

FOR SALE

SUBJECT

ARCO

INFILL RESIDENTIAL DEVELOPMENT OPPORTUNITY

NEQ Thornton Road & Waudman Avenue

SALE PRICE

\$400,000

Seller financing available

LOT SIZE

0.62 AC

APN: 072-410-51

ZONING

RM

Residential Medium Density



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OFFERING SUMMARY

APN	072-410-51
Lot Size	0.62 Acres
Sale Price	\$400,000
Zoning	RM – Residential Medium Density
Financing	Seller financing available
Utilities	In place

ZONING OVERVIEW

RM – RESIDENTIAL MEDIUM DENSITY

Multi-family & Townhome
Development Ready

Designated RM – Residential Medium Density, this parcel accommodates duplexes, townhomes, and apartments. Consistent with the City's Medium Density Residential General Plan, supporting efficient land use and a variety of housing configurations.

DEVELOPMENT STANDARDS

MAX DENSITY

17.4

Units per net acre

GROSS DENSITY

13.1

Units per gross acre

HEIGHT LIMIT

35 ft

Maximum building height

DENSITY BONUS

+30%

Achievable, subject to approval

PERMITTED USES

- Duplexes & attached single-family
- Townhomes & row houses
- Multi-family apartments
- Owner-occupied & rental configurations

Full municipal code: ecode360.com/43712591#43712594

PROPERTY DESCRIPTION

This 0.62-acre infill parcel represents a rare opportunity to deliver residential density in one of Stockton's most established and accessible submarkets. Utilities are already in place, reducing pre-development costs and compressing the path to entitlement.

Zoned Residential Medium Density (RM), the site supports a range of product types — from for-sale townhomes to rental apartment development — with density bonus provisions that may allow additional units subject to City approval.

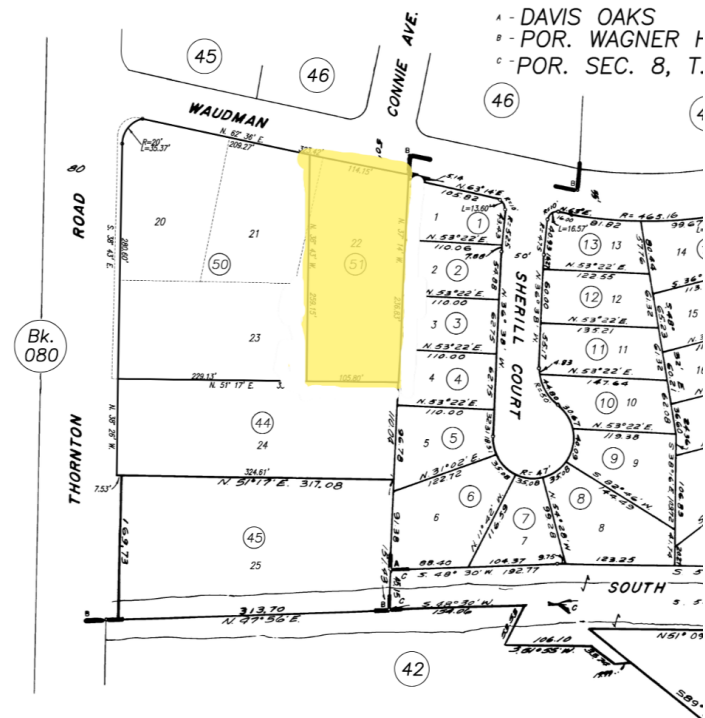
LOCATION OVERVIEW

Located in North Stockton within a mature residential pocket, the site sits at the northeast corner of Thornton Road and Waudman Avenue — two well-traveled arterials providing strong visibility and commuter accessibility.

KEY PROXIMITIES

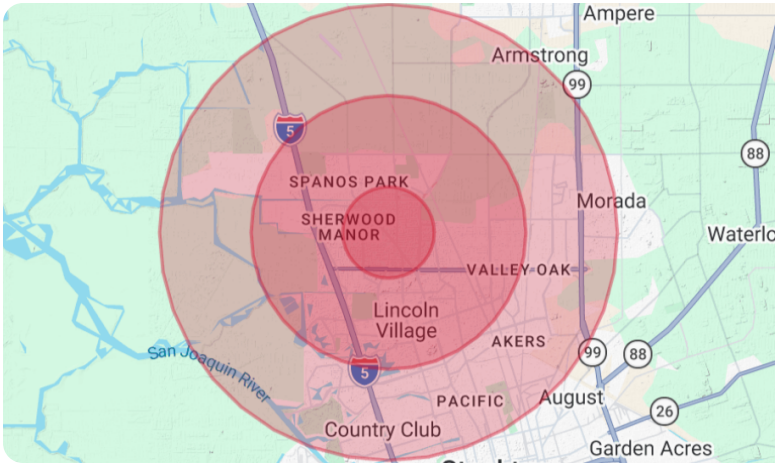
- ±2 miles to Interstate 5**
Direct freeway access supporting regional commuters
- ±1 mile to Hammer Lane Retail Corridor**
Major commercial district with grocery, dining, and services
- Schools, Parks & Daily Retail**
Essential services within immediate proximity

ASSESSOR'S PARCEL MAP



APN 072-410-51 · Assessor's Map Bk.072 Pg.41 · County of San Joaquin

DEMOGRAPHICS MAP & REPORT



1-MILE RADIUS HIGHLIGHTS

25,534
POPULATION
1-mile radius

7,368
HOUSEHOLDS
1-mile radius

\$113K
AVG HH INCOME
1-mile radius

3.5
PERSONS / HH
1-mile radius

POPULATION

METRIC	1 MILE	3 MILES	5 MILES
Total Population	25,534	135,352	239,291
Average Age	36.1	35.3	35.6
Average Age (Male)	35.8	34.5	34.5
Average Age (Female)	36.8	36.1	36.8

HOUSEHOLDS & INCOME

METRIC	1 MILE	3 MILES	5 MILES
Total Households	7,368	43,142	76,837
Persons per Household	3.5	3.1	3.1
Average HH Income	\$113,099	\$105,810	\$106,345
Average House Value	\$465,560	\$441,322	\$455,742

Source: 2023 American Community Survey (ACS)