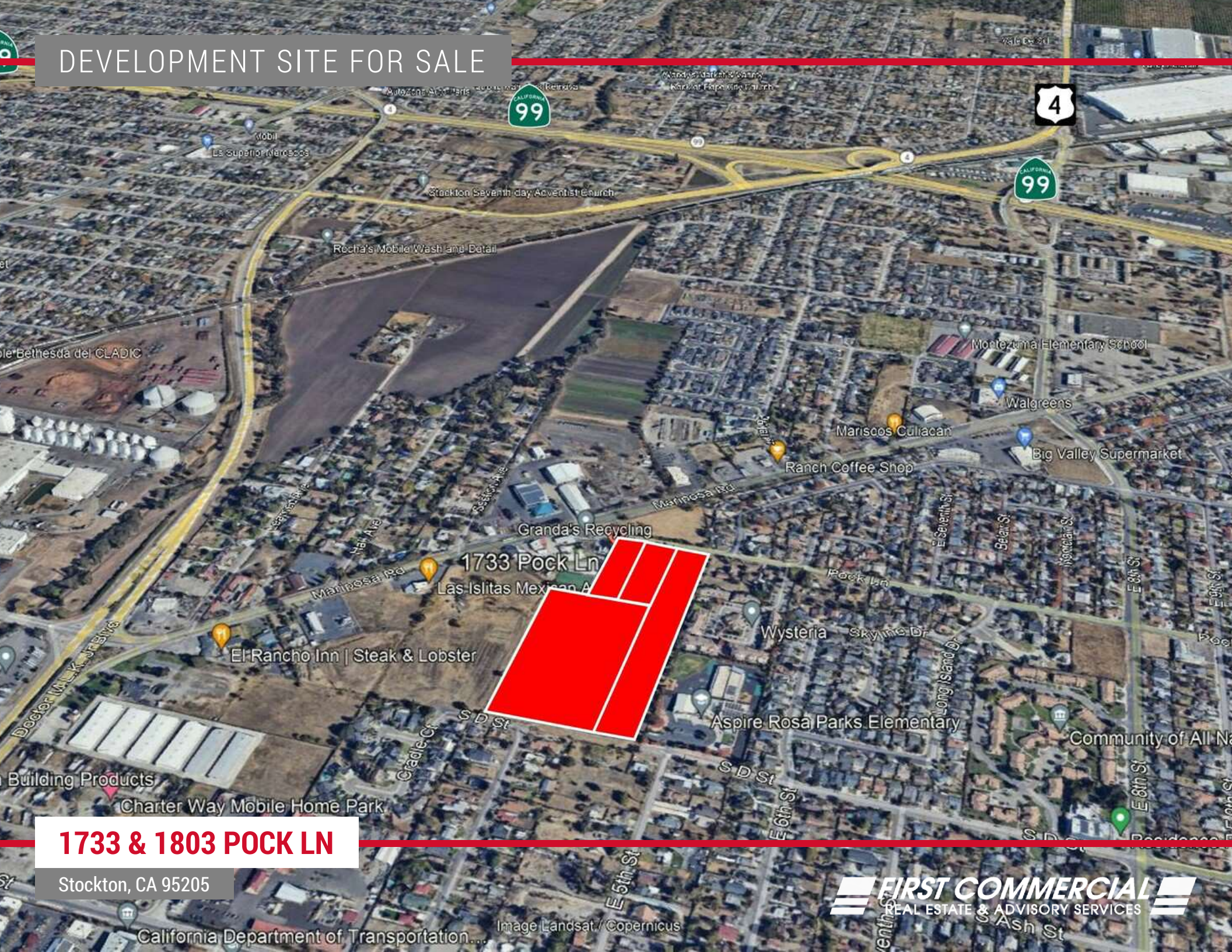


# DEVELOPMENT SITE FOR SALE



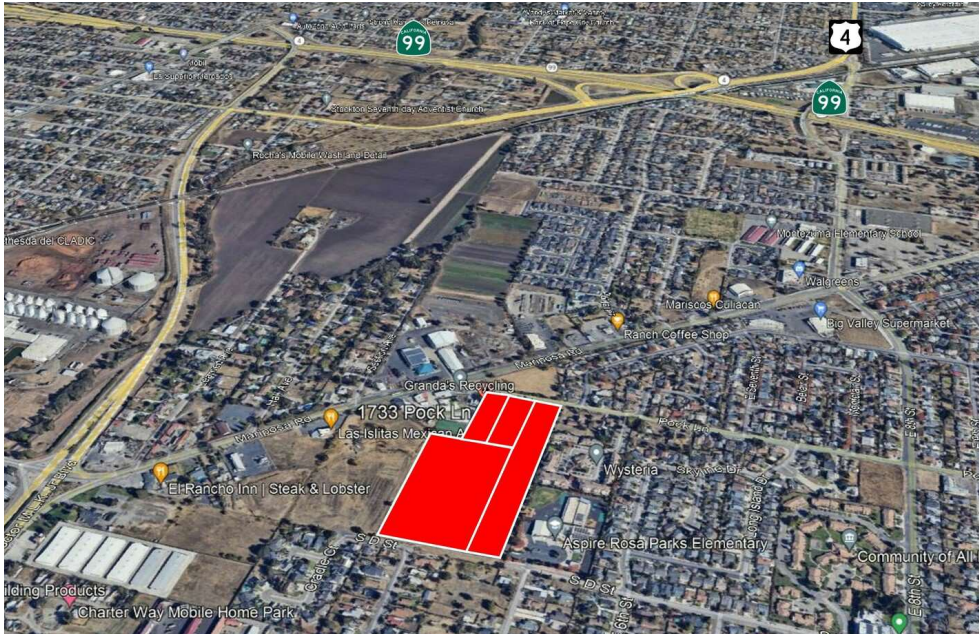
1733 Pock Ln  
Las Islitas Mexican A...

**1733 & 1803 POCK LN**

Stockton, CA 95205

**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Explore the opportunity to acquire 14.52 acres of prime land situated at Pock Lane, Stockton, CA. This expansive property, currently zoned for Commercial General purposes, holds immense potential for residential development, subject to re-zoning approvals. The adjacent 8+ acres (fronting Mariposa Road and D Street) offer the potential to expand for a larger envisioned development. This land offers a strategic investment for developers and investors alike. Capitalize on the vibrant growth of the area, boosted by nearby national retailers and the new Amazon Fulfillment Center. Seize this chance to develop a landmark residential project in a community poised for rapid expansion.

## PROPERTY HIGHLIGHTS

- Prime location in South Stockton with potential for re-zone for residential
- Existing successful national retailers in the trade area include Walgreens and Family Dollar
- Frontage/access off of Pock Lane and South D Street.
- Easy access to Highway 99 (1 mile) and Central Stockton
- Close proximity to new industrial development including new Amazon Fulfillment Center
- A new 40-acre subdivision is being developed by KB Homes down Pock Lane, South of the Subject Property.
- The adjacent 8+ acres (fronting Mariposa Road and D Street) offer the potential to expand for a larger envisioned development.

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## LOCATION DESCRIPTION

Nestled in the heart of South Stockton, the land at Pock Lane boasts a prime location with both excellent frontage and access via Pock Lane and South D Street. Just a mile from Highway 99 and close to central Stockton, this site ensures easy connectivity to major roadways, enhancing its appeal for residential developments. The vicinity to the Stockton Fairgrounds and new industrial developments adds to the location's desirability. With nearby amenities and services, including national retail outlets, this area is not only a hub for commerce but also a burgeoning space for new homes.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	410	1,075	3,913
Total Population	1,475	3,994	14,739
Average HH Income	\$75,184	\$72,789	\$65,733

# SITE DESCRIPTION

Subject Site:	1733 & 1803 Pock Lane Stockton, CA
APN:	171-100-10, 11, 14, 15
Lot Area:	Four Parcels Spanning 14.52 Acres
Zoning:	CG - Commercial General (San Joaquin County)
Neighborhood:	Mariposa & Pock
Sewer Utility:	City of Stockton (14 & 15)
Water Utility:	Cal Water (10, 11, 14, 15)
Pricing:	\$2,450,000

## ZONING

Parcel 10	0.82 AC / Commercial General (COUNTY)
Parcel 11	1.52 AC / Commercial General (COUNTY)
Parcel 14	3.92 AC / General Commercial (CITY)
Parcel 15	8.26 AC / General Commercial (CITY)

## NOTE

Parcels 14 and 15 are located within the City of Stockton. Parcels 10 and 11 are not in the city, but in the County.

Parcels 14 and 15 are served by City of Stockton sewer & storm, and water is served by Cal Water. Parcels 10 and 11 are served by Cal Water and currently not being served by sewer and storm because these parcels are outside of the city service boundaries.

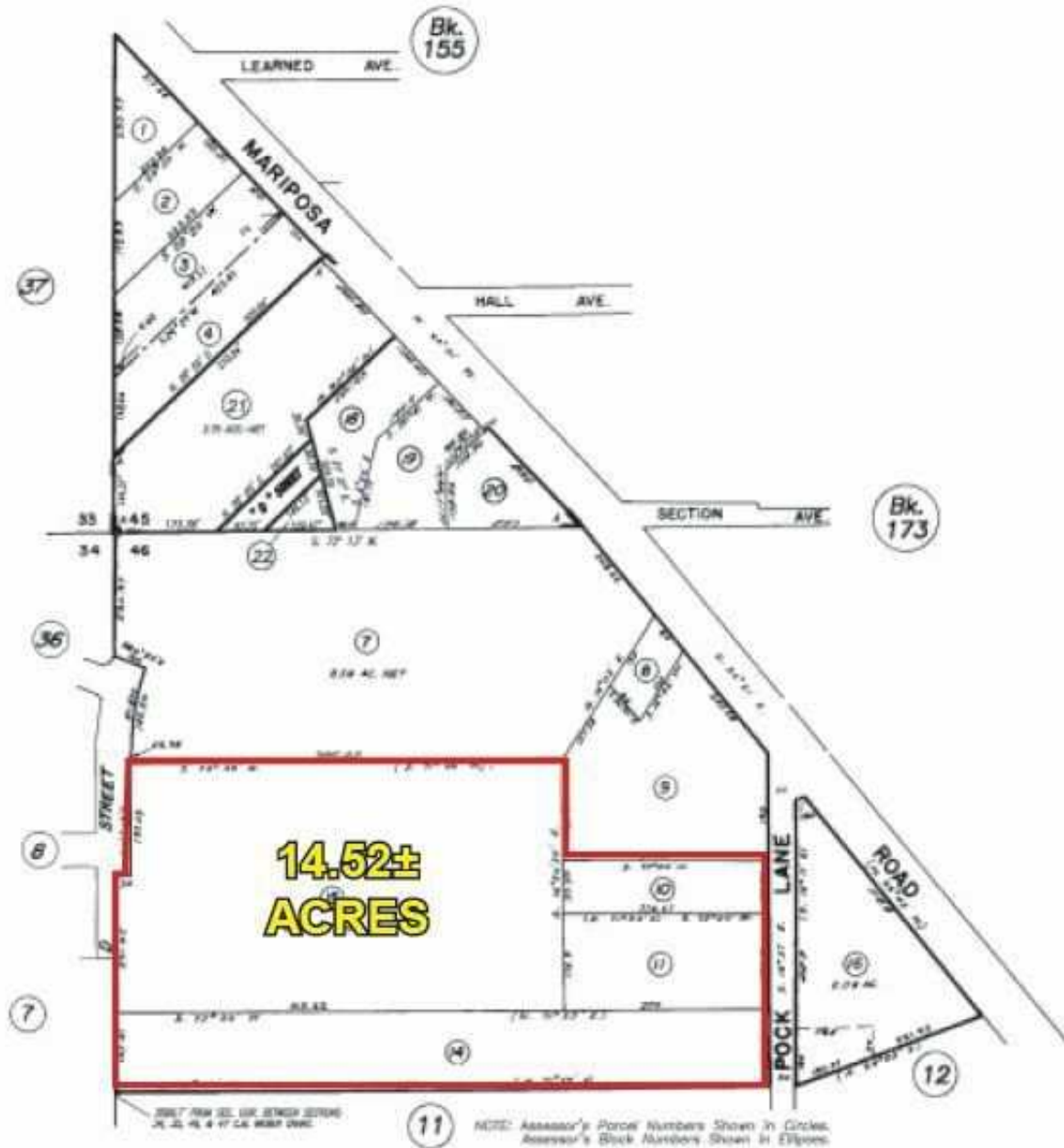


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# PARCEL MAP

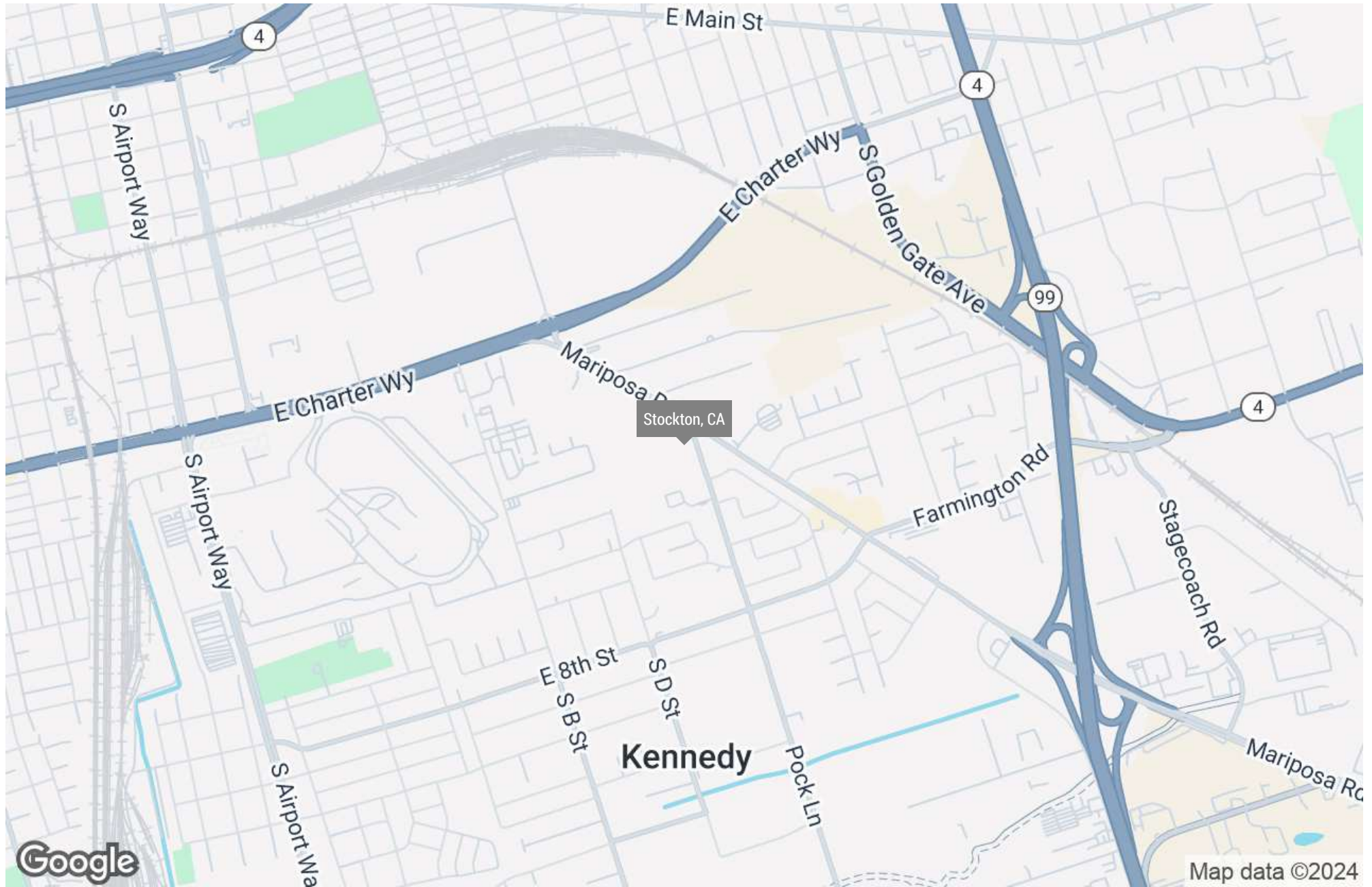


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# REGIONAL MAP



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## CITY OF STOCKTON

Known as California's "Sunrise Seaport," the City of Stockton is located at the confluence of the San Joaquin River and the Delta region waterways, allowing for ease of transportation of goods, or entertainment activities such as boating, skiing, and fishing.

The City of Stockton is ranked the 13th largest city in California and is the 4th largest city in the Central Valley. Stockton has a dynamic, multi-ethnic and multi-cultural population of more than 307,000 residents.

Stockton is widely considered to be the economic, political, and social epicenter of California's Central Valley. Stockton has established itself as an irreplaceable component to the greater San Francisco Bay Area economy as Stockton is strategically positioned 50 miles south of California's state capitol, Sacramento, and 80 miles east of the world's most prosperous and innovative metropolitan city, San Francisco.

Stockton is the legislative seat of San Joaquin County and maintains a critical transportation hub for the Northern California region. It is ideally located at the agricultural, technological, and logistical epicenter of the valley.



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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,475	3,994	14,739
Average Age	33	34	34
Average Age (Male)	32	33	33
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	410	1,075	3,913
# of Persons per HH	3.6	3.7	3.8
Average HH Income	\$75,184	\$72,789	\$65,733
Average House Value	\$326,047	\$327,702	\$320,085

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	69.0%	73.0%	78.0%

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	195	579	2,400
% White	13.2%	14.5%	16.3%
Total Population - Black	255	524	1,442
% Black	17.3%	13.1%	9.8%
Total Population - Asian	148	372	898
% Asian	10.0%	9.3%	6.1%
Total Population - Hawaiian	1	5	28
% Hawaiian	0.1%	0.1%	0.2%
Total Population - American Indian	37	100	351
% American Indian	2.5%	2.5%	2.4%
Total Population - Other	601	1,752	7,136
% Other	40.7%	43.9%	48.4%

Demographics data derived from AlphaMap

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