

RARE GOLDEN OPPORTUNITY-PRIME SHOVEL-READY COMMERCIAL LAND

1811-1833 W KETTLEMAN LANE, LODI, CA 95242



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

LUCIA J. YOON
415.407.0016
lyoon@blatteisrealty.com
DRE #01901890

EXECUTIVE SUMMARY

The properties at **1811–1833 W Kettleman Lane, Lodi, CA 95242** represent a **rare and unmatched opportunity** to secure prime commercial land in one of Lodi's most desirable and strategic corridors. This is **gold-tier real estate** — shovel-ready, utility connected, and zoned for commercial use — making it one of the few remaining high-value parcels in the area.

Located in the heart of Lodi's growing commercial district, these parcels are surrounded by thriving businesses, strong consumer traffic, and flexible zoning that supports retail, restaurant, or office development. With Lodi's sustained economic and population growth, this location holds **exceptional development potential**.

Key Highlights:

- **Seller Financing Available**
- **Utilities In Place:** Electricity, water, and sewer already connected — saving significant infrastructure costs
- **Zoned for Commercial Use:** Per city planning, ready for immediate development
- **Flexible Use Options:** Ideal for owner-users, developers, or long-term investors
- **High Visibility & Access:** Prime frontage along W Kettleman Lane, a major arterial route

Prospective buyers are strongly encouraged to act swiftly and consult with the city's planning department to capitalize on this **once-in-a-generation investment opportunity**.

OFFERING SUMMARY:

Asking Price:	\$1,600,000
Property Type:	Commercial Lot
Lot Area:	74,650 (Per Realquest)
Acres:	1.71 (Per Realquest)
APN:	031-330-10/031-330-09



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101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

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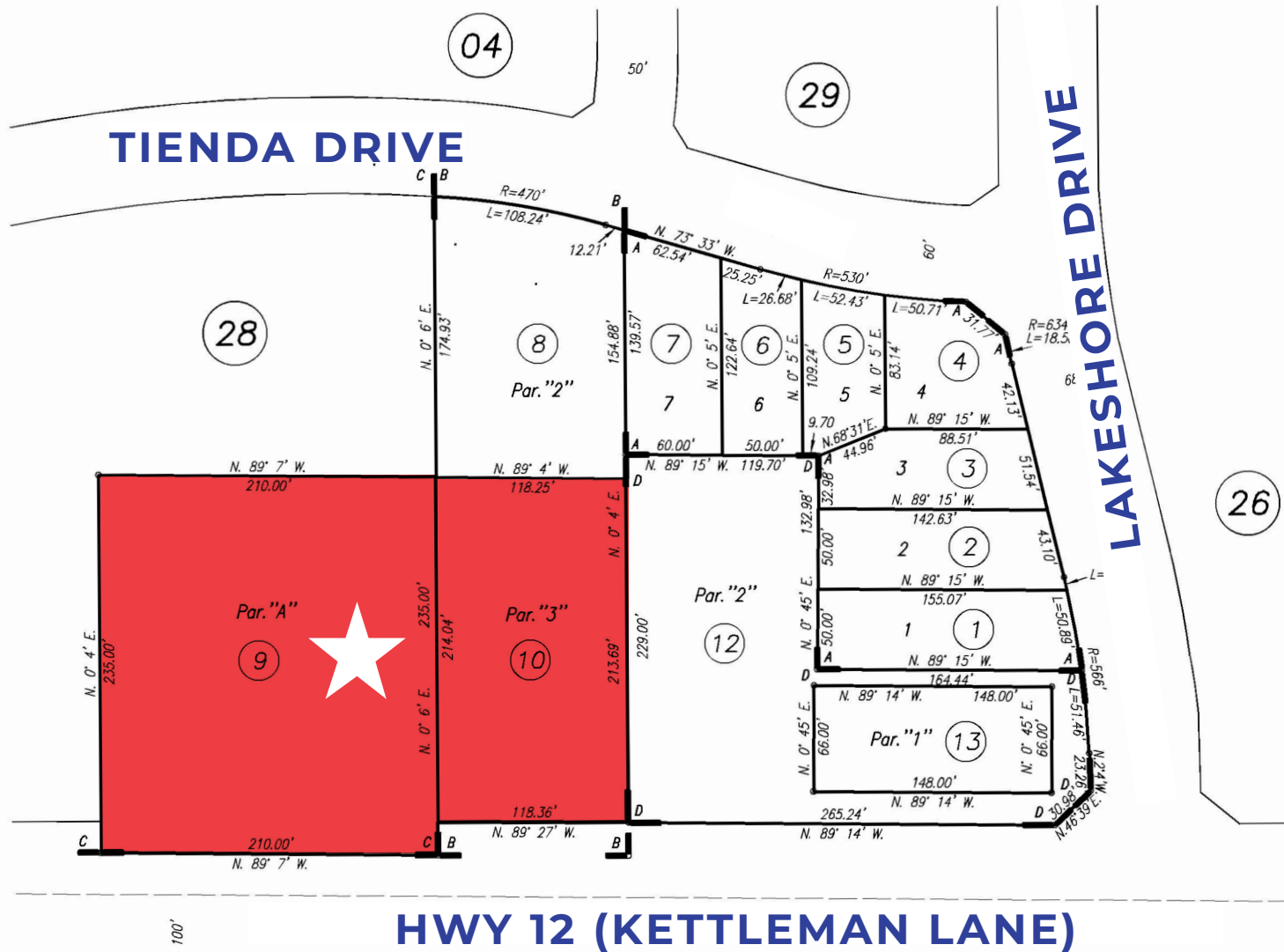
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PARCEL MAP



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