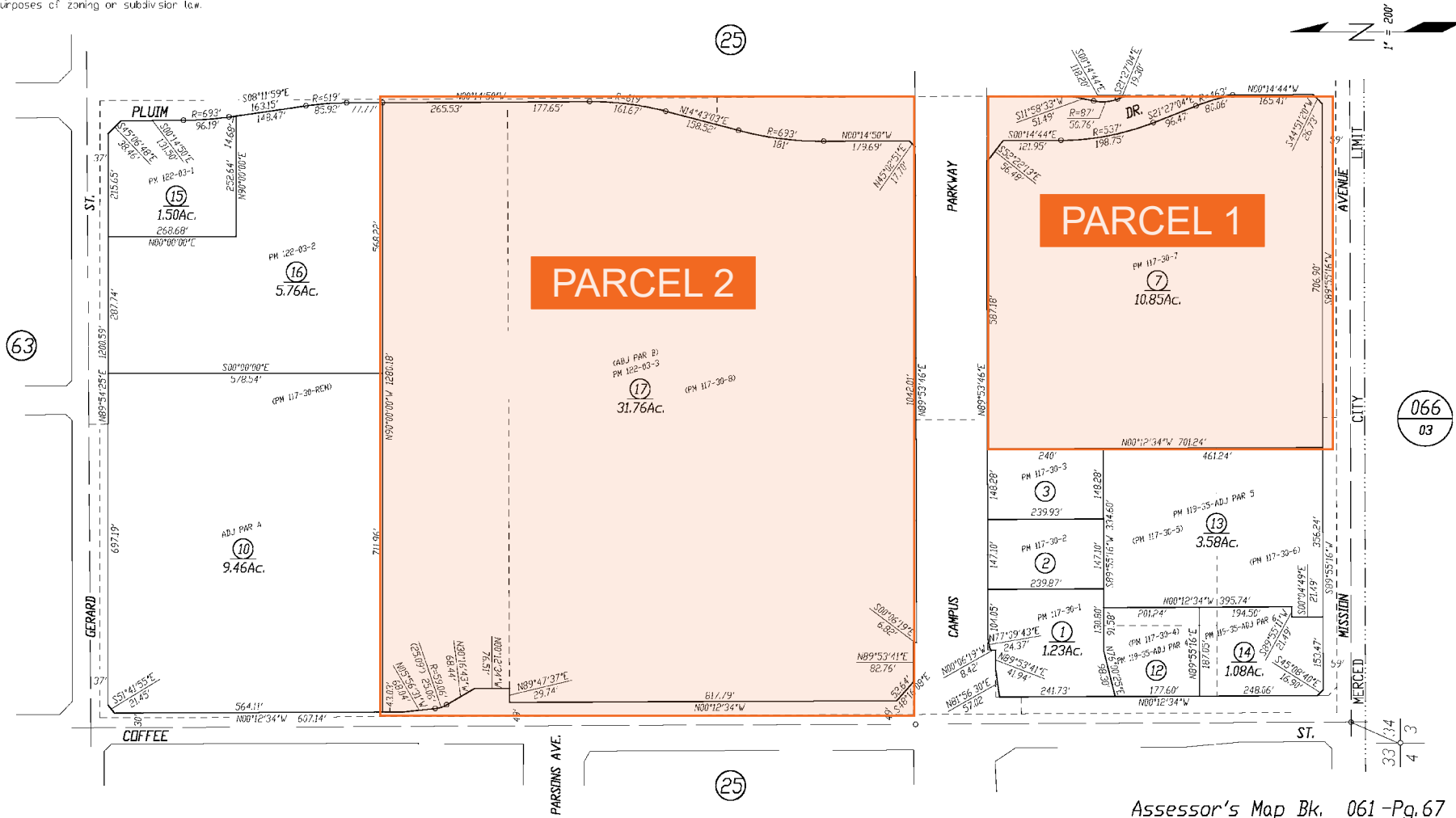
MERCED GATEWAY MARKETPLACE

PARCEL MAP

- NUII -
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

PDR. SW1/4 SEC.34, T.7S., R.14E., M.D.B.&M.

Tax Rate Area 005-146 061-67



DRAWN 08-27-19
REVISED 12-11-20
04-13-21
09-14-23

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 061-Pg.67
County of Merced, Calif.
2019

UNIVERSITY OF CALIFORNIA MERCED CAMPUS

AREA PROFILE

The University of California Merced campus (8,700 students and grad students) opened in 2005 providing educational and economic opportunities, adding to the already-established growth of the region. Merced's population is youthful and diverse.

Located in the heart of California's agricultural Central Valley, Merced is the region's hub for education, culture, and business. The community offers abundant shopping, pleasant neighborhoods and tree-lined streets. Bicycle paths along creeks link major City parks. Merced's housing remains affordable compared to many other California locations. Merced's revitalized downtown is emerging as the entertainment center of the region. Annual events and festivals bring regional and even national recognition.

Merced's Valley location southeast of San Francisco provides easy access to the central California coast, Sierra Nevada mountains, national parks, and major cities. Merced has historically been the "Gateway to Yosemite"; and residents also enjoy short drives to skiing, beaches, fishing, and other outdoor attractions.

Merced is also the county seat of Merced County, which is home to approximately 270,000 residents.

PROPERTY DETAILS

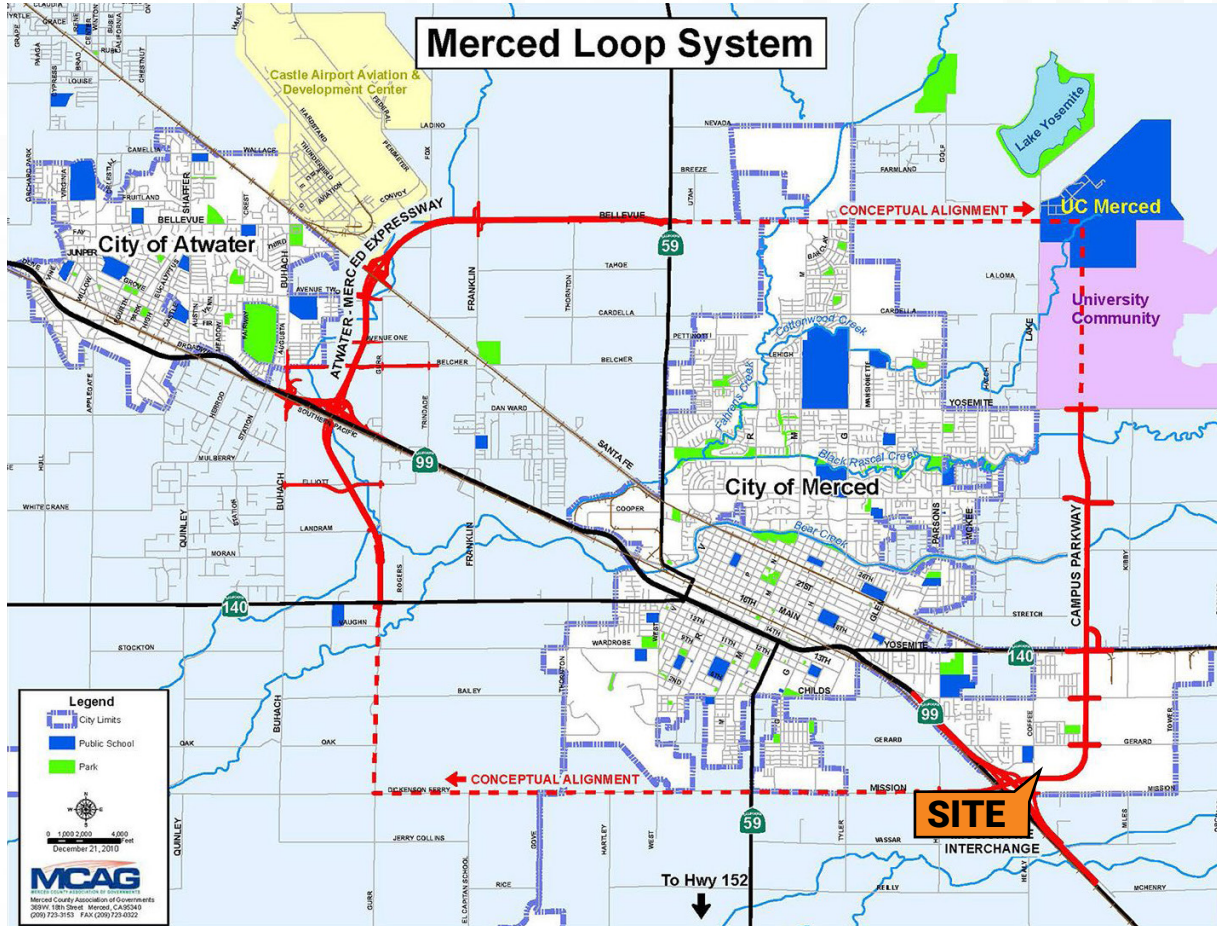
| | Parcel 1 | Parcel 2 |
|-------------------------|---------------|---------------|
| APN #: | 061-670-007 | 061-670-017 |
| Total Land Size: | ±10.85 Acres | ±31.76 Acres |
| Zoning: | Commercial PD | Commercial PD |



RETAIL COMPETITION



COMPLETED



Campus Parkway Segment II, looking north toward U.C. Merced on the horizon (January 2019)



Campus Parkway Segment II, spanning Hwy 140 (May 15th, 2019)



Campus Parkway Segment II, looking north from Childs Ave to Hwy 140 (May 15th, 2019)

Construction of Segment III of the Campus Parkway project remains on track to be completed by 2023.

The overall Campus Parkway project includes the construction of a four-lane expressway from Highway 99, connecting to Highway 140, and extending to Yosemite Avenue. Segment I from Highway 99 to Childs Avenue is complete. Segment II is also complete and extends the expressway to Highway 140. Segment III is complete and will extend the expressway to Yosemite Avenue. \$100 million was secured through the Senate Bill 1 Transportation Package to fund Segments II and III of the Campus Parkway project.

Campus Parkway completes the south-eastern portion of the “Merced Loop System,” which circles the City of Merced and connects surrounding communities, including the City of Atwater.

SUBDIVISION ACTIVITY MAP (±2,000 Units)

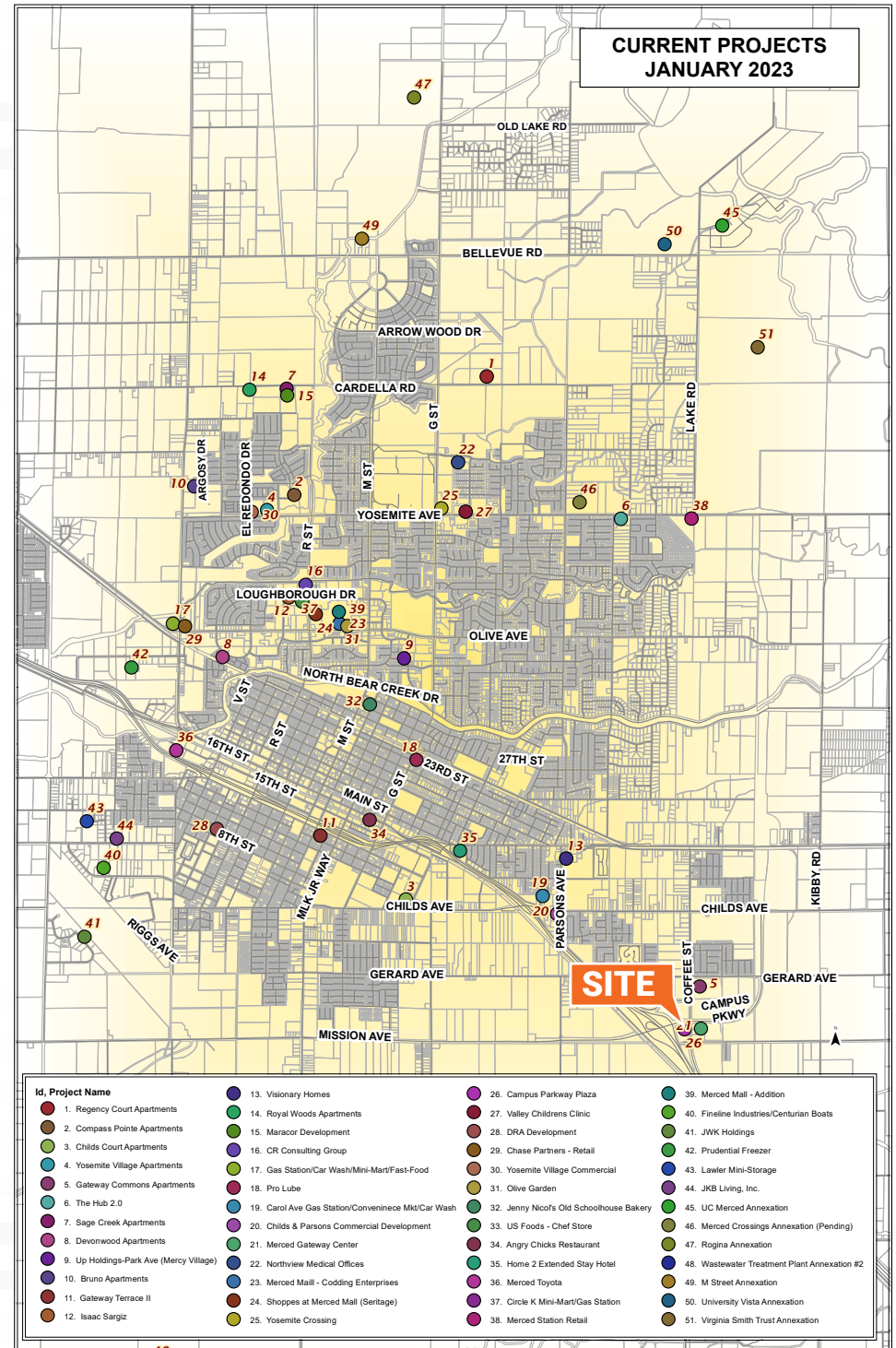
| Subdivision Name | Map No. | Acres | Lots | Date | Date |
|--------------------------------------|---------|--------|------|-----------|------------|
| The Crossing at River Oaks | 1263 | 66.78 | 277 | 12/8/2004 | 12/8/2023 |
| Bellevue Ranch North Large Lot Map | 1280 | 520.00 | 29 | 2/8/2006 | 6/10/2024 |
| Terrazzo | 1287 | 11.84 | 46 | 4/19/2006 | 10/19/2022 |
| Cypress Terrace 6 & 7 | 1288 | 46.2 | 260 | 4/19/2006 | n/a |
| Bright Development | 1291 | 40 | 168 | 1/16/2007 | 1/16/2024 |
| Bellevue Ranch North Village 23 | 1305 | 37.7 | 106 | 1/9/2019 | 1/9/2024 |
| Stoneridge South | 1306 | 39.7 | 161 | 5/9/2018 | n/a |
| Lantana Estates Phases 2 & 3 | 1309 | 20.58 | 99 | 10/3/2018 | n/a |
| Bellevue Ranch West Villages 17 & 18 | 1310 | 44.1 | 249 | 2/20/2019 | 2/20/2024 |
| Benny Hills Estates | 1311 | 1.9 | 12 | 11/6/2019 | 5/6/2023 |
| The Palisades | 1312 | 29.35 | 140 | 6/3/2020 | 6/3/2022 |
| Sage Creek | 1313 | 15.93 | 103 | 8/19/2020 | 8/19/2022 |
| Mansionette Commercial Development | 1314 | 21.5 | 17 | 9/9/2020 | 9/9/2022 |
| Mission Ranch Ph. 2 | 1315 | 7.78 | 70 | 12/9/2020 | 12/9/2022 |
| University Park II Ph 2 | 1317 | 18.98 | 125 | 12/8/2021 | 12/8/2023 |
| MCP LLC | 1318 | 0.88 | 16 | 12/8/2021 | 12/8/2023 |



Click here to view development activity



Click here to view economic activity





Ken Noack, Jr.

Senior Managing Director

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YEARS OF EXPERIENCE

45

AREAS OF SPECIALTY

Land
Retail
Tenant Representation
Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

| <u>Location</u> | <u>Value</u> |
|------------------------------------|--------------|
| 5,500 Acres, Amador County | \$5,000,000 |
| 4,200 Acres, Placer County | \$36,000,000 |
| 3,300 Acres, Amador County | \$7,000,000 |
| 16,100 Acres, Amador County | \$90,000,000 |
| 516 Acres, Yolo County | \$4,700,000 |
| 250 Acres, Folsom, CA | \$22,500,000 |
| Blue Oaks Marketplace, Rocklin, CA | \$30,000,000 |
| Nimbus Village, Rancho Cordova, CA | \$11,250,000 |

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.

“There is no limit to what you can accomplish if you don’t care who gets the credit”

MERCED GATEWAY MARKETPLACE

Merced, California

KEN NOACK, JR.
SENIOR MANAGING DIRECTOR

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