

RESIDENTIAL DEVELOPMENT OPPORTUNITY

13146 Cherokee Lane

Galt, California 95632

46.31

ACRES

\$4,500,000

LIST PRICE

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JAIME HAYES
REAL ESTATE GROUP

The Opportunity

46.31 acres of residential development land located within Galt's Sphere of Influence and aligned with the City of Galt General Plan 2030 growth zones. Approximately 42 acres are suitable for rezoning into Low-Density and High-Density residential development.

Priced at approximately **\$97,000 per acre**, this property represents a compelling value in a proven, funded growth corridor — well below recent comparable land sales in the region. An exceptional opportunity for developers, builders, and land investors seeking development-ready acreage in Sacramento County.



46.31 Acres
TOTAL PARCEL SIZE



~42 Acres
DEVELOPABLE



Zone X
NO FLOOD ZONE



Utilities
ELECTRIC, GAS,
WATER, SEWER

Property Location



Property Details

Land Information

Total Acreage	46.31 acres (2,017,264 sq ft)
APN	148-0090-037-0000
Current Zoning	AR-1 (Agricultural-Residential)
County Use Code	Truck Crops / Field Crop
Developable Acreage	~42 acres
Rezoning Designation	Low & High-Density Residential
Flood Zone	Zone X
Lot Dimensions (est.)	2,620' × 853' × 2,619' × 740'
County	Sacramento
School District	Galt Joint Union

Existing Structure

Type	Single-Family Residence
Size	~1,220 sq ft
Bedrooms / Baths	3 bed / 1 bath
Year Built	1951
Construction	Wood
Condition	As-is

Note: Value is in the land. The existing structure is in as-is condition and is anticipated to be demolished as part of any future development.

Tax Information

Assessed Value (2025)	\$188,433
Annual Tax (2024)	\$2,348
Tax Area	78013

Why Galt?



Growth Corridor

Galt is one of the fastest-growing cities in Sacramento County, driven by its affordability relative to the greater Sacramento metro, strong school ratings, and expanding infrastructure. The Cherokee Lane corridor has emerged as the primary axis for new residential development, anchored by the Liberty Ranch master-planned community.

Proven Builder Demand

Active homebuilders in the immediate area include Meritage Homes (Liberty Ranch), Elliott Homes, and Signature Homes. The presence of multiple national and regional builders confirms market confidence in the area's growth trajectory and housing demand.

Strategic Location

Galt offers convenient access to Highway 99, providing direct connectivity to Sacramento (25 miles north) and Stockton (25 miles south). The city's position in the Central Valley corridor makes it attractive to commuters and families seeking affordable homeownership within reach of major employment centers.

Housing Demand

SACOG (Sacramento Area Council of Governments) projects that Galt will need approximately 5,470 additional housing units to meet demand through 2025 and beyond. The General Plan 2030 accommodates over 11,800 units within city limits and an additional 5,300 units outside city limits but within the Sphere of Influence — confirming a long-term growth trajectory.

City of Galt General Plan 2030

The General Plan drives urbanization along key corridors including Cherokee Lane, with designated growth zones supporting residential, commercial, and mixed-use development. Infrastructure planning includes future arterials, collector roads, and expanded utility service to support new development.

Proximity & Accessibility

Proximity to Cherokee Lane

Sacramento	~25 miles
Stockton	~25 miles
Elk Grove	~15 miles
Lodi	~12 miles
Highway 99	~3 miles
Interstate 5	~10 miles
Sacramento Intl Airport	~35 miles
Stockton Metro Airport	~30 miles
Port of Stockton	~30 miles

🕒 20 Min

Drivetime to Elk Grove

🕒 35 Min

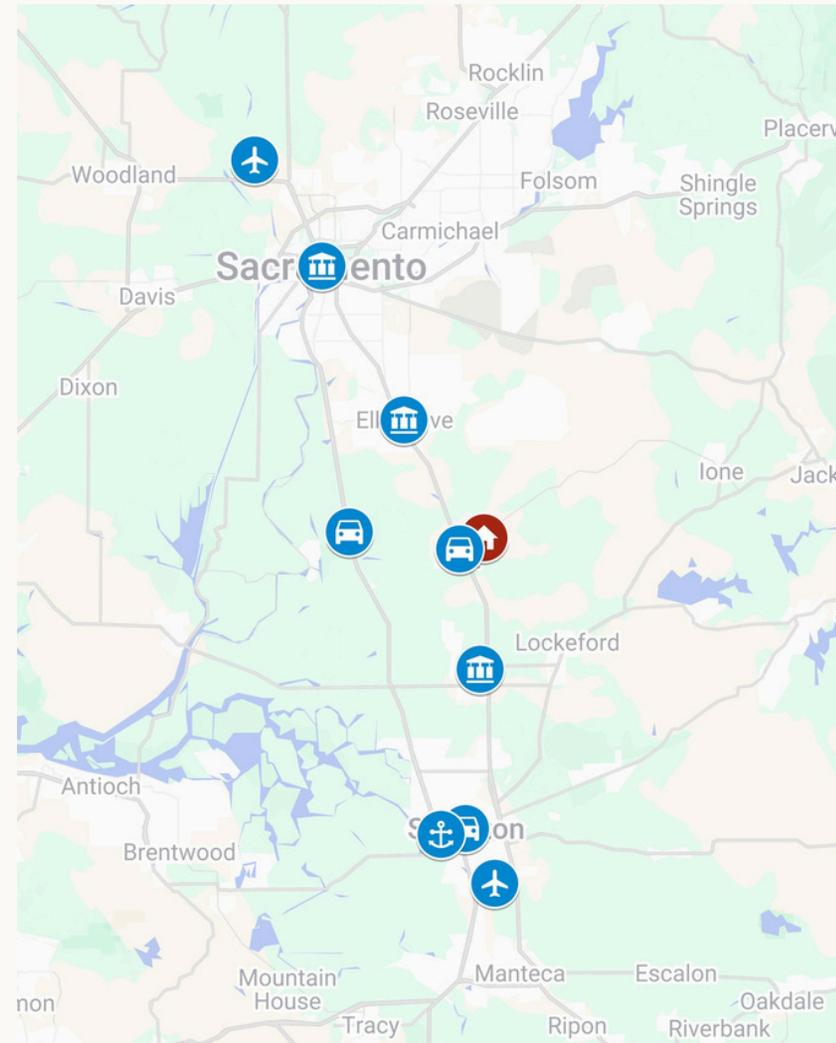
Drivetime to Sacramento

🕒 30 Min

Drivetime to Stockton

🕒 2 Hrs

Drivetime to San Francisco



Liberty Ranch Development

Liberty Ranch is a 356-acre master-planned community adjacent to the subject property, representing one of the largest active residential developments in Sacramento County. The project confirms the area's viability for large-scale residential development and the strength of buyer demand along the Cherokee Lane corridor.

Key Development Facts

Developer	Argent Development
Total Acreage	356 acres
Planned Homes	1,440
Residential Villages	27
Homebuilder	Meritage Homes (Phase 1)
Groundbreaking	2023
Phase 1 Sales Launch	March 2025
Boundaries	Marengo Rd (W), Twin Cities Rd (N), Cherokee Ln (E), UP Railroad (S)



Comparable Sales

Recent comparable land sales in the region support the subject property's list price and demonstrate a competitive price-per-acre position. At approximately **\$97,000 per acre**, the subject property is priced approximately **26% below** the average price-per-acre of recent comparable sold parcels.

Sold Comparables

ADDRESS	LOCATION	ACREAGE	SALE PRICE	\$/ACRE	SALE DATE
22210 Thornton Rd	Lodi, CA	42.37	\$5,483,000	~\$129,000	7/29/25
22814 Thornton Rd	Lodi, CA	40.29	\$5,483,000	~\$136,000	7/28/25
23220 Thornton Rd	Lodi, CA	37.30	\$5,483,000	~\$147,000	7/28/25
23649 Thornton Rd	Lodi, CA	45.55	\$5,483,000	~\$120,000	7/28/25
23732 Thornton Rd	Lodi, CA	40.75	\$5,483,000	~\$135,000	7/29/25
22698 Blossom Rd	Thornton, CA	40.17	\$4,720,000	~\$117,000	4/15/25

Subject Property Position

PROPERTY	ACREAGE	PRICE	\$/ACRE	STATUS
13146 Cherokee Lane, Galt	46.31	\$4,500,000	~\$97,000	Active
Sold Comp Average (excl. outliers)	41.24	\$5,275,800	~\$131,000	—

Development Vision



~168 Homes

AT 4 UNITS/ACRE (LOW DENSITY)

~252 Homes

AT 6 UNITS/ACRE (MEDIUM DENSITY)

~756 Homes

AT 18 UNITS/ACRE (HIGH DENSITY)

Conceptual rendering showing potential residential development on the 46.31-acre site. Unit counts are estimates based on ~42 developable acres and General Plan density designations. Actual yield, development design, density, and configuration to be determined by the buyer and subject to site planning, infrastructure, and city approvals.

Let's Talk About What This Property Can Become.

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