

# 2 Lots - 8095 & 8099 E Stockton Blv...

8099 E Stockton Blvd, Sacramento, CA 95823



Presented By:  
Berkshire Hathaway HS Elite Real Estate



# 2 Lots - 8095 & 8099 E Stockton Blvd - LAND

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## Property Details

Prime Development Opportunity – 8095 & 8099 E Stockton Blvd, Sacramento, CA 95823  
Unlock the potential of 4.66 acres across two contiguous parcels in one of Sacramento’s most dynamic corridors. Located adjacent to CarMax and surrounded by retail giants like Costco, Lowe’s, and Sam’s Club, this site offers unmatched visibility and convenience for future residents or commercial tenants.

- Zoning: RD-30 – Ideal for high-density multifamily development
- Parcel Numbers: 115-0202-002 & 115-0202-005
- Utilities: Domestic well with pump, septic tank, natural gas and electricity available
- Topography: Level, regular-shaped lots with freeway frontage
- Bonus Income: Existing commercial billboard generating approx. \$12,000 annually

Commuters will appreciate proximity to Highway 99, light rail, and public transit, while families benefit from nearby schools and a community college. Essential services—including hospitals and police—are just minutes away.

Whether you're a developer seeking a shovel-ready multifamily site or an investor eyeing long-term growth in Sacramento’s booming real estate market, this offering is a rare gem.

**Price: \$4,900,000**

- Proximity to schools, a community college, and job centers makes this site attractive to families, students, and professionals.
- Surrounded by major retailers like Costco, Sam’s Club, Lowe’s, and CarMax, with essential services and transit nearby.
- 4.66 acres across two parcels zoned RD-30, ideal for high-density multifamily projects.
- Both parcels sold together, offering developers a unique chance to build in a fast-growing, well-connected area.

View the full listing here: <https://www.loopnet.com/Listing/8099-E-Stockton-Blvd-Sacramento-CA/36308494/>

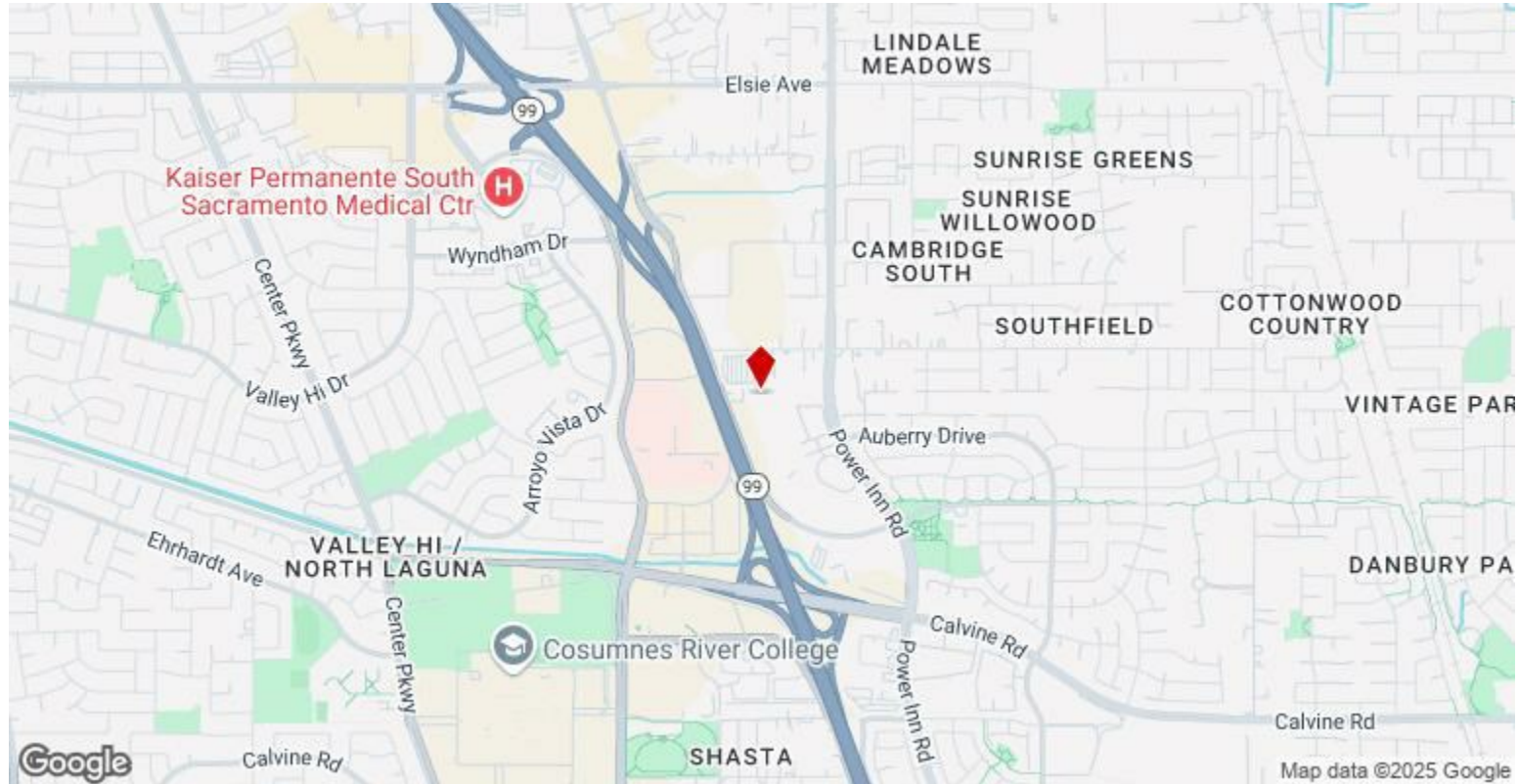
Price:	\$4,900,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	4.66 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	RD30
APN / Parcel ID:	115-0202-002



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### Location



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## Property Photos



Primary Photo



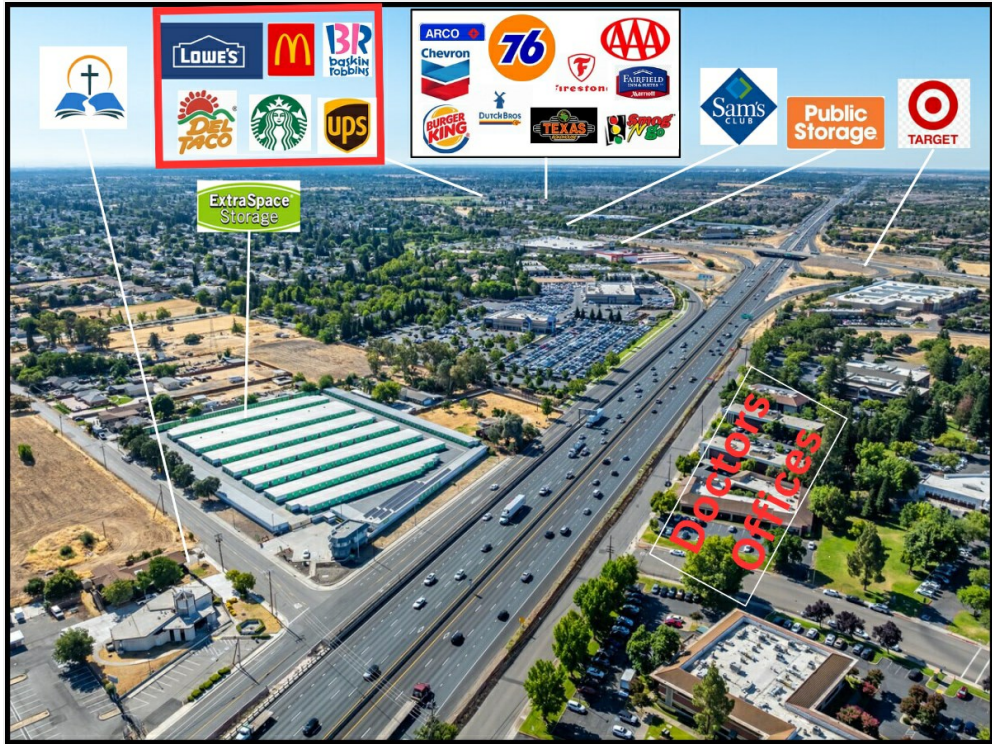
Aerial Context



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## Property Photos



Nearby Retailers



Transportation



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### Property Photos



Alternate



Alternate



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## Property Photos



Alternate



90° Look Down



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Aerial



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