



GONELLA REALTY  
ATWATER

2581 FIRST ST.  
ATWATER, CA 95301  
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## Potential Development Property

APN 005-210-14 25 acres

APN 005-210-15 19 acres

Total Available 44 acres

Property is currently identified in City of Atwater's Sphere of Influence, zoned Agriculture. A zone change & General Plan Amendment would be required prior to development.

Located on corner of Ashby Road & Trindade Ave. (Adjacent Hwy 99)

Broker Co-op is available.

For More Info: Andy Krotik  
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TRINDADE RD

LANCIR AV

TRINDADE RD

SOUTHERN PACIFIC AVE

ASTOR RD

19 ACRES

25 ACRES



7111 S