



FOR SALE

**PRIME COMMERCIAL LOT
WITH HWY 4 FRONTAGE**

**2850 South Jack Tone Road
Stockton, CA 95215**

**ROTNER
AND
ASSOCIATES**

EXECUTIVE SUMMARY

DRE#02437574

FOR SALE

SALE PRICE: \$1,399,000

Prime Commercial Lot with Hwy 4 Frontage
2850 S Jack Tone Road, Stockton, CA 95215

Executive Summary

4 +/- acres located at the busy intersection of Jack Tone Road and Highway 4 in Stockton, CA. This parcel is zoned (CX) Crossroads Commercial and offers exceptional visibility and access. With high traffic counts on Highway 4 the property benefits from outstanding daily traffic exposure and easy on-and-off access for potential customers and travelers. The flexible CX zoning supports a wide variety of high-demand uses, including gas stations, quick service restaurants, convenience stores, agricultural warehousing, and many other retail and commercial opportunities. It features ample usable land with room for building pads, parking, multiple access points, and room for future expansion.

Investment Highlights

- 4 +/- Acres
- CX Crossroads Commercial Zoning
- Located at a busy 4 way stop intersection
- High Traffic Counts
- Flexible uses including gas stations, QSR, AG warehousing and more
- Direct access to Jack Tone and Highway 4





Location Overview

Eastern Stockton represents a stable rural-transitional market with strong demand for Crossroads Commercial (C-X) zoned sites that serve the surrounding agricultural community and regional traffic along corridors like Jack Tone Road, SR 99, and Highway 26. San Joaquin County's commercial and agricultural-related sectors benefit from the region's robust logistics, food production, and population growth (Stockton metro ~327,000 in 2026, growing steadily), driving needs for limited retail, services, equipment sales, and highway/tourist-oriented uses permitted under C-X zoning. Industrial vacancy in the county sits around 8-9% with improving absorption trends into 2026, while retail and rural commercial sites see consistent interest from value-oriented businesses amid median household incomes supporting practical AG support and convenience developments. This positions well-located C-X parcels like 2850 S. Jack Tone Road for solid long-term potential in the Central Valley's expanding economy.

The Offering:

The offering encompasses a 4 +/- acre Crossroads Commercial (C-X) zoned parcel which is a portion of the 30 acre site at 2850 South Jack Tone Road, Stockton, CA 95215. A lot line adjustment to create this standalone commercial parcel has been completed and approved. The deeds will need to be perfected at close of escrow to finalize the division. Submit offers accordingly.





Disclaimer

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Rotner and Associates has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Rotner and Associates has not verified, and will not verify, any of the information contained herein, nor has Rotner and Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

FOR SALE

SALE PRICE
\$1,399,000

Domain
www.jacktoneprop.com

Land Size
4 +/- Acres



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