

# 26572 & 26598 N. Lower Sacramento Road

Galt, California 95632 • San Joaquin County



+/- 29.8 ACRES OF SUBDIVISION LAND — OFFERED AT

**\$1,850,000**

**29.8± AC** • **R-R** • **Development Opportunity** • **823'**  
LAND AREA                      ZONING                      LOT OPTIONS                      ROAD FRONTAGE

# 01 Investment Overview

PDF, powered by eXp Commercial ("PDF"), is pleased to present +/- 29.8 acres of vacant subdivision land for sale along North Lower Sacramento Road in Galt, San Joaquin County. Offered as two contiguous parcels (APNs 005-030-10 & 005-030-11), the property carries conceptual subdivision designs prepared by a professional engineering firm and is zoned R-R, allowing lot splits to one- or two-acre parcels.

With 823 feet of frontage on Lower Sacramento Road, level topography, and convenient access to Highway 99, the offering is a rare, development-ready opportunity in the growing Lodi-area corridor between Sacramento and Stockton.

2-acre lot approval would require individual wells to service each parcel, whereas single-acre lots would require a community water system.

<b>\$1,850,000</b> OFFERING PRICE	<b>29.8± AC</b> LAND AREA	<b>2</b> PARCELS	<b>1 &amp; 2-Ac</b> LOT OPTIONS
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# 02 Property Highlights

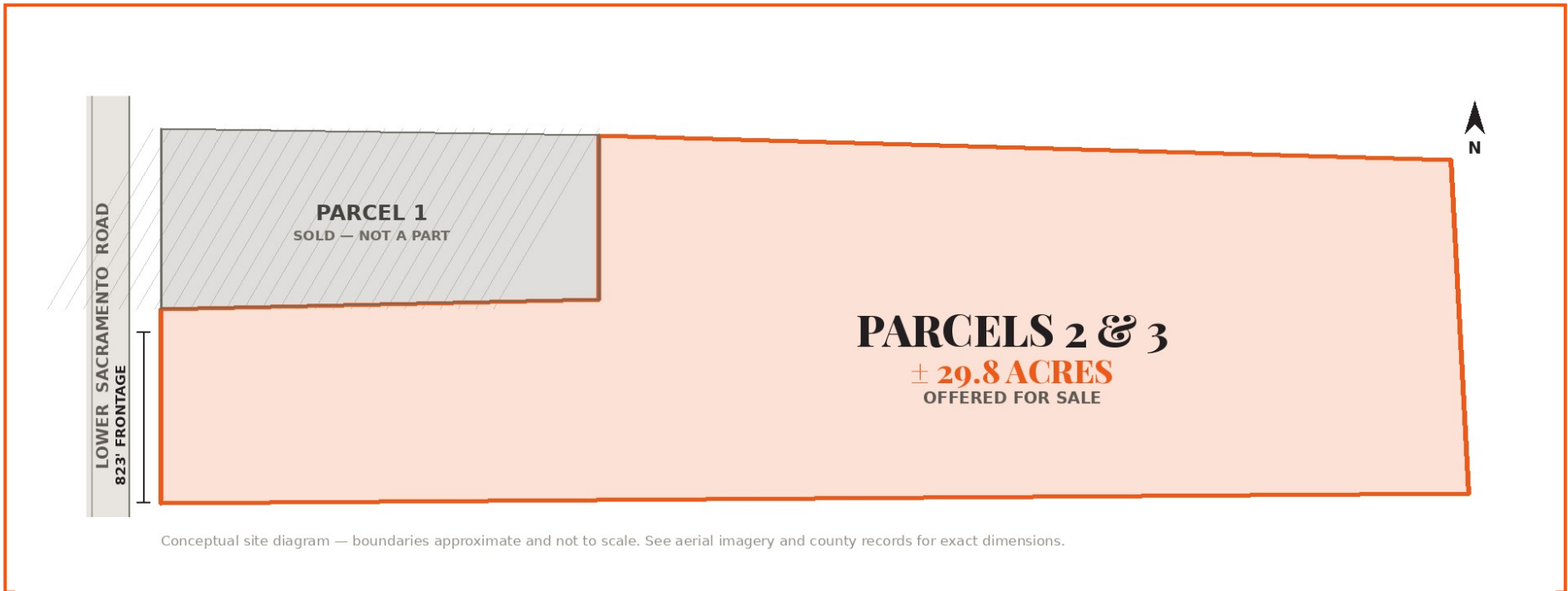
- +/- 29.8 acres of vacant subdivision land (APNs 005-030-10 & 005-030-11)
- Zoning: R-R (Rural Residential) — allows lot splits to one- or two-acre parcels
- Conceptual subdivision planning by a professional engineering firm
- Proposed use: single-family residential development
- 823' of frontage on N. Lower Sacramento Road
- Level topography — raw, development-ready land
- Two contiguous parcels, offered together
- Convenient access to Highway 99
- Near Dry Creek Golf Course & San Joaquin Delta College
- Galt, CA 95632 • San Joaquin County • Lodi submarket



Subject property — aerial views

# 03 Parcel & Subdivision Plan

± 29.8 Acres • Two Contiguous Parcels • Flexible R-R Lot Options



Parcels 2 & 3 (orange) together form the +/- 29.8-acre offering — two contiguous parcels delivered as a single development site. Parcel 1 (gray), the former home and barn, sold separately and is not a part of this offering. Under R-R zoning the land supports multiple development scenarios — see Development Potential. Diagram is conceptual; boundaries approximate and subject to county approval and buyer due diligence.

## The Offering

Both parcels are delivered together as a single, contiguous +/- 29.8-acre development parcel with conceptual engineering complete — ready for an incoming builder to carry through county entitlement.

005-030-10 & 11 APNS	29.8± AC TOTAL LAND	1 & 2-Acre LOT OPTIONS	R-R ZONING	823' FRONTAGE
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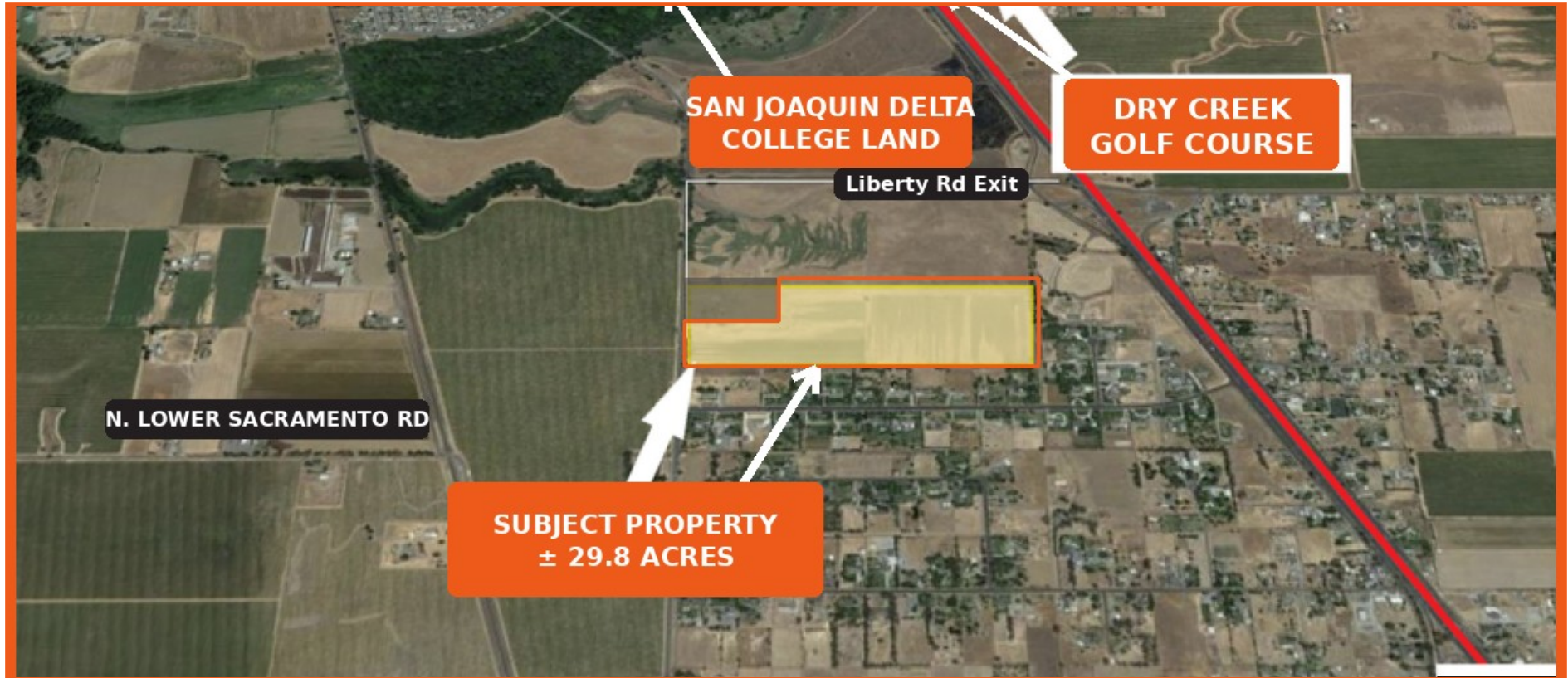
# 04 Development Potential

The property is delivered with conceptual planning in hand, shortening the path to entitlement for an incoming developer. Under its R-R zoning, the land supports flexible development scenarios — a one-acre lot pattern served by a community water system, or two-acre lots on individual wells. Both parcels are offered together, providing a contiguous, level, development-ready footprint with established frontage on Lower Sacramento Road.

<b>1-Acre</b> COMMUNITY WATER	<b>2-Acre</b> INDIVIDUAL WELLS	<b>R-R</b> ZONING	<b>Level</b> TOPOGRAPHY
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## 05 Location & Surrounding Area



<p><b>Hwy 99</b> DIRECT CORRIDOR ACCESS</p>	<p><b>14 min</b> TO COMMUTER RAIL</p>	<p><b>36 min</b> STOCKTON METRO AIRPORT</p>	<p><b>823'</b> LOWER SACRAMENTO FRONTAGE</p>	<p><b>Adjacent</b> DRY CREEK GOLF / SJ DELTA COLLEGE</p>
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### The Location

The property sits along North Lower Sacramento Road in the Lodi-area corridor of San Joaquin County, midway between Sacramento and Stockton. Highway 99 runs directly alongside the trade area, with Dry Creek Golf Course and San Joaquin Delta College land immediately adjacent. Commuter rail is roughly 14 minutes away and Stockton Metropolitan Airport about 36 minutes — positioning the site for residential demand driven by regional commuters.

# 06 Area Demographics & Market

A growing, affluent, ownership-oriented residential corridor

**\$654,255**

MEDIAN HOME VALUE · 1-MI

**\$181,911**

AVG. HOUSEHOLD INCOME · 1-MI

**19,068**

POPULATION · 3-MI

**71%**

OWNER-OCCUPIED · 3-MI

2025 Estimate	1 Mile	2 Mile	3 Mile
Population	1,011	8,039	19,068
Households	332	2,520	6,112
Avg. HH Income	\$181,911	\$130,801	\$113,317
Median Home Value	\$654,255	\$460,635	\$480,339
Owner-Occupied	70%	71%	72%
Median Age	40	38	38

The immediate area pairs high household incomes and home values with strong owner-occupancy — a profile that supports premium single-family development.

The three-mile trade area is home to roughly 19,000 residents and 6,100 households, projected to keep growing through 2030, with about 71% owner-occupied.

Lower Sacramento Road carries ~3,330 vehicles per day, with the Highway 99 corridor moments away.

## Market Indicators

**\$231.8M**

ANNUAL CONSUMER SPENDING · 3-MI

**44%**

HOUSEHOLDS \$200K+ INCOME · 1-MI

**+1.6%**

PROJECTED POP. GROWTH TO 2030 · 3-MI

**\$61,997**

PRICE PER ACRE

Source: CoStar Group, 2025. Radii measured from the subject property.



## 07 For More Information

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