
APPENDIX Q

City of Tracy						
Name	Application #	Zoning	Acres	# of Units	Location	Developer/Builder
APPROVED AND UNDER CONSTRUCTION						
Ellis Phase 2	TSM16-0003	ESP	106	356	Ellis Town Drive	Surland/Woodside Homes
Ellis Phase 3	TSM18-0005	ESP	74	308	4260 Lammers Road	The Surland Companies
Tracy Hills Phase 1A (includes revisions to 7C)	TSM13-0005 TSM20-0001	THSP	367	1203	Tracy Hills Drive west of Corral Hollow	Lennar, Shea, Meritage
Tracy Hills Phase 1B	TSM18-0006 TSM18-0007 SPA19-0002 GPA19-0001	THSP	161	434	Tracy Hills Drive west of Phase 1A	Lennar
Tracy Hills KT Project (Hillview)	GPA19-0003 SPA19-0004 SPA20-0008 TSM20-0002	THSP	36	214	Tracy Hills Drive east of Corral Hollow	Lennar
Tracy Village	TSM17-0003 A/P13-0002 GPA13-0005 SPA18-0001	N/A	135	594	SEC Valpico Road and Corral Hollow Road	Toll Brothers
Tracy Hills Phase 2	GPA21-0001 SPA21-0003 TSM20-0003	THSP	493	1,517	Tracy Hills south of I-580	Integral Communities
Totals			1,372	4,626		
APPROVED AND NOT YET UNDER CONSTRUCTION						
Rocking Horse	TSM15-0001	PUD	59.1	226	Lammers Road north of Schulte Road	Concentric Development Group
Avenues	TSM21-0001	ESP	95.83	480	12650 West Valpico Road	Surland
Ellis RE Lots/Limited Use Area	TSM21-0002	ESP	41.87	9	Southeast area of Ellis SP	Surland
Totals			196.8	715		
UNDER CITY REVIEW (NOT YET APPROVED)						
Rocking Horse (version 2)	TSM19-0006 ZA21-0002 R21-0001	PUD	59.1	226	Lammers Road north of Schulte Road	Concentric Development Group
Retail Center and Apartments (The Station)	GPA21-0003 SPA21-0005 R21-0003	Industrial	28.71	220	NEC South Tracy Boulevard and Gandy Dancer Drive	JTT Enterprises LP
Tracy Hills Phase 5	SPA21-0007 GPA21-0005 TSM22-0002	THSP	284	1390	Lammers Road between the Delta Mendota Canal and California Aqueduct	Integral Communities
Tracy Hills Phase 1C	TSM22-0001	THSP	121	293	Lammers Road southeast of California Aqueduct	Lennar
Tracy Pavilion	D22-0028	N/A	129.7	751	Lammers Road, north of Grant Line	MLC Holdings, Inc.
Westside Ranch	TSM22-0005	PUD	71.6	415	SEC 11th Street and Lammers Road	South Parcel Investors, LLC
Tracy Hills Apartments	D23-0004 CUP23-0001	TH-Mixed Use Business Park	14.6	375	Tracy Hills Specific Plan, Phase 1A 253-380-050	Tracy BPS, LLC/MCE Partners
Totals			708.71	3670		

Exhibit
Industrial Space Future Supply
Larger (200,000 SF+) Buildings
Tracy, Southern San Joaquin County, Stockton

Status and				
Jurisdiction	Size (SF)	Address/Location	Developer	Industrial Park Name / Comments
Under Construction				
TBD	0			
Subtotal	0			
Recently Completed				
SJ County	1,400,000	Arch Airport Road	Catellus	Completed 2Q224. Owned by Target. Will not occupy. Leasing pending to 3PL.
Subtotal	1,400,000			
Approved				
SJ County	1,135,602	Arch Road and Newcastle Road	First Industrial Realty Trust	72.8-acre site (marketed for sale)
Tracy	97,901	Holly Drive Building H	Phelan Development Co.	North Tracy Commerce Center, Building H, breaking ground December 2024
SJ County	669,975	14800 W. Schulte Road	LBA Logistics	LBA Logistics Center III; 3 buildings Tracy SOI; former biomass facility
SJ County	765,880	Arch Airport Road	Catellus	AirPark599 - four future buildings in 6-building park totaling 3,345,756 SF
Subtotal	2,669,358			
Under Review				
Tracy	1,812,279	16000 W. Schulte Road	Hom	Costco annexation; 2 industrial buildings
Tracy	1,690,000	29592 S. Corral Hollow Rd	Ridgeline Property Group	Tracy Hills Commerce Center
Tracy	1,574,180	6599 W. Grant Line Road	Tracy Alliance Group	Tracy Alliance; 4 industrial buildings (annexation)
Tracy	1,319,092	5070 Promontory Pkwy	Prologis LP	IPC Building 18 (Cordes Ranch)
Tracy	718,165	3601 Pescadero	Ridge Tracy Land Partners	Paradise Pointe Business Park
Tracy	524,081	5390 Promontory Pkwy	Prologis LP	IPC Building 28 (Cordes Ranch)
Tracy	335,157	1651 E. Grant Line Road	Seefried Industrial Properties	Seefried LI Building (NEI)
Tracy	217,466	16286 W. Schulte Road	Pombo/PDC Sacramento	Schulte Warehouse/Annexation
Stockton	1,779,390	Mariposa Road	Greenlaw	Mariposa Industrial Park Phase II (107.48 Acres)
SJ County	5,360,000	W. Schulte Road/Pavillion Pkwy	Prologis LP	International Park of Commerce Phase 2; five industrial buildings
Subtotal	15,329,810			
Future Phases of Master-Planned Industrial Parks Not Included in Government Major Projects Lists				
Tracy	9,323,811	Not Available	Prologis LP	IPC Future Phases, 13 buildings
Lathrop	1,197,188	Yosemite Ave & McKinley Ave	Phelan Development Co.	Lathrop Gateway Phase III
Stockton	1,423,520	Mariposa Road	Greenlaw	Mariposa Industrial Park Phase I (69.56 Acres)
SJ County	1,724,216	Holly Drive/Sugar Road	Phelan Development Co.	North Tracy Commerce Center, balance of Phase II plus Phase III.
Subtotal	13,668,735			
Total Space	33,067,903			

Sources: City of Tracy New Construction Industrial & Commercial Development Pipeline Report; City of Lathrop Commercial- Industrial Development Pipeline Report Status; City of Stockton Community Development Department; San Joaquin County Planning Department; City of Patterson Planning Department; Colliers; Cushman & Wakefield; developer websites; and ALH Urban & Regional Economics.

Name	Application #	Zoning	Acres	S.F.	Location	Developer/Builder	Specific Plan
City of Tracy							
Approved and Under Construction							
Cordes Ranch - West Parkway Village (Gas Station, convenience store, car wash)	D21-001	CRSP	1.16	10,152	International Pkwy/I-205	Jim Rubnitz	Cordes Ranch SP
Approved and Not Yet Under Construction							
West Parkway Village Multi-Tenant Building	D19-0029	CRSP	1.96	10,465	Cordes Ranch	R&B Delta II, LLC	Cordes Ranch SP
Marriot Courtyard - Cordes Ranch (101 rooms)	D20-0024	CRSP	2	62,000	International Pkwy/I-205	Robert F. Tuttle Architects	Cordes Ranch SP
RNG Fueling Station/Parking Lot Promontory Station - Cordes Ranch	CUP21-0007; D21-0023	NEI	5		2200 N. Chrisman Rd.	L&C Eagle Properties	NE Industrial SP
	D21-0013	CRSP	10.3	30,330	815 International Pkwy	Prologis	Cordes Ranch SP
Under City Review							
Westside Specific Plan	SPN19-0001	N/A		24,821	SWC Lammers Rd/11th St.	Chandi Enterprises	Westside SP
Tru by Hilton (78 Rooms)	D22-0018	PUD	1.7	39,275	2605 W. Grant Line Road	Hemkunt Group LLC	N/A
Avid Hotel (107 Rooms) & Candlewood Suites Hilton Garden (70 Rooms)	D22-0021; SPA23-001	PUD	3.17	110,512	3095 N Corral Hollow Road	Manteca Hospitality	
No Cumulative Retail Projects for SJ County				287,555			