

1733 - 1803 POCK LANE

FOR SALE: HIGH DENSITY MULTIFAMILY DEVELOPMENT LAND IN STOCKTON, CA





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THE OPPORTUNITY

14.52	\$2,150,000	\$3.39	CG
ACRES	PURCHASE PRICE	PSF	ZONING

HIGH DENSITY RESIDENTIAL INFILL LAND IN THE CITY OF STOCKTON!

1733-1803 Pock Lane in Stockton is a ± 14.52 acre site (hereby, the “Property”) and is a prominent infill multifamily residential development site nestled in an established and growing neighborhood, near many new civic and retail amenities in Stockton and Lathrop. The Property features several hundred linear feet of visibility along Pock Lane, and sits less than a mile from the Charter Way thoroughfare and less than 5 miles

from the I-5 on ramp. Once developed, the property will feature great access to San Joaquin County Fairgrounds, Say Soccer Complex 1, Aviation Costco, Adventist Health Arena and the Weber Point downtown waterfront, 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.

The Property allows for a variety of potential development paths:

- Multifamily residential
- Affordable multifamily
- Senior housing
- Assisted Living Facilities
- Townhouses
- Commercial Mixed Use

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

Address	Parcel	Acres	Square Feet	City/County	Zoning
	APN: 171-100-140-000	3.92	171,064.35	City	CG
	APN: 171-100-150-000	8.26	360,549	City	CG
1733 Pock Lane	APN: 171-100-100-000	0.82	35,900	County	CG
1803 Pock Lane	APN: 171-100-110-000	1.52	66,348	County	CG
	Total:	14.52	633,861.35		



PROPERTY DETAILS

Municipality:	City of Stockton, County of San Joaquin
Total Site Size (Acres):	± 14.52
Total Site Size (SF):	± 633,861
Purchase Price:	\$2,150,000
Purchase Price Per Acre:	\$148,081.82
Purchase Price Per SF:	\$3.39
Zoning:	CG

Utility Details

Electricity:	PG&E
Gas:	PG&E
Water/Sewer:	City of Stockton, County of San Joaquin
Storm Drain:	City of Stockton, County of San Joaquin

*Future Infrastructure

Power/Gas:	PG&E
Trash:	Republic Services
Sewer:	Currently none, will require a septic system, or tie into City of Stockton service
Water:	California Water Services
Storm Drain:	None

Seismic/Flood

Fault Zone:	None (Source: CalOES MyHazards)
Flood Zone:	Zone X (Source: FEMA Map: 06077C0460F)

Adjacent Properties

North:	Commercial
West:	Single Family Residential
South:	Single Family Residential
East:	Single Family Residential and Commercial

* TBD BY BUYER W/ CITY OF STOCKTON/COUNTY OF SAN JOAQUIN PLANNING DEPARTMENTS





2 FUTURE DEVELOPMENT
1733-1803 POCK LANE

FUTURE DEVELOPMENT OPPORTUNITY

Situated in an ideal infill location, 1733-1803 Pock Lane presents a unique acquisition opportunity suitable for a diverse range of development ventures.

Of the four parcels that comprise the property, *two of the parcels sit within city limits, while the adjacent two parcels fall within San Joaquin County's jurisdiction:*

Address	Parcel	Acres	Square Feet	City/County	Zoning
	APN: 171-100-140-000	3.92	171,064.35	City	CG
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The City of Stockton is supportive of a variety of higher density uses including the following “by right” uses based on the City's CG Zoning:

- Multifamily residential
- Affordable multifamily
- Senior housing
- Assisted Living Facilities
- Townhouses
- Commercial Mixed Use

Of these residential uses, zoning standards for the city's CG zone outside of the greater Downtown Stockton Area allow for the following density without variances or special use permits and before invoking any State of CA affordable density bonus:

- Net acreage: 17.5 to 30 du/net acre
- Gross acreage: 13.3 to 24 du/gross acre

** While the parcels sitting within San Joaquin County's jurisdiction are also zoned CG and the County's use and zoning standards largely mirror those of the City, both municipalities' planning departments recommend applying for annexation of the County parcels into the City of Stockton. This process will be led by the City of Stockton's Planning Department at the buyers' request and expense.*

THE LOCATION

TRUSTFORPUBLICLAND
VISITSTOCKTON



83

MILES TO SAN FRANCISCO



91

PARKS



± 328,351

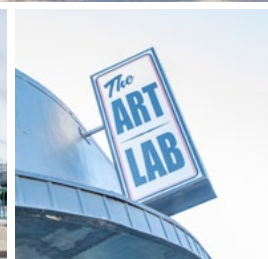
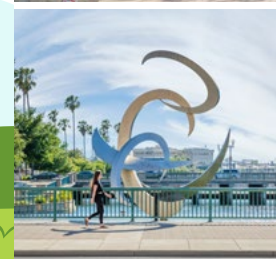
2024 POPULATION

A SHORT 9 MINUTE DRIVE TO DOWNTOWN STOCKTON!

Founded in 1849 by Capt. Charles Weber, Stockton began as a supply center during the California Gold Rush and became a key city for flood control and transportation. It is the 13th largest city in California with over 310,000 residents, and is located along the San Joaquin Delta, 60 miles east of the Bay Area and 45 miles south of Sacramento. Stockton boasts historic architecture, including buildings from its “brick city”

era. Downtown has seen significant revitalization with projects like an indoor arena, baseball stadium, and the renovated Bob Hope (Fox) Theatre. The city also has a thriving cultural scene with the Stockton Kings basketball team, the Stockton Heat hockey team, and the Stockton Ports baseball team. Recognized for its quality of life, Stockton offers affordable housing, beautiful residential communities, and

over 100,000 trees. It is known as the “Best Tree City” and has been named an All-America City multiple times. The city also provides excellent recreational opportunities, from professional sports to water activities in the Delta. Stockton is home to major universities like the University of the Pacific, California State University Stanislaus-Stockton, and San Joaquin Delta Community College.



Adventist Health Arena
Banner Island Ballpark
Big Valley Supermarket
Cast Iron Trading Co
Children's Museum of Stockton
Costco Distribution Center
Crumbl Cookies
Diamond Foods
Eden Park
Edna Gleason Park
El Centenario Bar
El Rancho Inn
Fremont Square

Hamilton Elementary School
Hamilton Jr. High School
International Truck School
Kennedy Community Center
King Elementary School
Lafayette Square
Las Islitas
La Superior Mercados
Liberty Square
Lincoln Center
Los Plebes
Mariscos Culiacan
Maya Angelou Library

Montezuma Elementary School
Nena's on B Street
Nightingale Elementary School
Orangetheory Fitness
Ramen 101
Ranch Coffee Shop
Ranch Market
Regal Stockton City Center
Sam's Donuts
Say Soccer Complex 1
Smart & Final
Spanos Elementary School
Stanislaus State Campus

Stribley Community Park
Stockton Dirt Track
Stockton Flea Market
Stockton Metropolitan Airport
Swenson Park Golf Course
The Well
University of the Pacific
USPS
Valley Brewing
Walgreens
Weber Points Events Center
Weber Square
Williams Brotherhood Park

2 THE LOCATION
1753-1803 POCK LANE



**SAN JOAQUIN
RIVER**

Adventist Health Arena
Banner Island Ballpark
University Plaza Hotel

Children's Museum
Stockton DMV
Stockton Marina
Joan Darrah Promenade
Sunshine Hawaiian BBQ
Dutch Bros
Maria's Cafe

I-5

**DOWNTOWN STOCKTON
<10 MINS AWAY**

Weber Point
+
Weber Point Events
Center

Regal City Center
The Bob Hope Theatre
Cast Iron Trading Co.
Nash + Tender
Mimosas
Xochimilco Cafe
Cancun Restaurant
+ much more!

Don Rafa's Taco Shop
Chuck's Place
Alfafa's
Shelia B'Z
Papa Urb's Grill
Tom's Market
Smart & Final
+ much more!

Grocery Outlet
Genova Bakery
Food 4 Less
Angry Chickz
Eastland Plaza
El Pollo Loco
+ much more!

King Elementary School

La Tapatia Market
La Superior Mercados
Guatemala Bakery

Union Square

Stribley Community Park

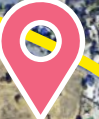
Amtrak Station

Lafayette Square

Liberty Square

Stockton Dirt Track
Delta Speedway
Fair Grounds Industrial
Park

MARIPOSA ROAD



Ranch Coffee
El Centenario Bar
Mariscos Culiacan

POCK LANE

HWY 99

SAY SOCCER COMPLEX 1

Williams Brotherhood Park

Rosa Parks Elementary School

Big Valley Supermarket
Walgreens
Doug's Drug Store

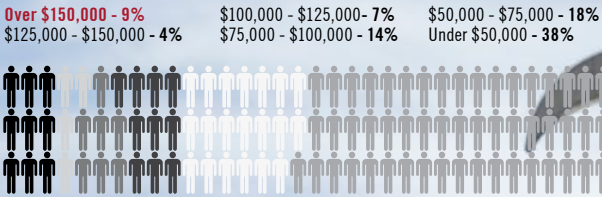
Edison High School

Hamilton Elementary
Monroe Elementary
Kennedy Community Center

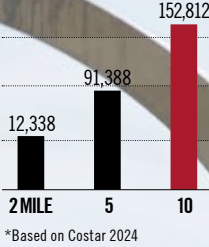
STOCKTON DATA BITES

Downtown Stockton is a district in the historic, civic center of the City of Stockton. Stockton is the 11th largest city in California, an inland port, and home to regional rail, water, and street transportation. Some of our most prominent industries are public administration, education, and healthcare. (downtownstockton.org/invest/investor-resources/demographics/).

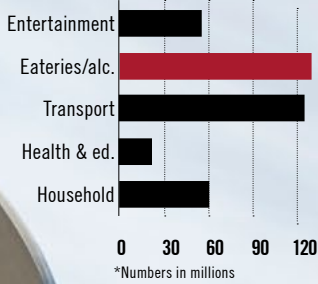
STOCKTON HOUSEHOLD INCOME WITHIN A 5 MILE RADIUS:



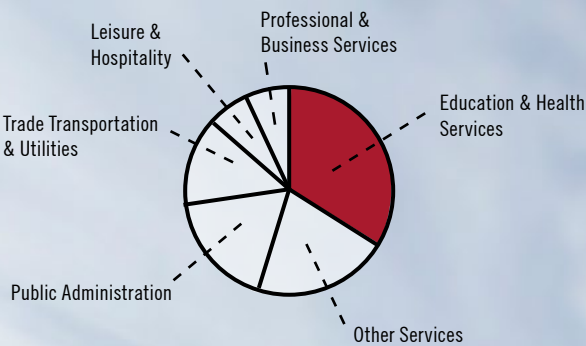
NUMBER OF DAYTIME EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



ANNUAL CONSUMER SPENDING WITHIN A 2 MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



0.94% ANNUAL POPULATION GROWTH

Sources: downtownstockton.org

STOCKTON'S NOTABLE EMPLOYERS

- #1 Amazon Fulfillment Ctr
- #2 Ashley Lane LP
- #3 Dameron Hospital
- #4 Foster Care Svc
- #5 NA Chaderjian Youth
- #6 O-G Packing & Cold Storage Co
- #7 San Joaquin County CA Pubc
- #8 San Joaquin County Human Svc
- #9 San Joaquin County Sch
- #10 Sgov
- #11 St Joseph's Regional Health

Source: downtownstockton.org/invest/investor-resources/demographics/

WALK SCORE: 90

TRANSIT SCORE: 55

BIKE SCORE: 66

OFFERING PROCESS

1803 Pock Lane is being offered exclusively by Turton Commercial Real Estate. The buyer will be selected by the seller in its sole and absolute discretion. Turton Commercial Real Estate will be available to assist prospective investors to answer questions relative to information contained within this Offering Memorandum. Interested buyers will be provided access to all relevant due diligence.

PLEASE INCLUDE THE FOLLOWING INFORMATION WHEN SUBMITTING AN OFFER:

▪ **Introductory letter**

The letter shall include the buyer’s name submitting the proposal, their mailing address, telephone number, contact name, and a statement discussing the buyer’s qualifications for this asset. A principal of the firm authorized to legally bind the firm shall sign the letter.

▪ **Purchaser**

Legal name and/or entity of the buyer and/or members of the buyer’s team.

▪ **Purchase price**

State the purchase price that buyer shall pay.

▪ **Financing**

Provide projected source of funds for the acquisition.

▪ **Deposit structure, to include timing and amount of non-refundable deposits**

Propose initial deposits, and additional deposits upon waiver of contingencies.

▪ **Feasibility and Investigation Period**

Propose the amount of time required to investigate the property and feasibility of the development to waive contingencies, including buyer’s internal approval process required to enter into contract and close escrow.

Proposals/offers shall be submitted electronically to:

Scott Kingston - Senior Vice President, Turton Commercial Real Estate
scottkingston@turtoncre.com - 916.612.5314





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