

FOR SALE



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# 2384 Carpenter Road

2384 Carpenter Road  
Stockton, CA 95206

# Property Summary

FOR SALE



## PROPERTY DESCRIPTION

A rare 7.5-acre residential development assemblage in Stockton's growing south corridor, offered as two contiguous parcels with combined frontage of approximately 950 feet on Carpenter Road and 350 feet on Pock Lane. The property combines an existing single-family residence on Parcel B with 5.0 acres of unimproved infill land on Parcel A – a structure that delivers immediate income or owner-occupancy alongside long-term residential development upside.

5.0-acre parcel – APN 17914002 (unimproved) for sale at: \$1,600,000

2.5-acre parcel – APN 17914003 (with home) for sale at: \$700,000  
COMBINED ACQUISITION (BOTH PARCELS) for sale at: \$2,300,000

## PROPERTY HIGHLIGHTS

- ± 7.5 contiguous acres in two parcels – supports phased acquisition, separate financing, and parcel-level exit flexibility
- Existing single-family residence on Parcel B – immediate income or owner-occupancy reduces carrying costs during entitlement
- ± 1,300 linear feet of frontage on two public roads –

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	5 Acres
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	101	582	2,213
Total Population	359	2,076	7,799
Average HH Income	\$81,325	\$85,996	\$80,631

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## LOCATION DESCRIPTION

The property sits within the City of Stockton in San Joaquin County, with direct access from two public roads – Carpenter Road on the west and Pock Lane on the east. The combined ± 1,300 linear feet of dual frontage is uncommon for a parcel of this size and is one of the property's most significant value drivers:

- Multiple ingress and egress options for any subdivision or development plan
- Frontage-rich interior lot design – frontage lots typically command pricing premiums in residential subdivisions
- Flexibility to phase development from either road or to subdivide along either axis
- Reduced reliance on internal road infrastructure to access interior lots, lowering hard costs per finished lot

Regional connectivity is strong:

- Highway 99 – direct access to the Central Valley's primary north-south corridor
- Interstate 5 – the West Coast's main freight and commuter artery
- Stockton Metropolitan Airport – commercial passenger and cargo service
- Port of Stockton – California's farthest inland deepwater port

Both parcels are zoned RL (Residential, Low Density) under the City of Stockton Development Code (Title 16, Chapter 16.16). The RL District is intended to provide for residential development in a low-density residential neighborhood setting and is consistent with the Low Density Residential General Plan land use designation.

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- $\pm$  7.5 contiguous acres in two parcels — supports phased acquisition, separate financing, and parcel-level exit flexibility
- Existing single-family residence on Parcel B — immediate income or owner-occupancy reduces carrying costs during entitlement
- $\pm$  1,300 linear feet of frontage on two public roads — uncommon at this scale, enables superior subdivision design and multiple ingress/egress points
- RL zoning permits single-family, duplex, triplex, semi-detached, and townhome development by-right under City of Stockton Development Code
- Documented prior developer interest in higher-intensity uses (commercial marketplace and energy concept) — validates the site's higher-and-better-use ceiling
- City of Stockton infill location with access to municipal services, schools, and major transportation corridors
- Available individually or as a package — buyer can underwrite to either a single-parcel or assemblage strategy

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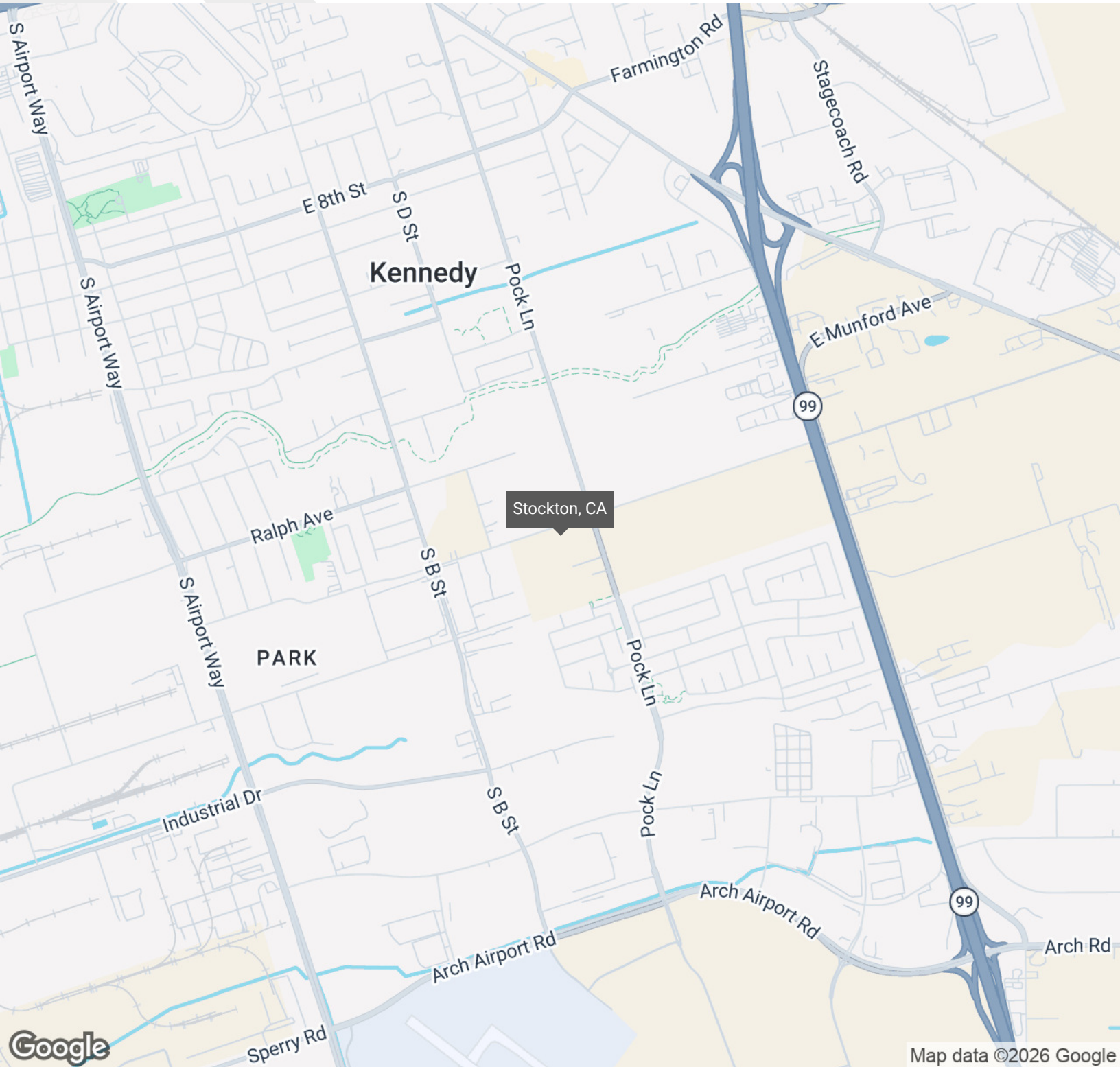
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# Regional Map

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# Site Plans

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# Demographics Map & Report

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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	359	2,076	7,799
Average Age	36.3	34.2	33.0
Average Age (Male)	33.8	31.9	31.1
Average Age (Female)	43.3	40.6	36.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	101	582	2,213
# of Persons per HH	3.6	3.6	3.5
Average HH Income	\$81,325	\$85,996	\$80,631
Average House Value	\$431,987	\$412,046	\$386,701

2023 American Community Survey (ACS)

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