

INFILL DEVELOPMENT SITE FOR SALE



2440 W CHARTER WAY

Stockton, CA 95206

PROPERTY SUMMARY



SALE DESCRIPTION

Owner will consider a Sale or Joint Venture.

Sale conditions to be considered: As Is, after Approved Tentative Map or after Approved Final Map. Great opportunity for BTR project with ADU capacity.

LOCATION DESCRIPTION

Located along the western-most portion of Highway 4 in West Stockton. Serves as the gateway entrance to Stockton from the East Bay area. Access to site to be provided via Tillie Lewis Drive.

OFFERING SUMMARY

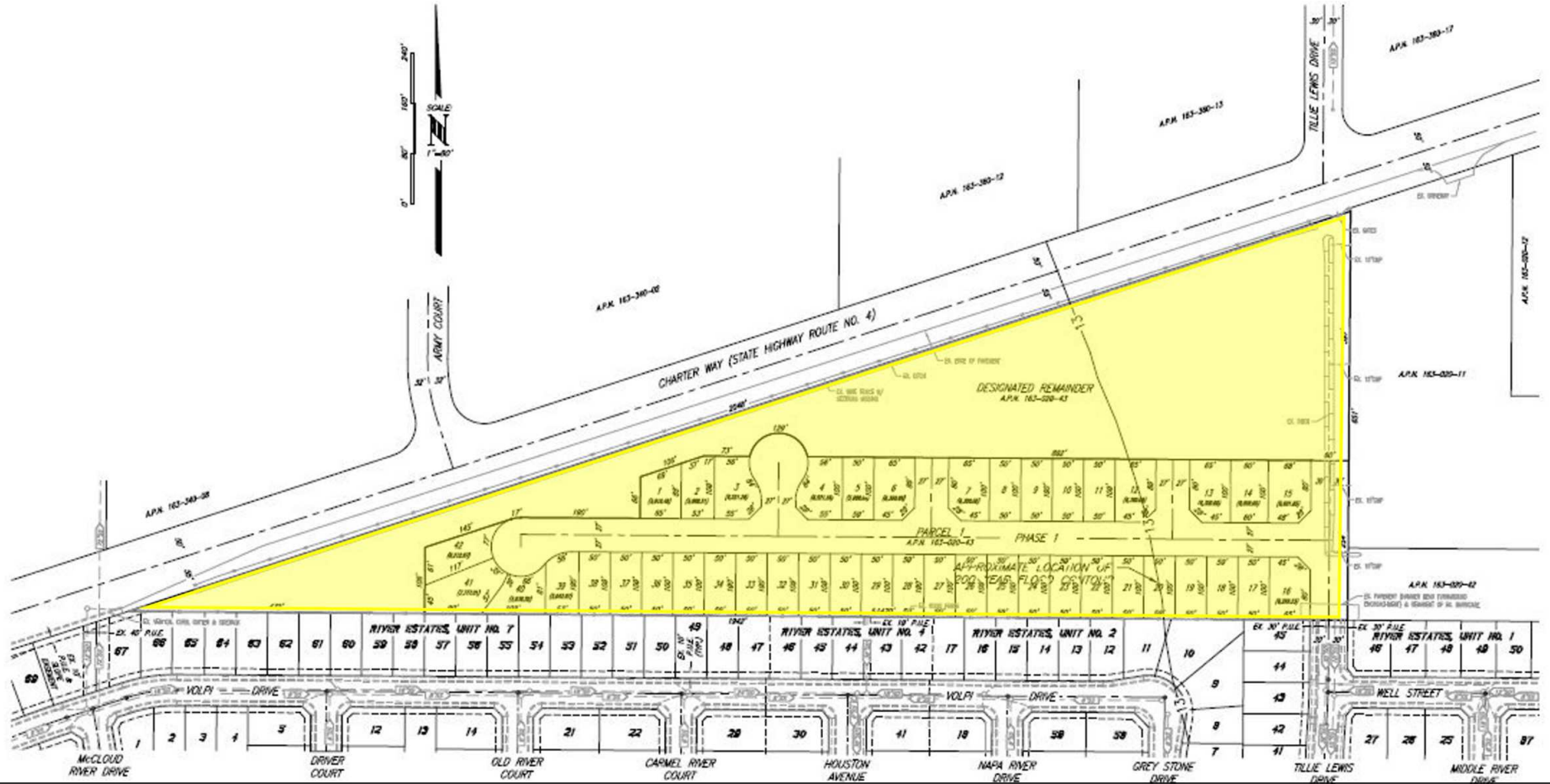
Sale Price:	Call Broker
Total Land Size:	13.58 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	394	905	2,282
Total Population	1,582	3,573	9,196
Average HH Income	\$100,021	\$94,448	\$95,363

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CalDRE #01729449

SITE PLAN



-Approved Tentative Parcel Map - Parcel 1: 7.73 Acres

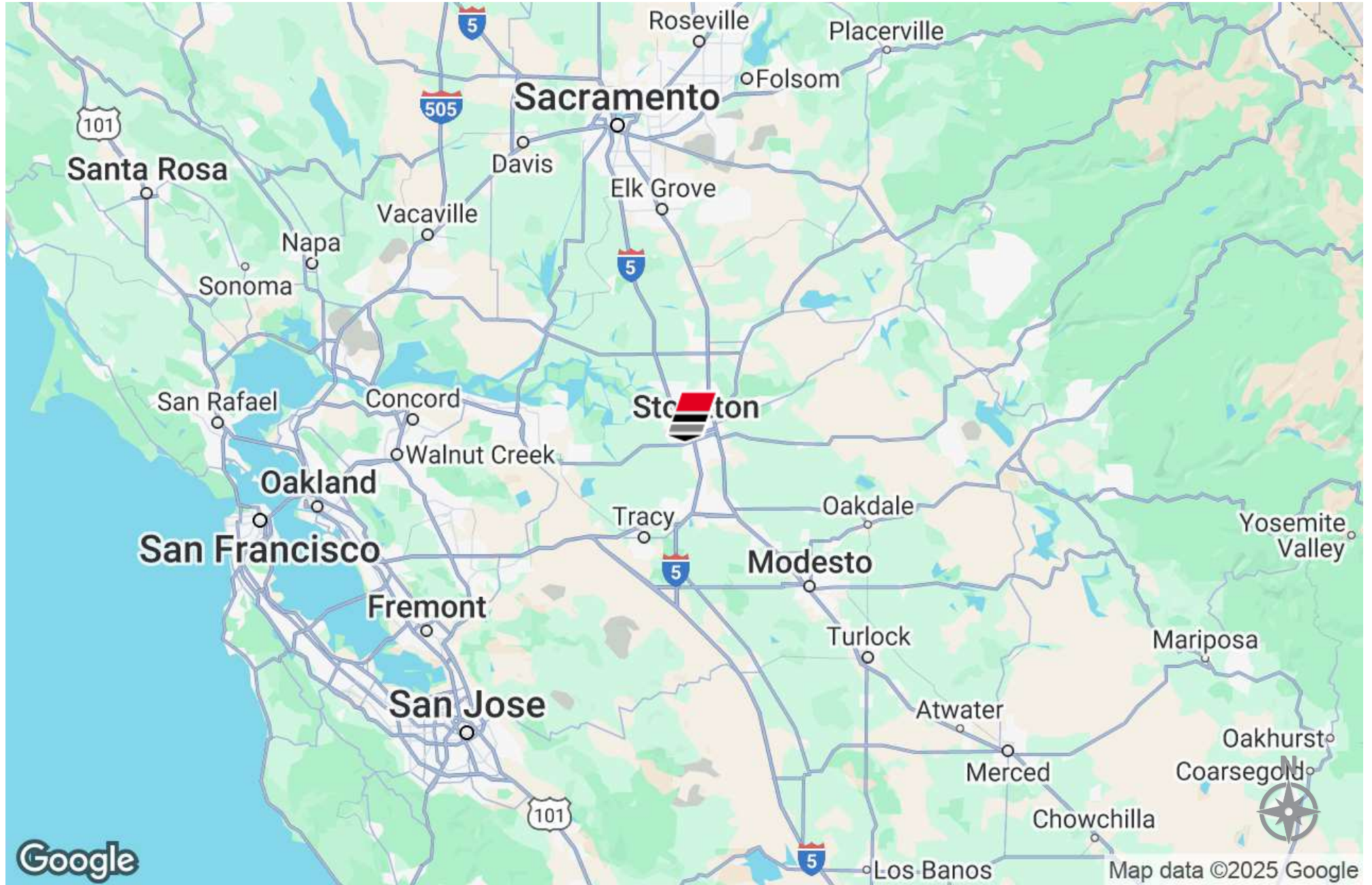
-42 Lots + ADU's allowing 84 units with minimal requirement for offsite/frontage improvements.

-Remainder Parcel provides for the ability for commercial development.

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REGIONAL MAP



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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,196	93,487	206,826
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,282	27,682	63,357
Persons per HH	4	3.4	3.3
Average HH Income	\$95,363	\$83,893	\$86,205
Average House Value	\$421,080	\$423,885	\$428,314
Per Capita Income	\$23,840	\$24,674	\$26,122

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	5,014	53,591	119,888
Population Non-Hispanic	4,182	39,896	86,938

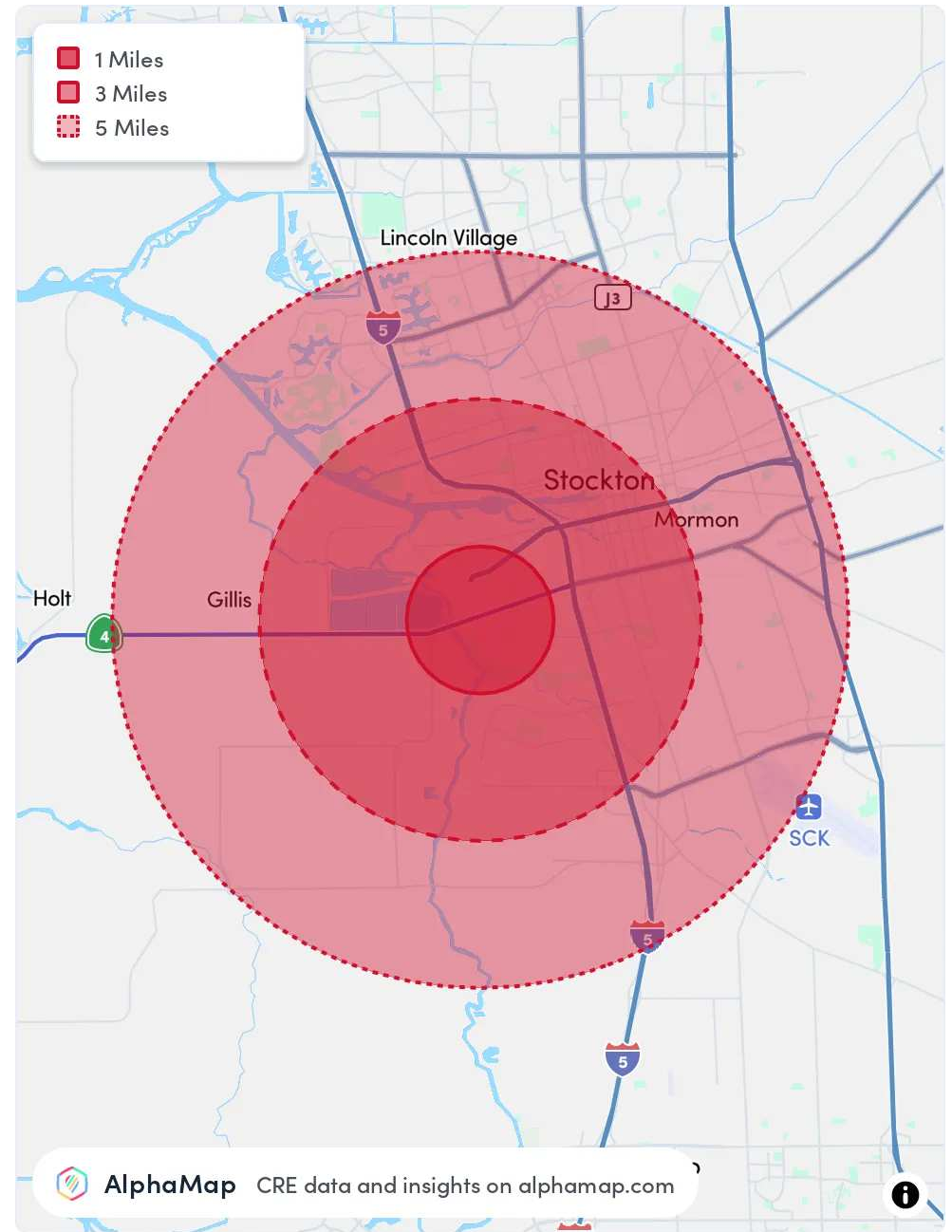
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Population Hispanic (%)	54.50%	57.30%	58%

RACE	1 MILE	3 MILES	5 MILES
Population White	1,107	17,066	45,056
Population Black	1,179	11,988	24,448
Population American Indian	161	2,107	4,482
Population Asian	2,288	14,448	27,357
Population Pacific Islander	54	704	1,278
Population Other	3,251	33,697	72,934

Map and demographics data derived from AlphaMap

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AlphaMap CRE data and insights on alphamap.com