

FOR SALE

Ferrari Ranch | Atwater | CA | 95301

Potential for Residential Development



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Property Overview

Address:	Atwater-Merced Expy, Atwater, CA 95301	County:	Merced County
Sales Price:	Contact Listing Agent	Zoning:	Planned Development Master Plan (PDMP)
Parcel Sizes:	± 120.44 AC ± 51.02 AC ± 171.46 AC Total	Parcel Numbers:	005-120-045 005-120-046
Master Plan:	Ferrari Ranch Planned Development (approved)	Procuring Broker Fee:	2.5%

Overview:

Ferrari Ranch is a fully entitled, mixed-use development site strategically located at the gateway to Atwater and the greater Merced region. This premier project offers substantial commercial, retail, medical, office, and recreational development potential on a large-scale vacant parcel with excellent visibility and access.

Major Components (per Master Plan):

- Regional Retail/Commercial Complex: Up to 1,574,990 SF on 102.5 acres (Grocery/Drug, Fast Food, Primary Retail, IMAX Theatre, Big Box, Hotel – 180 rooms, etc.)
- Regional Medical Complex: Up to 666,100 SF (Hospital – 196 beds + Medical Office) on 30.1 acres
- Regional Sports Complex: 20.4 acres (sports fields, parking, support facilities)
- Storm water detention and supporting infrastructure

Strong Regional Positioning:

- Direct frontage on 99 FWY / Atwater-Merced Expressway
- Gateway to UC Merced (15 minutes) and Castle Commerce Center (11 minutes)
- Proximity to Merced County Castle Airport
- Benefits from UC Merced expansion and regional infrastructure investments

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Property Specifications

Entitlements & Approvals (2017, with 2025 Updates)

- Fully approved entitlements including:
- General Plan Amendment
- Rezoning (Ordinance CS 980)
- Vesting Tentative Map (VTM 1701) – subdivides into 276 lots/blocks for flexibility
- Planned Development Master Plan (PD 17-01)
- Program EIR certified (SCH No. 2014101045) with Mitigation Monitoring Program
- Original Development Agreement (2017), Amended & Restated July 14, 2025 (Ordinance CS 1072)

Development Agreement Benefits (20-year term, runs with the land):

- Certainty and predictability for long-term development
- Protection against arbitrary entitlement changes
- Defined infrastructure obligations (City now handling significant water/sewer via federal funds)
- Vesting of rights for the full project scope

Infrastructure & Economic Advantages

- FWY interchange completed and open
- City-received federal funding for water and sewer infrastructure (reducing developer costs)
- Storm drainage and transportation facilities planned
- Projected benefits: Increased property tax revenues, employment opportunities, high-quality medical services, and enhanced city gateway image



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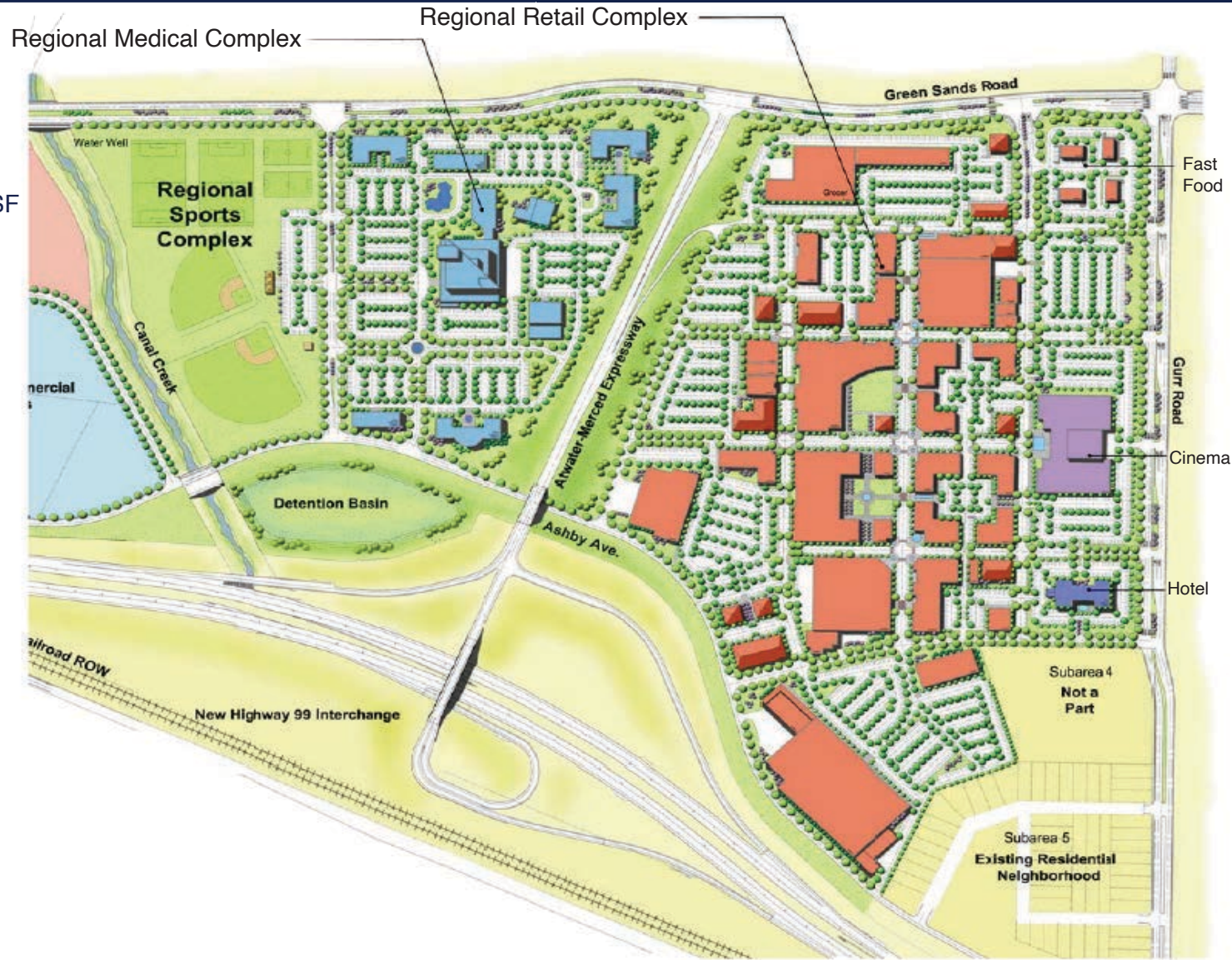
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Conceptual Map

Land Use Information:

- **Regional Retail/Commercial Complex**
 - Total Site Area: ± 102.5 AC
 - Total Retail/Comm. SF: ± 1.49 Million SF
 - Floor Area Ratio: ± 0.33 FAR
- **Regional Medical Complex**
 - Total Site Area: ± 30.1 AC
 - Total Office SF: $\pm 349,100$ SF
 - Total Hospital SF: $\pm 267,000$ SF
 - Floor Area Ratio: ± 0.47 FAR
- **Regional Sports Complex**
 - Total Site Area: ± 20.4 AC
- **Detention Facility**
 - Total Site Area: ± 6.6 AC



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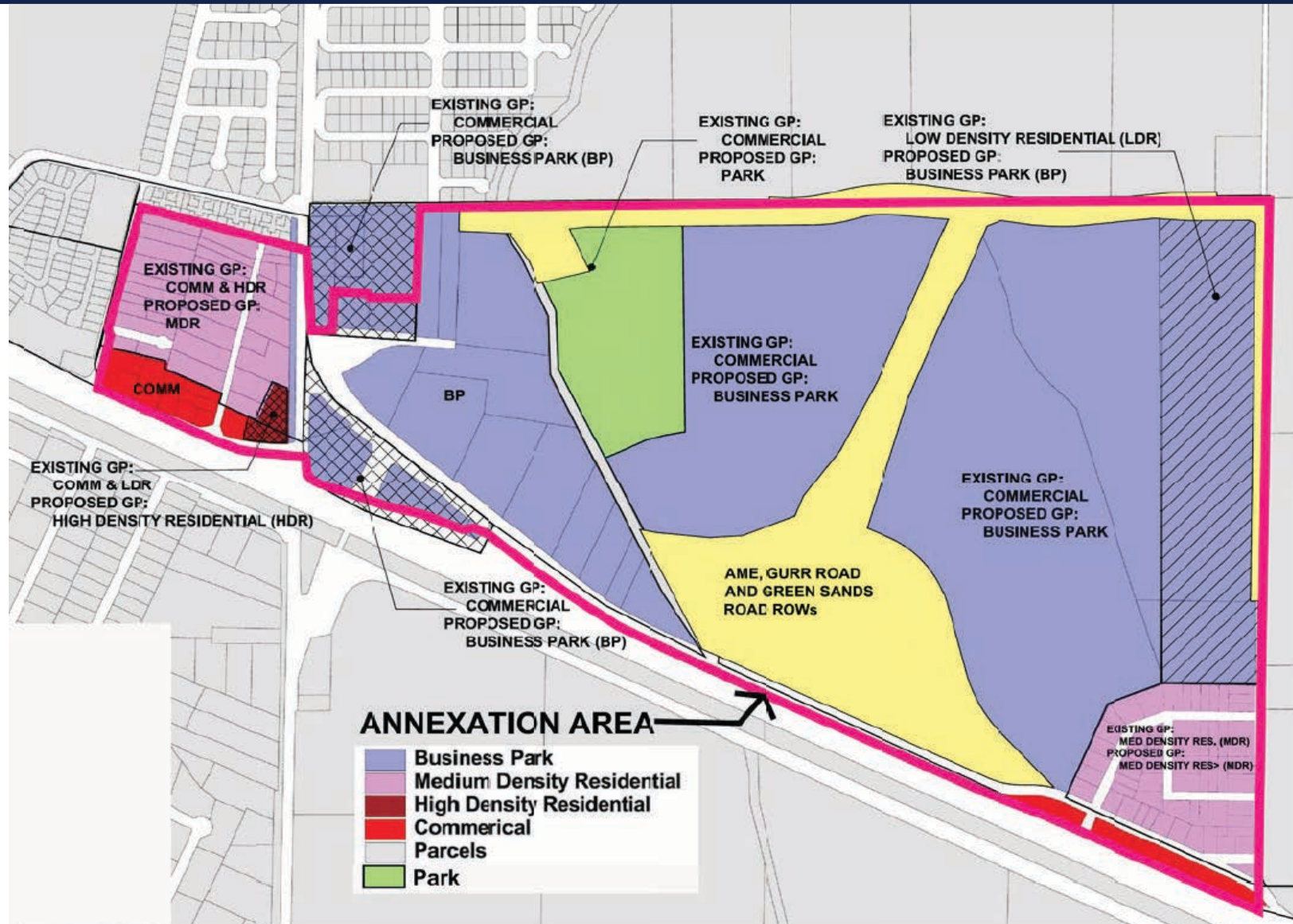
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Proposed EIR General Plan



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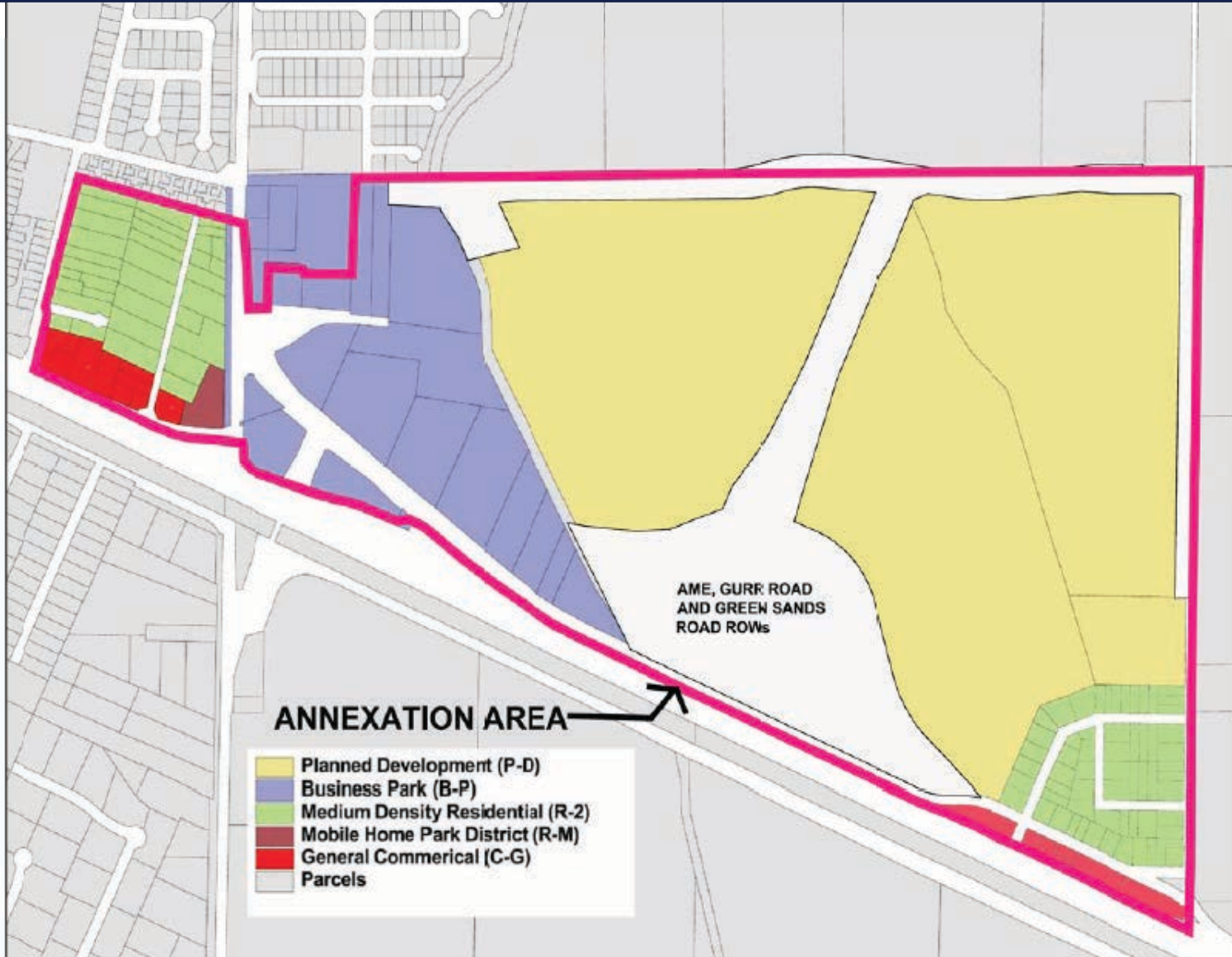
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Proposed EIR Project Area



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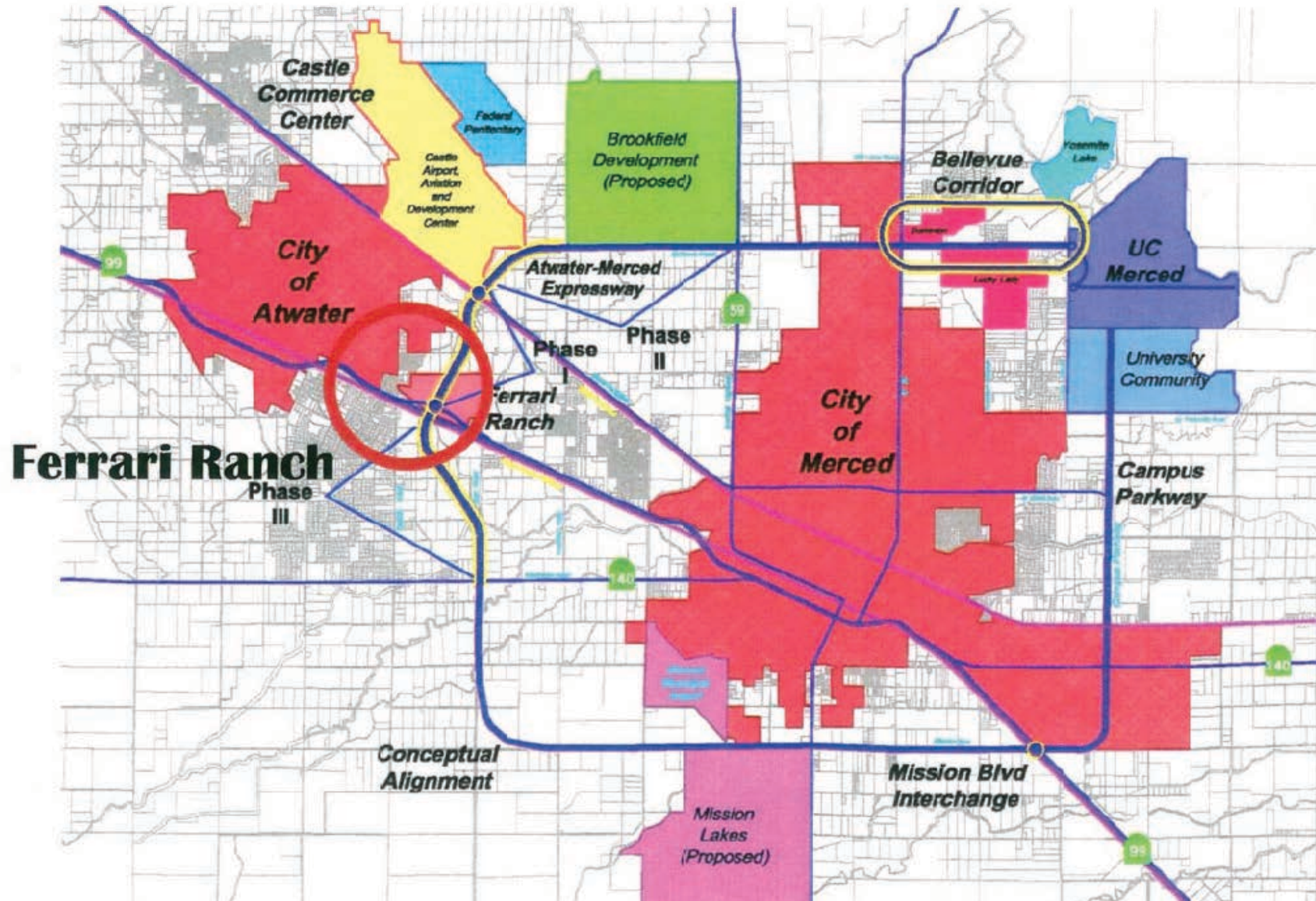
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Regional Location Map



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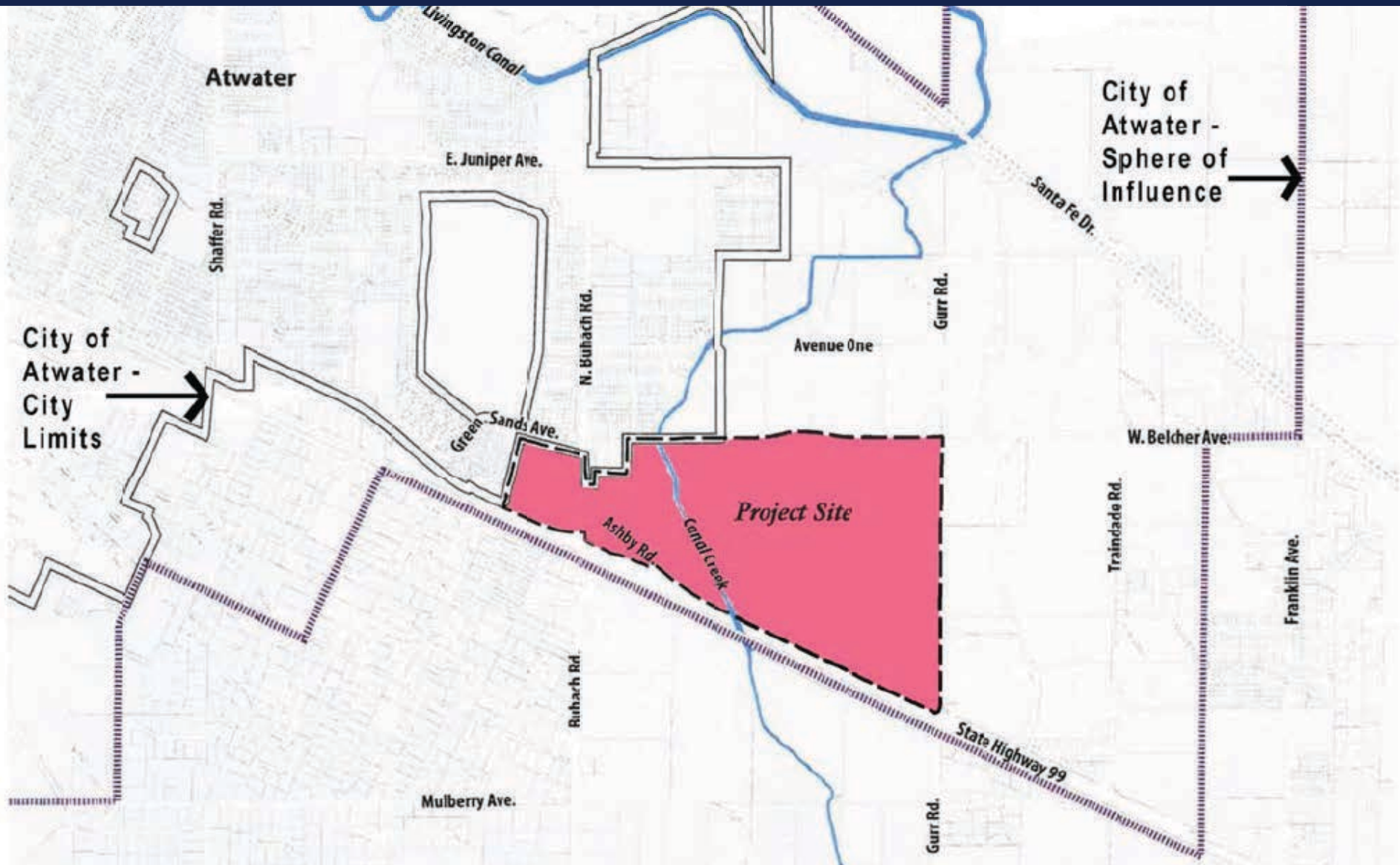
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Sphere of Influence Map



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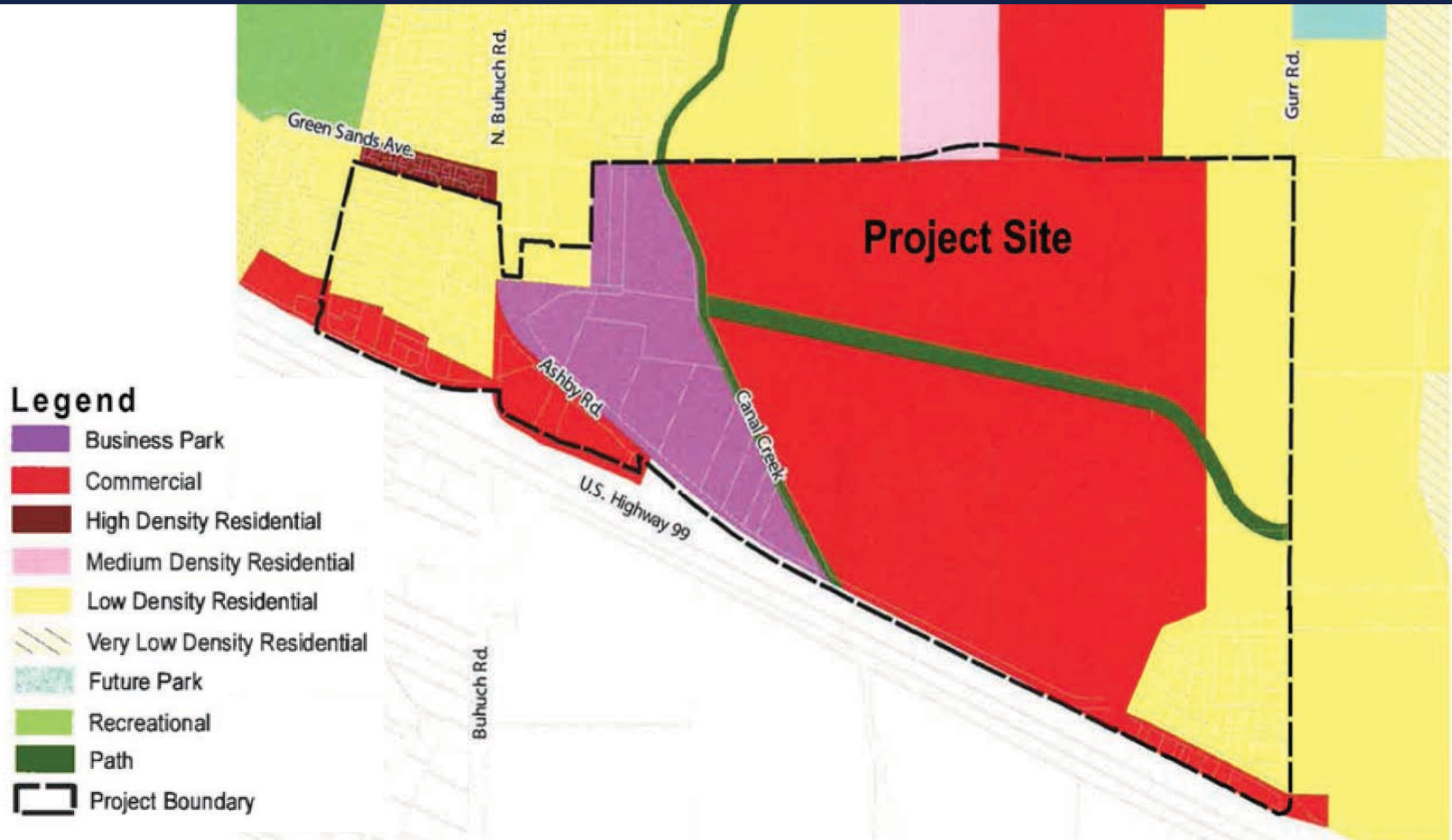
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General Plan Map



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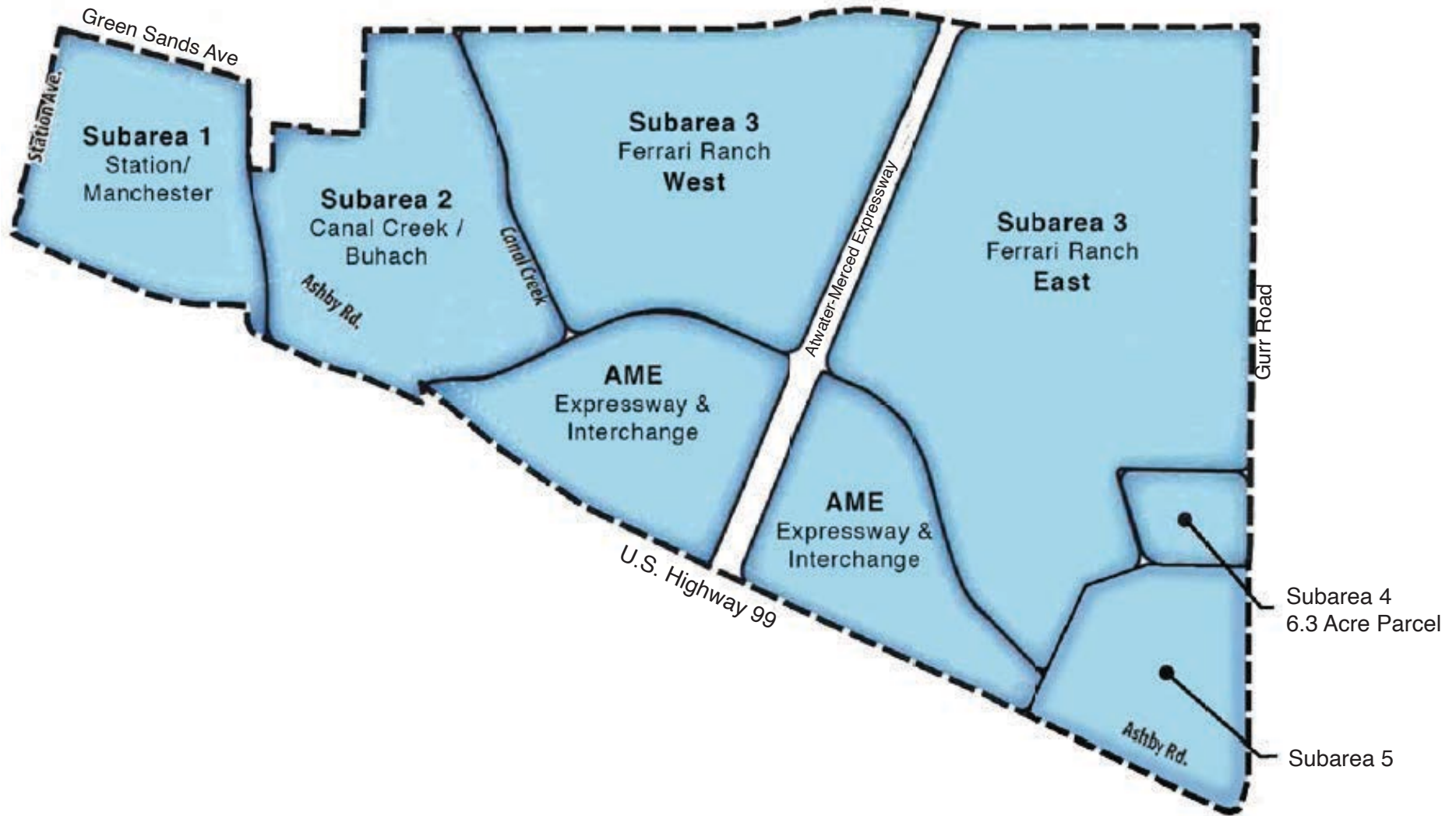
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Project Subareas map



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Photo Gallery



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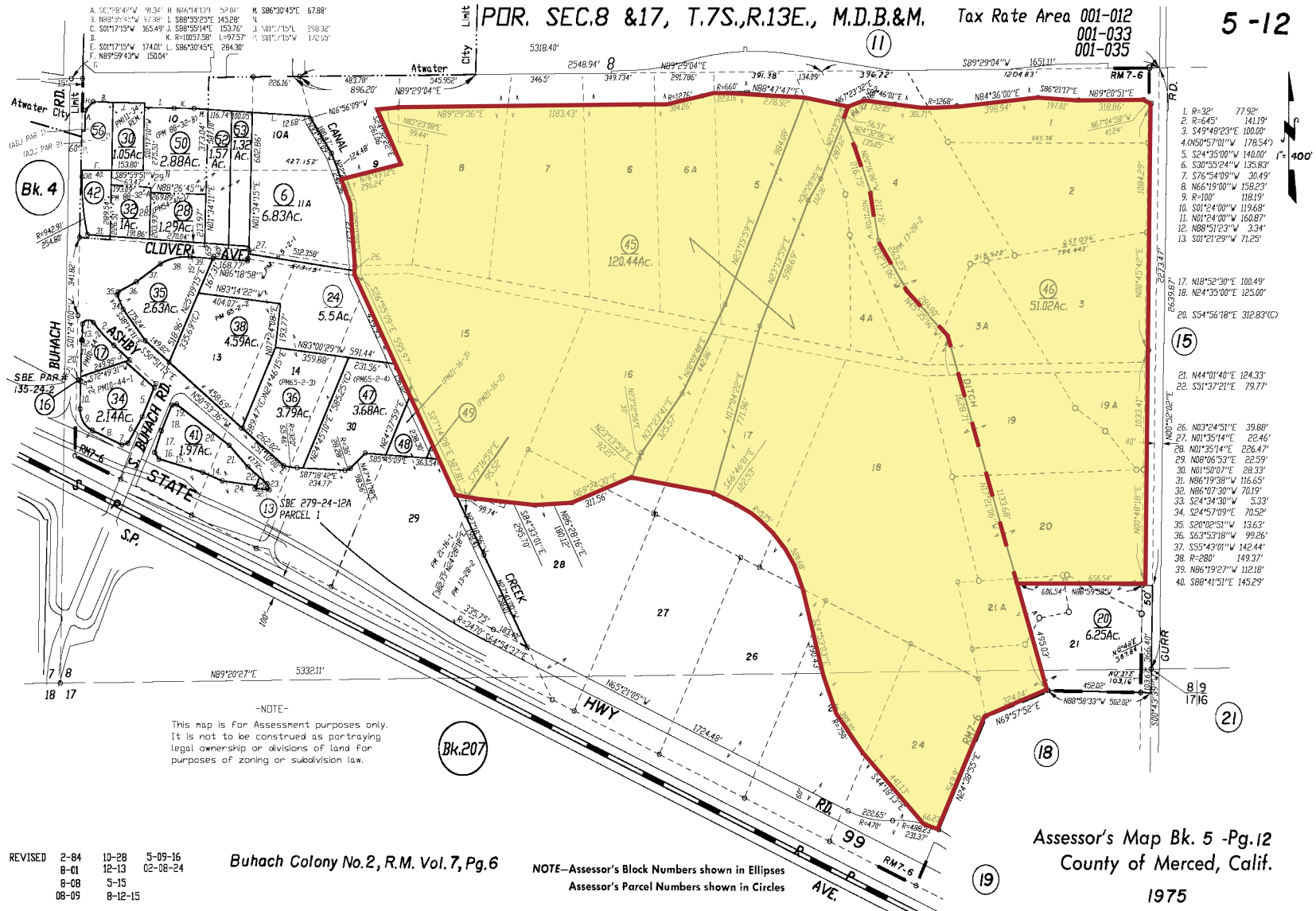
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Parcel Map



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