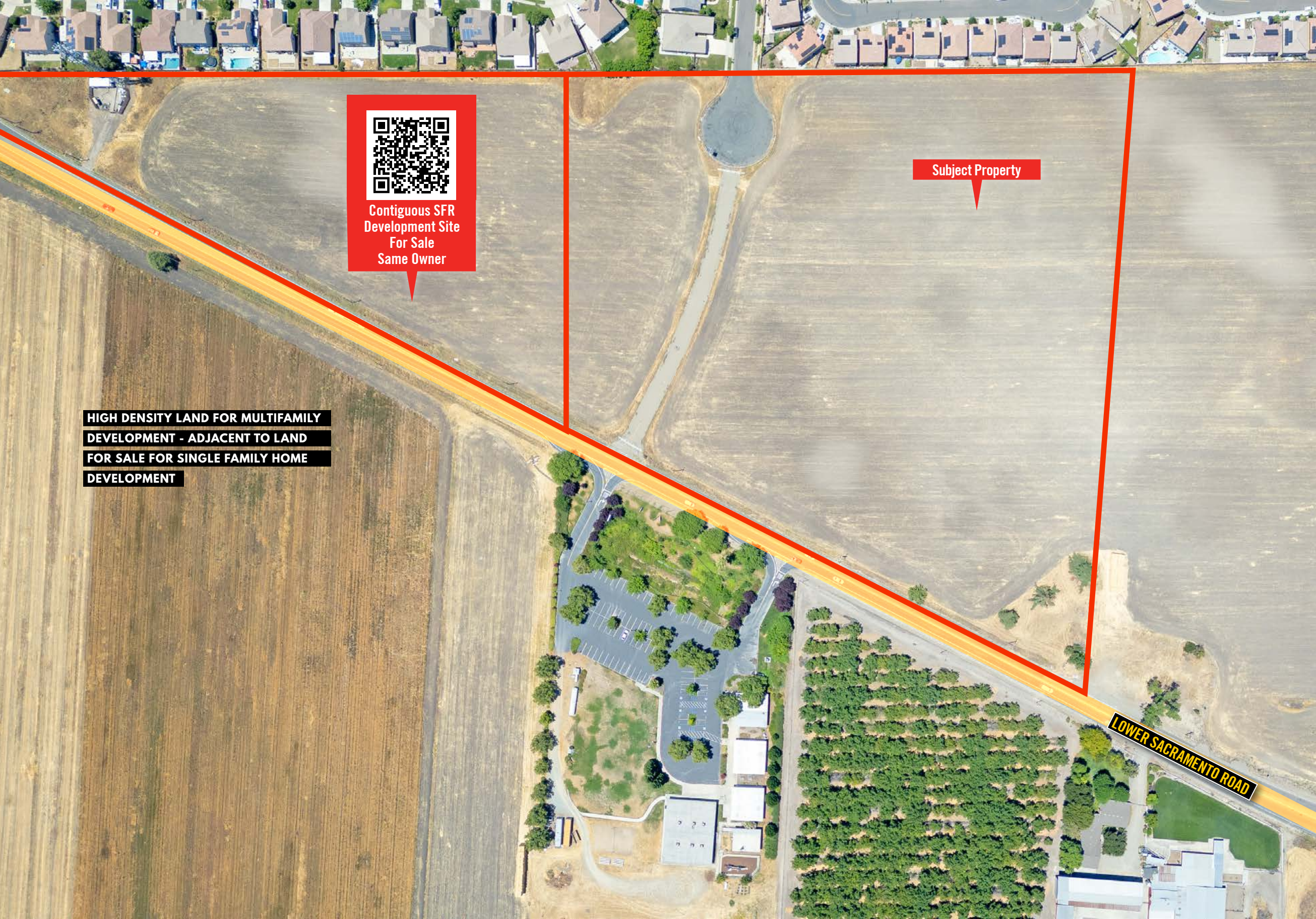


10789 LOWER SACRAMENTO ROAD
— STOCKTON, CA —

High Density Multifamily Development Land
For Sale



TURTON
COMMERCIAL REAL ESTATE



Contiguous SFR
Development Site
For Sale
Same Owner

Subject Property

HIGH DENSITY LAND FOR MULTIFAMILY
DEVELOPMENT - ADJACENT TO LAND
FOR SALE FOR SINGLE FAMILY HOME
DEVELOPMENT

LOWER SACRAMENTO ROAD



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCOM.COM

© 2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.

THE OPPORTUNITY

±12.46 ACRES | **\$4,295,000** PURCHASE PRICE | **\$7.91** PER SF | **RH** ZONING

PROMINENT INFILL HIGH DENSITY RESIDENTIAL DEVELOPMENT SITE IN STOCKTON

10789 Lower Sacramento Road in Stockton is a +/- 12.46 acre site (hereby, the "Property") and is a prominent infill high density residential development site nestled in an established and growing neighborhood, near many new civic and retail amenities in Lodi and Stockton. Located along Lower Sacramento Road, The Property features approximately 900 linear feet of visibility along Lower Sacramento Road. Once developed, the property will feature great access to Dorothea Mae Pitts Park, Micke Grove Zoo and Golf Course, and will be a short drive to many of Lodi and Stockton's

major retail developments featuring more than 1 million square feet of space along Pacific Avenue like Weberstown Mall and Lincoln Center in Stockton and Harney Lane and Kettleman Lane in Lodi.

The Property allows for a variety of potential development paths:

- Multifamily residential
- Senior housing
- High density single family residential

There are only no other high density residential properties currently available on the market for sale.

This is one of the most desirable pieces of high density residential infill land in the city of Stockton.

The Seller is currently extending the approval of a tentative site map encompassing the Property and the adjacent parcel until October 10, 2025, with extension fees already paid. The final map is ready for submittal by the Buyer, though there is ample opportunity for modification to the site plan as it is anticipated that the Subject Property and neighboring property at 10601 Lower Sacramento Rd. may be purchased and developed separately.



1 THE OPPORTUNITY
10789 LOWER SACRAMENTO RD

Property Info:

Address: 10789 Lower Sacramento Road,
Stockton, CA

Municipality: City of Stockton

APN: 084-040-050

Total Site Size (Acres): ± 12.46

Total Site Size (SF): ± 542,758

Purchase Price: \$4,295,000

Purchase Price Per Acre: ± \$344,703.05

Purchase Price Per SF: \$7.91

Zoning: RH

Utility Providers:

Electricity: PG&E

Gas: PG&E

Water/Sewer: City of Stockton

Trash: Waste Management

Existing Infrastructure:

Electricity: None

Gas: None

Water/Sewer: None

Storm Drain: None

Seismic/Flood:

Fault Zone: None (Source: CalOES MyHazards)

Flood Zone: Zone X (Source: FEMA Map: 06077C0315F)

Adjacent Properties:

North: Agricultural

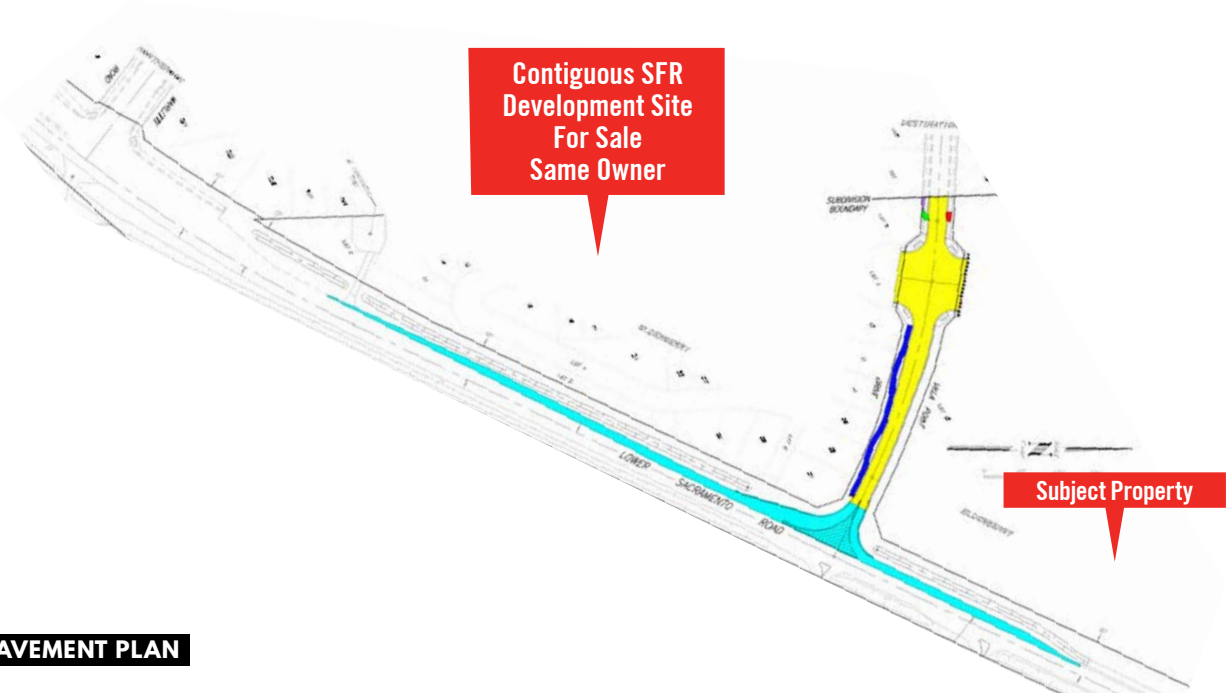
West: Single Family Residential

South: Single Family Residential

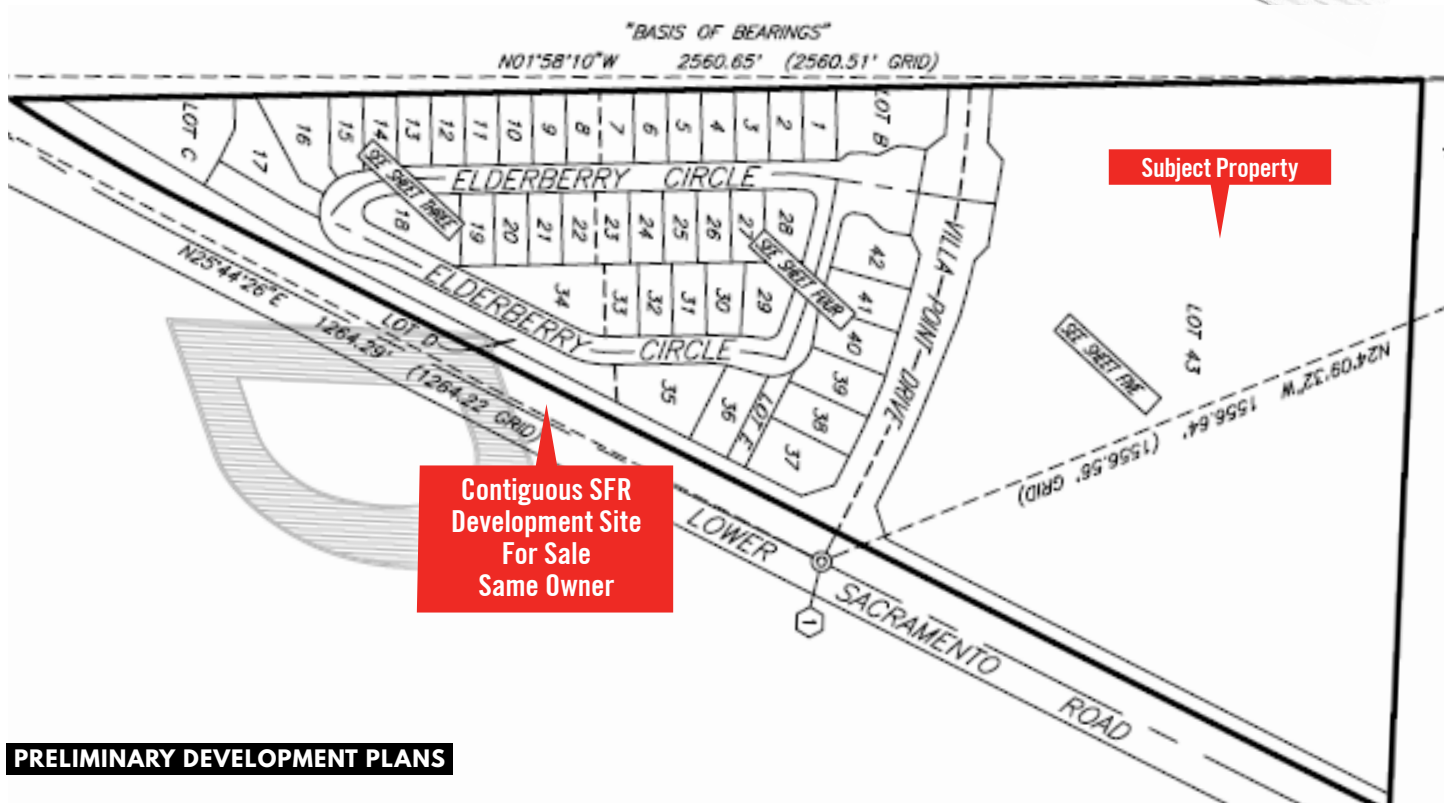
East: Single Family Residential and Agricultural



1 THE OPPORTUNITY
10789 LOWER SACRAMENTO RD



PRELIMINARY PAVEMENT PLAN



PRELIMINARY DEVELOPMENT PLANS



HYPOTHETICAL DEVELOPMENT POSSIBILITY

FUTURE DEVELOPMENT OPPORTUNITY

Situated in an ideal infill location, 10789 Lower Sacramento Road presents a unique acquisition opportunity suitable for a diverse range of development ventures. The City of Stockton is supportive of a variety of higher density uses including: Market rate multifamily, senior living communities and high-density single-family residences. Spanning almost 12.5 acres, the property features a strategic location that will provide connectivity between ideal suburban living and the modern conveniences of Stockton.

THE LOCATION



COSTAR
5-MILE RADIUS
2024

	200,292 POPULATION		\$68,764 HOUSEHOLD INCOME		\$657,849 MEDIAN HOME VALUE		20% BACHELOR'S & UP
--	------------------------------	---	-------------------------------------	---	---------------------------------------	---	-------------------------------

BEST OF BOTH WORLDS: CITY OF STOCKTON + LODI SCHOOL DISTRICT

Founded in 1849 by Capt. Charles Weber, Stockton started as a tent settlement and supply center for the California Gold Rush. Incorporated in 1850, it evolved into a vibrant entertainment and recreation destination by 1900, altering its waterways to prevent floods and coordinating transportation systems for development.

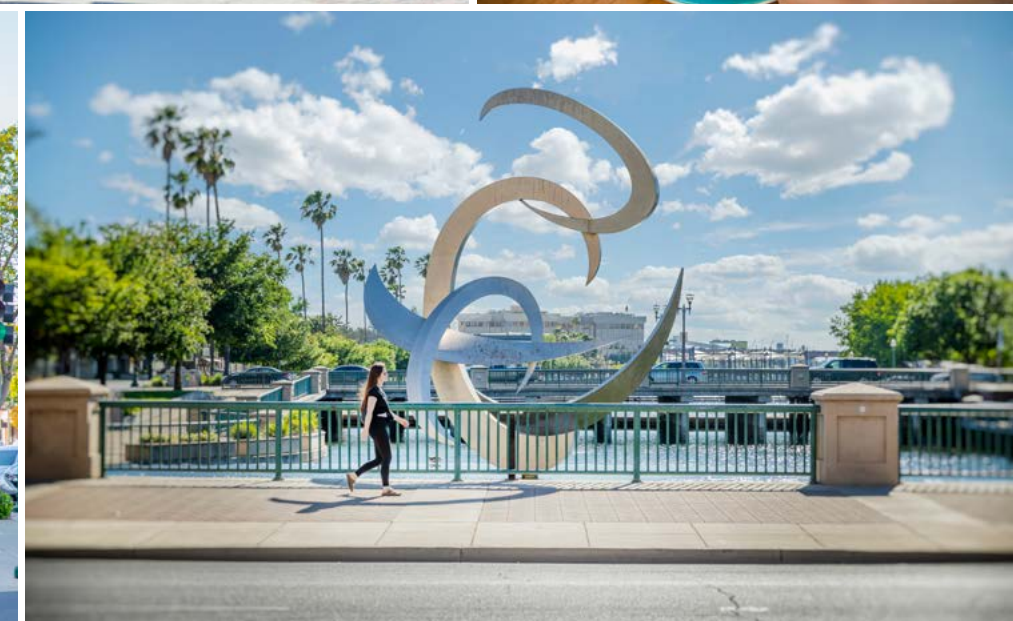
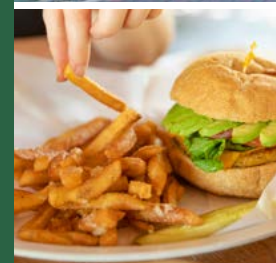
Downtown Stockton features historic architecture from its days as “the brick city,” with many original buildings still in use. As the seat of San Joaquin County, Stockton is one of California’s fastest-growing cities, boasting a diverse population of over 310,000. Located along the San Joaquin Delta, it connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers, situated 60 miles east of the Bay Area

and 45 miles south of Sacramento. Stockton Airport offers flights to Phoenix, Los Angeles, and Las Vegas, with nearby airports including Sacramento, Oakland, and San Francisco.

Stockton has undergone significant economic growth, particularly downtown, with new projects like an indoor arena, baseball stadium, and waterfront hotel. The Bob Hope (Fox) California Theatre hosts live performances, while the Stockton Arena and Ballpark offer sports and entertainment events. With affordable housing and beautiful residential areas, Stockton offers a high quality of life. Recognized as the “Best Tree City” by Sunset Magazine, it has over 100,000 trees and has been designated an All-America City multiple times. The city is near attractions like the California Coast, San

Francisco, Lake Tahoe, and Yosemite National Park. Local recreational options include professional sports teams, an Olympic-size ice rink, and Delta waterways for various activities. Cultural amenities include the Stockton Symphony, Stockton Civic Theatre, and Haggin Museum.

The subject property is located in the highly sought-after Lodi School District, making it an attractive location for families. The Lodi School District is known for its excellent educational programs and community involvement. Stockton is home to higher education institutions like the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College, and Humphreys University and School of Law, as well as various private and vocational schools.



NEARBY DEVELOPMENT

The Bear Creek development plan near Eight Mile Road and Lower Sacramento Road in Stockton is experiencing notable growth with several key projects. These include the Bear Creek West and East Specific Plans and the Bear Creek South Master Development Plan, encompassing thousands of residential units, retail spaces, schools, and extensive parks and open spaces, further enhancing the community's appeal and infrastructure.

The Bear Creek West Specific Plan, bounded by Eight Mile Road to the north, Lower Sacramento Road to the east, Morada Lane to the south, and West Lane to the west, covers 1,159 acres, featuring 6,811 residential units, 224,000 square feet of retail space, two elementary schools, a middle school, and approximately 86 acres of parks and open spaces.

The Bear Creek East Specific Plan, bounded by Eight Mile Road, West Lane, Bear Creek, and the Union Pacific Railroad tracks, covers 330 acres, featuring 2,285 residential units, 15,000-20,000 square feet of retail space, an elementary school, and 26 acres of parks and trails. The Bear Creek South Master Development Plan includes around 504 acres, planning for 3,622 residential units, 12 acres for commercial development, 12 acres for a K-8 school, and around 48 acres for parks and public utility facilities. (CEQAnet)

WHO LIVES HERE

- CULTURAL CONNECTIONS**
Diverse, mid- and low-income families in urban apartments and residences
- FAMILY UNION**
Middle income, middle-aged families living in homes supported by solid blue-collar occupations
- FLOURISHING FAMILIES**
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles



BEAR CREEK WEST ENCOMPASSES 1,159 ACRES, FEATURING 6,811 RESIDENTIAL UNITS, 224,000 SF OF RETAIL SPACE, 2 ELEMENTARY SCHOOLS, 1 MIDDLE SCHOOL, AND 86 ACRES OF PARKS AND OPEN SPACES.

2 THE LOCATION
10789 LOWER SACRAMENTO RD



NEARBY AMENITIES

WITHIN A 5 MIN DRIVE

- | | | | | |
|-------------|----------------------|-----------|-----------|---------------------|
| Food 4 Less | Michaels | Safeway | Target | Walmart Supercenter |
| McDonald's | Park Avenue Cleaners | Starbucks | Walgreens | Wingstop |

WITHIN A 10 MIN DRIVE

- | | | | | |
|------------------------|-----------------------|-----------------|---------------------|---------|
| Chick-fil-A | Dick's Sporting Goods | In-N-Out Burger | Improvement | Staples |
| Chipotle Mexican Grill | El Pollo Loco | Kohl's | Peet's Coffee | TJ Maxx |
| Costco | Home Depot | Lowe's Home | Ross Dress for Less | |

WITHIN A 15 MIN DRIVE

- | | | | | |
|-----------------------------|--------------------------|--------------------|-----------------|--------------------|
| Applebee's | Chipotle Mexican Grill | Lowe's Home | Panda Express | Market |
| Barnes & Noble | Chili's | Improvement | Panera Bread | The Home Depot |
| Bath & Body Works | Costco Wholesale | Macy's | Panera Bread | Trader Joe's |
| Bed Bath & Beyond | Five Guys | Michaels | Petco | Ulta Beauty |
| Best Buy | Guitar Center | Mod Pizza | PetSmart | Texas Roadhouse |
| BJ's Restaurant & Brewhouse | H&M | Nordstrom Rack | Raley's | Whole Foods Market |
| Buffalo Wild Wings | Jamba Juice | OfficeMax | Red Lobster | WinCo Foods |
| Burlington | Joann Fabrics and Crafts | Olive Garden | Sephora | |
| | | Outback Steakhouse | Sprouts Farmers | |





TURTON
COMMERCIAL REAL ESTATE