

Available

4202 & 4204 N. Sutter St.
Stockton, CA

12.28 Acres of prime development land for residential subdivision,
zoned Residential Low Density (RL; 50 ft. street frontage min;
5,000 s.f. min. lot size)



Location Features

- Centrally located in Stockton along the Calaveras River between El Dorado Street and West Lane
- Located in area of significant new development activity:
 - Located adjacent to newer single-family home subdivision of 77 lots, Calaveras Estates 3, currently building out with strong sales success for product in the 1,536 s.f. - 2,877 s.f. floor-plan size and priced from the mid \$300,000's to \$400,000+
 - Parcel immediately to East of Calaveras Estates 3 has newly-approved subdivision T-Map, Calaveras Estates 4, for 40 single family homes.

Site Details

- 2 contiguous parcels to be sold simultaneously (12.28 acres total; see attached Site Exhibit plan):
- AP #115-230-06: Surveyed @ 11.54 acres gross
 - AP #115-230-07: Surveyed @ 0.74 acres gross



Mapping Options

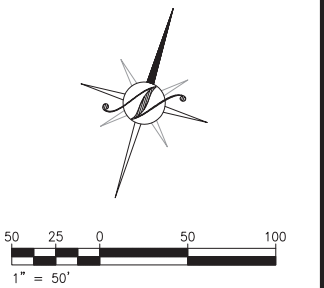
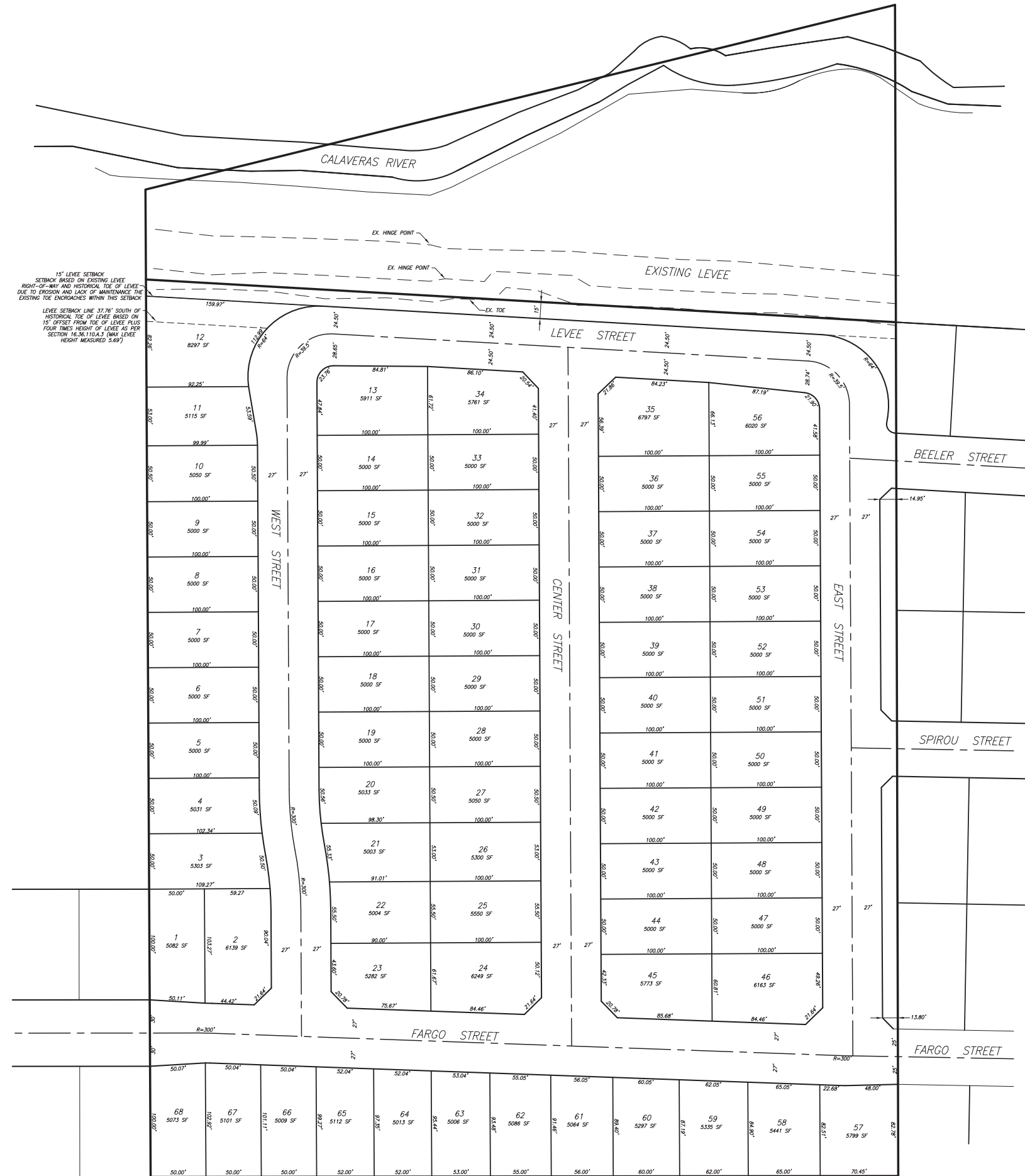
The Preliminary Lotting Plan attached is a conceptual representation of one possible Tentative Map design which identifies 68 lots while adhering to zoning requirements for minimum lot size and street frontage. This design has been previewed in multiple preliminary meetings with representatives of City Planning and Engineering for verification of general zoning compliance as well as conforming with 200-year flood zone requirements and has received positive feedback indicating overall design readiness for formal submittal. **HOWEVER, AT THIS TIME, NO FORMAL APPLICATION HAS BEEN MADE!**

For more information, or to discuss terms or offers, contact Broker(s):

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PRELIMINARY LOTTING PLAN



NOTES:
1. EXISTING SITE IMPROVEMENTS AND TOPOGRAPHY ARE NOT SHOWN.
2. EASEMENTS OF RECORD ARE NOT SHOWN