

CITY OF TRACY NEW CONSTRUCTION INDUSTRIAL & COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of December 2025

BUILDING PERMIT ISSUED AND UNDER CONSTRUCTION

Name	Application #	Type	Zoning	Bldg. S.F.	Lot Acreage	Location / Parcel	Approved	Owner/Applicant	Planner
Marriott Hotel (108 Rooms)	D16-0022	Comm.	I-205 SP	58,800	2.69	3550 N. MacArthur Dr.	2/21/2017	Reza Kabul/ Arvind Iyer	Staff (209)831-6400
GH Logistics Truck Repair	D17-0004	Industrial	M-1	6,000	1.40	1428 Mariani Ct.	7/6/2017	Kulwant S & Sarbjit Mander/ Wayne Bogart	Staff (209)831-6400
Central Green (Cordes Ranch)	D20-0015	Private Park	CRSP	1,350,360	31.00	Cordes Ranch	1/20/2022	Prologis/ David Babcock	Scott Claar (209)381-6429
Renewable Energy Power Plant	D21-0032	Industrial	M-1		1.71	9251 W Arbor Ave	4/12/2022	City of Tracy/ Frank Schubert	Scott Claar (209)381-6429
Carbon Dioxide Removal Facility	D22-0039	Industrial	M-1	14,252	2.20	4750 Holly Dr	12/14/22	Heirloom Carbon Technoligies & TRE, LLC.	Scott Claar (209)381-6429
Tracy Honda Remodel	D24-0007	Comm.	I-205 SP	25,707.00	4.09	3450 Auto Plaza Way	7/25/2024	Ken Harvey / Carl Chrisman	Martin E. Vargas (209)831-6438
La Quinta Hotel (87 Rooms)	PUD18-0004 D18-0033	Comm.	PUD	48,845	1.91	565 Clover Rd.	7/7/2020	Skyline Hospitatlity, Inc./Ajaypal Sidhu	Genevieve Federighi (209)831-6435
IPC 20 (Cordes Ranch Building 20) - 1,300,256 sqft bldg.	D24-0018	Industrial	CRSP	1,300,256	66.06	Hopkins Road & Bud Lyons Way	N/A	Prologis, LP / HPA, Inc.	Craig Hoffman (209)831-6426
Gas Station, Car Wash, Retail and QSRs (Triangle Plaza)	D21-0006	Comm.	HS	18,035	1.91	3788 N. Tracy Blvd.	06/28/23	3788 Tracy LLC/Tecta Associates	Genevieve Federighi (209)831-6435
Golden State Fire - Fire Apparatus	D22-0033	Industrial	M-1	55,226	4.73	3501, 3601, 3701 Mars Way	07/25/23	Wright Family Holdings, LLC. / Shack & Company, Inc.	Kenny Lipich (209)831-6443
IPC Building 5	D24-0028	Industrial	CRSP	176,082	158.00	5731 Promontory	N/A	Prologis, LP / HPA, Inc.	Kellie Jones (209)831-6432

**CITY OF TRACY NEW CONSTRUCTION INDUSTRIAL & COMMERCIAL DEVELOPMENT
PIPELINE REPORT**

Status as of December 2025

Total				3,053,563	275.70				
-------	--	--	--	-----------	--------	--	--	--	--

CITY OF TRACY NEW CONSTRUCTION INDUSTRIAL & COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of December 2025

DEVELOPMENT APPLICATION APPROVED AND NOT YET UNDER CONSTRUCTION

Name	Application #	Type	Zoning	Bldg. S.F.	Lot Acreage	Location / Parcel	Approved	Owner/Applicant	Planner
Marriott Courtyard (Cordes Ranch - West Parkway Village) (101 Rooms)	D20-0024	Comm.	CRSP	60,074	3.37	International Pkwy./I- 205	9/1/2021	Robert F. Tuttle Architects	Staff (209)831-6400
RNG Fueling Station and Parking Lot	CUP21-0007 D21-0023	Industrial	NEI	N/A	5.00	2200 N. Chrisman Rd.	5/25/22	L&C Eagle Properties, LLC/Don Wood	Staff (209)831-6400
Commercial Building Shell	D19-0021 CUP21-0003	Comm.	I-205 SP	27,336	1.87	Auto Plaza Dr. west of Naglee Rd.	10/26/22	Tracy Auto Plaza Investors PTP/Masood Feroz	Genevieve Federighi (209)831-6435
3-Story Retail and Office Building	D22-0024 D23-0012	Comm.	CBD	12,512	0.15	28 W 8th Street	4/25/24	Indus Capital Management Group LLC / Schack & Company, Inc.	Kenny Lipich (209)831-6443
4-Story Hotel (Tru by Hilton) (78 Rooms)	D22-0018 GPA22-0004	Comm.	PUD	40,190	1.96	2605 N. Corral Hollow Rd.	09/19/23	Hemkunt Group LLC / Anand Kotecha	Staff (209)831-6400
Seefried LI Building (NEI)	D22-0045	Industrial	NEI	335,157	19.30	1651 E Grant Line Rd	3/5/2024	Linda Massone, Trustee / Seefried Industrial Properties	Victoria Lombardo (209)831-6428
Cordes Ranch Building 28	D22-0002	Industrial	CRSP	524,081	26.50	5390 Promontory Pkw	3/5/2024	Prologis, LP	Staff (209)831-6400
IPC 16 Guard Shack Addition	D23-0008	Industrial	BPI	48	66.70	5051 Promontory Pkw	3/5/2024	Prologis LP/HPA Inc.	Staff (209)831-6400
Tracy Toyota Service Center Expansion	D23-0018	Comm.	I-205 SP	35,562	6.23	2895 Naglee Rd.	5/8/2024	Tracy Autoland LLC/Devcon Contructin Inc.	Martin E. Vargas (209)831-6438
Chevron CNG	D24-0012	Comm.	PUD	3,952	3.95	3940 N. Tracy Blvd and W. Larch	9/24/2024	H&S Energy LLC / Robert Picard C/O Stantec Architecture Inc.	Martin E. Vargas (209)831-6438
Island Gourmet Market and Deli	D24-0016	Comm.	GHC	4,868	0.50	1450 W. 11th Street	9/24/2024	Virgilio Escobar, Jr. & Eleanor Escobar / Schack & Company	Craig Hoffman (209)831-6426

CITY OF TRACY NEW CONSTRUCTION INDUSTRIAL & COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of December 2025

Eastgate Business Park Phase 2	D24-0001	Industrial	M-1	26,019	1.35	1398 Mariani Court	10/16/2024	Horizon Tracy, LLC	Genevieve Federighi (209)831-6435
St Paul Lutheran Church Two Modular Building Additions	D24-0006 CUP24-0002	Comm.	LDR	2,880.00	5.34	1635 Chester Drive	N/A	St. Paul's Evangelical Lutheran Church / Rod Thompson	Martin E. Vargas (209)831-6438
Montessori Building Addition	D24-0011 CUP24-0005	Comm.	ISP	4,753	0.70	120 Murrieta Way	N/A	TR 120 LLC / Grow Builders Inc. C/O Jeff Antrim	Martin E. Vargas (209)831-6438
Parkway Plaza Starbucks	D24-0014	Comm.	CRSP	2,250	0.64	1102 North International Pkwy	N/A	R&B Delta II, LLC / Ryan Abraham	Genevieve Federighi (209)831-6435
Birla Mixed-Use Center	D24-0002	Comm.	CBD	46,554.00	1.07	160 & 306 W Sixth Street	N/A	Sai Properties Tracy 306, LLC / Schack & Company, Inc.	Genevieve Federighi (209)831-6435
NEI Building 21	D24-0009	Industrial	NEI	246,470	12.60	Paradise Rd. & Grant Line Rd.	N/A	Prologis, LP / HPA, Inc.	Martin E. Vargas (209)831-6438
Corral Hollow Car Wash	D22-0044 CUP24-0006	Comm.	NS	4,455	1.29	4600 S Corral Hollow Rd	N/A	Harpreet Singh & Varinder Pal Singh / API Architecture Plus	Genevieve Federighi (209)831-6435
2 Industrial Buildings (Costco Annexation)	A/P19-0001 D19-0014	Industrial	Not yet	1,812,279	103.00	16000 W. Schulte Rd.	N/A	Costco Wholesale Corporation	Genevieve Federighi (209)831-6435
New Creation Bible Fellowship Modular Addition	D24-0027 CUP24-0013	Comm.	LDR	960	1.61	500 N Corral Hollow Rd	N/A	New Creation Bible Church	Christina Delgadillo (209)831-6433
Verizon Monopole	D24-0023 CUP24-0007	Industrial	M-2		0.04	724 E. Grant Line Rd	N/A	Anderson Enterprises LLC/The Derna Group	Kenny Lipich (209)831-6443
Tracy Community Church Modular Additions	D24-0025 CUP24-0011	Comm.	LDR	4,016	8.13	1790 Sequoia Blvd	N/A	Tracy Community Chruch	Kenny Lipich (209)831-6443
Ducky's Carwash at Chevron - 755 S. Tracy Blvd.	D25-0007	Comm.	NS	3,085	1	755 S. Tracy Blvd.	N/A	Pepper Lane Monterey Road LLC	Martin E. Vargas (209)831-6438
Ducky's Carwash at Chevron - 1960 W. 11th Street	D25-0005	Comm.	GHC	1,664	1	1960 W. 11th Street	N/A	Pacific Bowie Tracy / Ducky's USA LLC	Martin E. Vargas (209)831-6438

CITY OF TRACY NEW CONSTRUCTION INDUSTRIAL & COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of December 2025

Alvarez Subdivision	TSM23-0004	Comm.	CRS	0.00	8.41	10722 & 10792 W. Larch Rd.	N/A	Byron Alvarez & Christine Vezies & Brian Alvarez/Schack & Company Inc	Kenny Lipich (209)831-6443
Leprino Foods	D24-0024	Comm.	GHC	0	2.59	2301 N. Mac Arthur	N/A	Leprino Foods Company Corp / Jose Quezada	Christina Delgadillo (209)831-6433
IPC BLDG 11	D25-0012	Industrial	CRSP	1,700,150	106.25	24007 Hansen	N/A	Prologics LP / HPA INC.,-Tyneise Beyer	Craig Hoffman (209)831-6426
Tracy Hills Commerce Center	SPA21-0004 D21-0012	Industrial	THSP	1,690,000	97.53	29592 S. Corral Hollow Rd.	N/A	Amanjit Sandu and Gurcharan Takar/ Ridgeline Property Group	Scott Claar (209)381-6429
Schulte Warehouse/Annexation	A/P21-0001 D21-0020	Industrial	Not yet	217,466	20.92	16286 W. Schulte Rd.	N/A	D & D Pombo LLC/PDC Sacramento LPIV, LLC	Scott Claar (209)381-6429
Dual Hotels (Avid Hotel & Candlewood Suites Hilton Garden Inn) (107 Rooms Avid & Candlewood) (70 Rooms Hilton Garden Inn)	D22-0021 SPA23-0001	Comm.	PUD	110,512	3.17	3095 N Corral Hollow Rd	N/A	Manteca Hospitality Inc / Arvind S Iyer	Kenny Lipich (209)831-6443
Cambria Hotel and Event Center (90 Rooms)	D23-0010	Comm.	HS	18,062	1.77	747 W Larch Rd.	N/A	Navdeep Grewal	Martin E. Vargas (209)831-6438
NEW 10,000 SQ FT WAREHOUSE	D25-0001 SPA25-0001	Industrial	NEI	10,000	0.52	1485 E Grant Line Rd	N/A	Chansareena Grewal ETAL / Shack & Company	Kenny Lipich (209)831-6443
Parkway Plaza Panda Express	D25-0002	Comm.	CRSP	2,700	1.13	1296 International Pkwy	N/A	R & B Delta II LLC / Ruben Rodela	Christina Delgadillo (209)831-6433
Heirloom Facility Expansion	D25-0004	Comm.	M-1	5,000	250	4750 Holly Dr	N/A	City of Tracy / Heirloom Carbon Tech. & Tree, LLC	Kenny Lipich (209)831-6443
Total				6,948,055	765.67				

CITY OF TRACY NEW CONSTRUCTION INDUSTRIAL & COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of December 2025

UNDER CITY REVIEW (NOT YET APPROVED)

Name	Application #	Type	Zoning	Bldg. S.F.	Lot Acreage	Location / Parcel	Approved	Owner/Applicant	
Westside Specific Plan	SPN19-0001	Comm.	Not yet	24,821	535.00	SWC Lammers Rd. and Eleventh St.	N/A	Nachhatar Singh Chandi & Susan Chandi/Chandi Enterprises LLC	Craig Hoffman (209)831-6426
Cordes Ranch Building 18	D21-0037	Industrial	CRSP	1,319,092	63.90	5070 Promontory Pkwy	N/A	Prologis, LP	Genevieve Federighi (209)831-6435
Hollingsworth Trailer Lot and Guardhouse	D22-0014	Industrial	NEI	260	11.30	2259 E. Grant Line Rd	N/A	Matt Sims / Jun Lee	Martin E. Vargas (209)831-6438
San Joaquin County Car Wash	D22-0022	Comm.	GHC	4,500	0.85	430 W 11th Street	N/A	Big Bear Acquisitions Inc / Alan Mok	Martin E. Vargas (209)831-6438
Martin's Paving Inc. New Building	D23-0002	Comm.	M-1	6,438	1.34	3880 Holly Dr	N/A	Martin's Paving Inc- Maritin Soto / Artifex West Studio - Nader Rahmanian	Kenny Lipich (209)831-6443
T-Mobile Cell Site - Tracy Sports Complex	D24-0004 CUP24-0001	Comm.	PUD	255.00	27.020	955 Crossroads Drive	N/A	City of Tracy / T-Mobile	Martin E. Vargas (209)831-6438
Costco Cold Distribution Center	AP24-0001 D24-0005	Industrial	AG-40	557,488.00	12.79	26301 S. Hansen Road	N/A	Costco Wholesale Corporation	Genevieve Federighi (209)831-6435
ZEV (Truck) Hub	D24-0008 CUP24-0003	Industrial	CRSP	1,440	4.36	9752 Hopkins Road	N/A	Prologis LP/HPA Inc.	Genevieve Federighi (209)831-6435
Tracy Northeast Business Park	D24-0013 AP24-0002 SPA24-0001	Industrial	Not yet	1,811,259	93.10	6103, 3281, 6301 & 6599 Grant Line Rd.	N/A	Tracy Land Partners Holdco LLC & Suvik Farms LLC / Dermody Properties	Victoria Lombardo (209)831-6428
Morgan Auto Repair	CUP22-0005 D22-0011	Comm.	M-1	4,940	1.50	115 W Larch Rd	N/A	Mike West	Kenny Lipich (209)831-6443
Dutch Bros. Coffee w/Drive Thru	D25-0003	Comm.	CS	1,265	19,432	2695 N Tracy Blvd		McCorduck Prop LLC / Brianna Uy-BCE	Kellie Jones (209)831-6432

CITY OF TRACY NEW CONSTRUCTION INDUSTRIAL & COMMERCIAL DEVELOPMENT PIPELINE REPORT

Status as of December 2025

Self Storage Facility - Joe Pombo PKWY	D25-0009 CUP25-0003	Comm.	GHC	130,000	2	Joe Pombo PKWY	N/A	Kitchell Dev. Co/ Tiger Tracy LLC	Genevieve Federighi (209)831-6435
Paradise Pointe Business Park	D22-0038	Industrial	NEI	718,165	52.01	3601 Pescadero	N/A	Ridge Tracy Land Partners No. 2, LLC. /	Victoria Lombardo (209)831-6428
Tracy Commons - Hotel, Restaurant & Retail	D25-0010	Comm.	PUD	63,483	3	3140 Grant Line	N/A	Rurka Capital, LLC / Dave Sargent	Kellie Jones (209)831-6432
Tracy 13-89 SFD's/ 2 Commercial Parcels	D25-0021 TSM25-0007	Comm.	M-1		16		N/A	Rurka Capital LLC / Dave Sargent	Victoria Lombardo (209)831-6428
Dutch Bros.	D25-0024	Comm.	CBD	986	92	Holly & 11th St	N/A	Levand, Louis A TR ETAL / Liz Koerner- Core Staties Group	Martin E. Vargas (209)831-6438
Total				4,644,392	20347.74				

Industrial and Commercial Projects

