



NEQ Thornton Road & Waudman Avenue

STOCKTON, CALIFORNIA

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PROEQUITY ASSET MANAGEMENT

5180 GOLDEN FOOTHILL PKWY, SUITE 210, EL DORADO HILLS, CA 95762

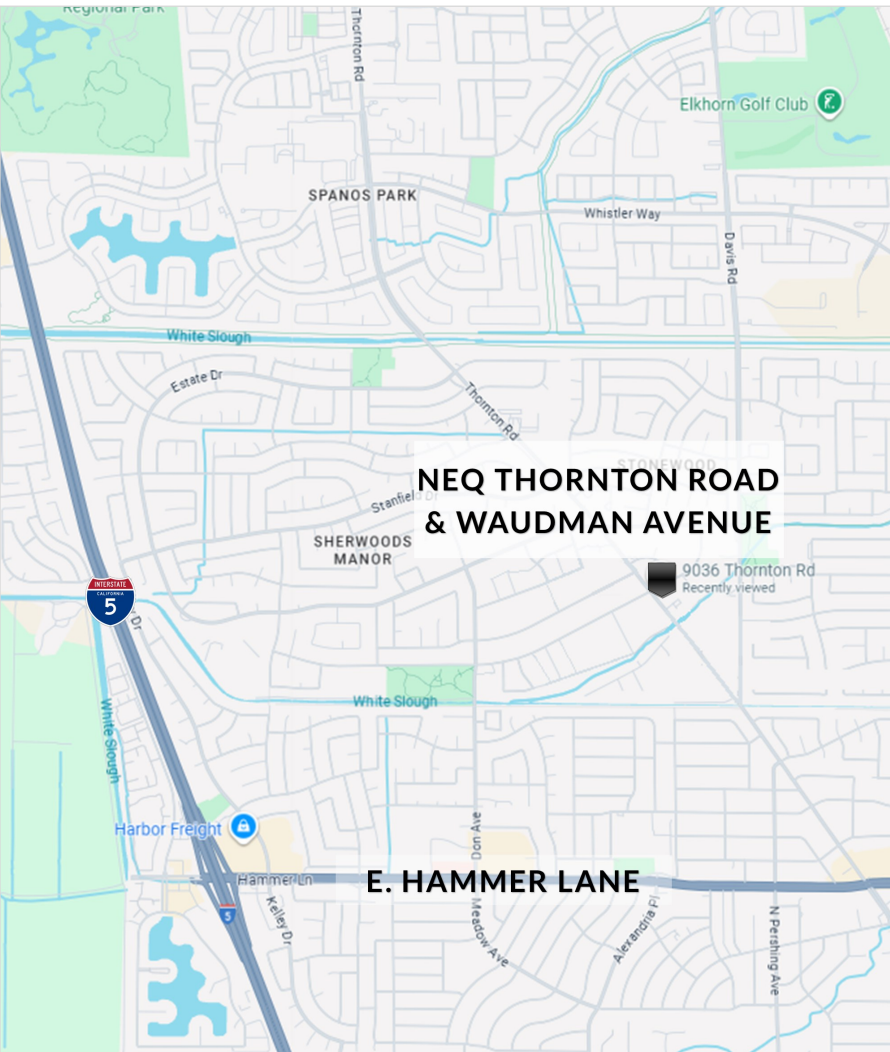
(866) 647-8844

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OFFERING

APN: 072-410-51

SIZE: 0.62 acres

PRICE: \$400,000, Seller financing possible, inquire with broker

IMPROVEMENTS IN PLACE:

- Water with backflow, Storm and Sanitary Sewer to parcel
- Sidewalk, curb and gutter

ZONING: Residential, Medium Density

RM (Residential, Medium Density). The RM District is intended to provide for a variety of housing types, including duplexes, townhouses, apartments, detached single-unit residential development on small lots, and other compatible uses appropriate in a medium density residential environment. This district also allows neighborhood-serving retail, commercial service, and mixed uses in appropriate locations that provide residents with easy access to daily services and necessities within their neighborhood, provided that they are compatible with surrounding uses. The RM District is consistent with the Medium Density Residential General Plan land use designation.

DEVELOPMENT STANDARDS FOR RESIDENTIAL MEDIUM DENSITY

- Max Density
 - 17.4 units per net acre
 - 13.1 units per gross acre
 - Staff level approval for 30% bonus,
 - Greater bonus density possible
- Height Restriction 35'
- See code for more details <https://ecode360.com/43712591#43712594>



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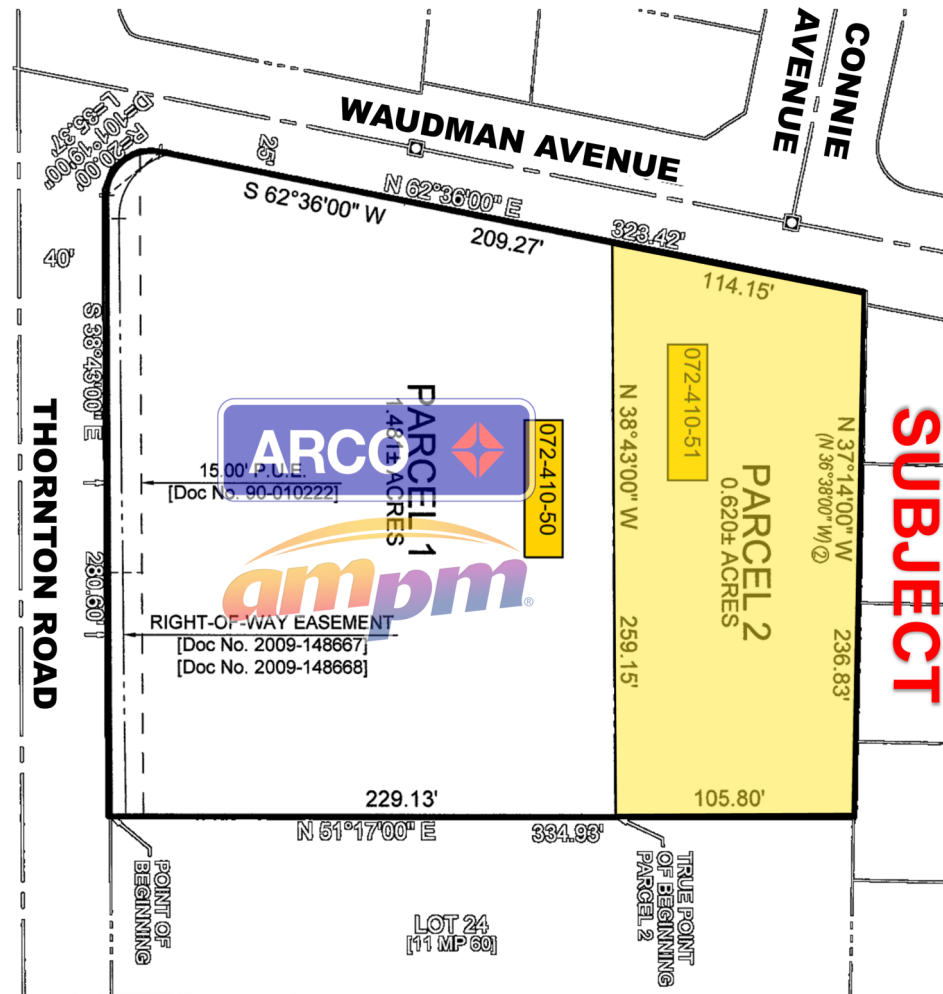
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PARCEL MAP



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