



SITE
±17.07 AC

FOR SALE

±17 Acre Almond Orchard

17266 French Camp Road
Ripon, CA

Xavier Santana | CEO
(925) 226-2455
xavier@ngcip.com
License # 01317296

Quinn Mulrooney | Director | Agriculture
(209) 733-9415
quinn.mulrooney@ngcip.com
License # 02097075

NORTHGATE
www.ngcip.com | Broker # 01910787
T (209) 477-4400 | F (209) 476-7344

Property Information

17266 French Camp Road

±17 Acre Almond Orchard

Ripon, California

SALE PRICE: Contact Broker

APN: 203-220-31

ZONING: Rural/Agricultural Rural

PARCEL SIZE: ±17 ACRES

**WATER
(City/County/Well):** Well on site
Sprinkler irrigation

WILLIAMSON ACT No

PROPERTY HIGHLIGHTS:

- ± 17 acre almond orchard in Ripon - located in the California Central Valley between Stockton and Modesto
- Almond trees are 15 years old - featuring both Nonpareil and Carmel almonds
- Level land topography with a well located on site and sprinkler irrigation system
- Production numbers will be available upon request



Property Information

17266 French Camp Road

±17 Acre Almond Orchard

Ripon, California



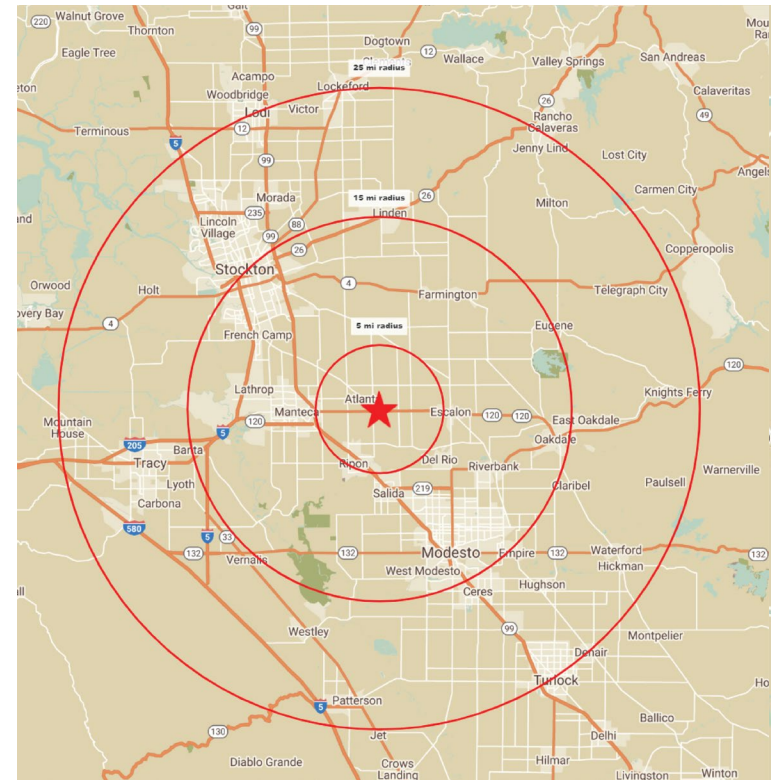
Demographics

17266 French Camp Road

±17 Acre Almond Orchard
Ripon, California

	5mi Radius	15mi Radius	25mi Radius
POPULATION			
2018 Estimated Population	20,000	607,359	1,218,960
2023 Projected Population	21,344	647,631	1,302,550
2010 Census Population	18,449	554,679	1,119,040
Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.4%
2018 Median Age	39	33.9	34
HOUSEHOLDS			
2018 Estimated Households	6,935	188,056	383,724
2023 Projected Households	7,159	193,558	396,135
2010 Census Households	6,390	172,146	352,936
Projected Annual Growth 2018 to 2023	0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2017	2.3%	1.3%	1.5%
RACE AND ETHNICITY			
2018 Estimated White	72.9%	54.9%	52.7%
2018 Estimated Black or African American	2.5%	6.0%	6.6%
2018 Estimated Asian or Pacific Islander	6.2%	9.6%	13.2%
2018 Estimated American Indian or Native Alaskan	0.9%	1.2%	1.1%
2018 Estimated Other Races	17.4%	28.4%	26.4%
2018 Estimated Hispanic	28.4%	45.5%	42.5%
INCOME			
2018 Estimated Average Household Income	\$115,479	\$80,443	\$85,073
2018 Estimated Median Household Income	\$87,391	\$62,413	\$65,531
2018 Estimated Per Capita Income	\$40,109	\$25,176	\$26,976
BUSINESS			
2018 Estimated Total Businesses	603	18,468	36,713
2018 Estimated Total Employees	6,220	214,996	410,136

RADIUS MAP



© 2017 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.