



# FOR SALE FOR INDUSTRIAL DEVELOPMENT Stockton, CA

37 1/2 W. 10th St.  
 Tracy, CA 95376  
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267 acres adjacent to Stockton City Limits and in the city General Plan for Industrial and other uses. Located in an ideal spot the BNSF Intermodal Train Facility for reasonably priced continental bulk shipping. Featuring several thousand feet of paved county road frontage on both sides of Mariposa Rd. The BNSF railway runs through the subject property.

Assessor's Parcels:	179-220-030	160.93 acres
	179-220-070	<u>106.62 acres</u>

Total Assessed Acres: 267.55 acres

Address: 5700 & 5859 Mariposa Rd.

San Joaquin County: General Plan: A/UR Agriculture/ Urban Reserve  
 Zoning: AG-40

City of Stockton: General Plan: Industrial  
 Institutional  
 Open Space

Terms: Cash, may exchange. Seller will consider an option of reasonable time frame.

Possession: Subject to Tenant's rights.

List Price: \$53,510,000

Listing Broker: W. Gary Reeve #00875626  
 (209) 484-7012 (M)  
[Garyreeve@sbcglobal.net](mailto:Garyreeve@sbcglobal.net)

THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE, HOWEVER, NO GUARATEE IS MADE AS TO ABSOLUTE ACCURACY.

THIS MAP IS FOR  
ASSESSMENT USE ONLY

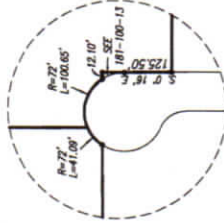
179-22

SEC. 69 & POR. SECS. 59,  
60, 70, 80, WEBER GRANT



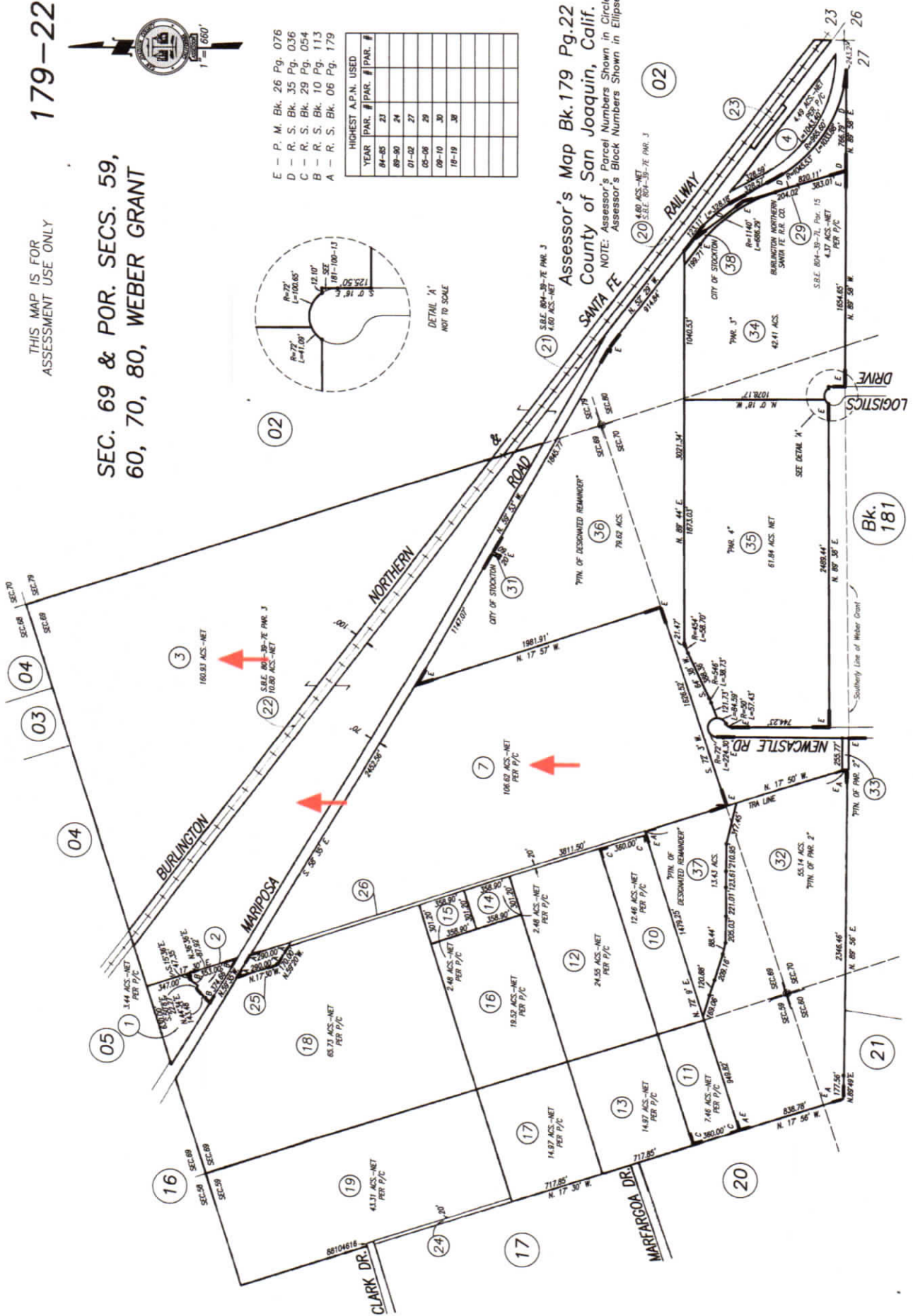
- E - P. M. Bk. 26 Pg. 076
- D - R. S. Bk. 35 Pg. 036
- C - R. S. Bk. 29 Pg. 054
- B - R. S. Bk. 10 Pg. 113
- A - R. S. Bk. 06 Pg. 179

HIGHEST A.P.N. USED		
YEAR	PAR. #	PAR. #
84-85	23	
89-90	24	
01-02	27	
05-06	29	
09-10	30	
18-19	38	



DETAIL 'A'  
NOT TO SCALE

Assessor's Map Bk. 179 Pg. 22  
County of San Joaquin, Calif.  
NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.



Bk. 181





The General Plan land use map is shown on Figure 2-8; the land use designations used in the map are described below.

- **Residential Estate.** This designation allows for single-family residential units, public and quasi-public uses, second units, and other similar and compatible uses. The maximum density is 0.9 unit per acre based on gross acreage and 1 unit per acre based on net acreage.
- **Low Density Residential.** This designation allows for single-family residential units, duplexes, triplexes, semi-detached patio homes, town homes, public and quasi-public uses, second units, and other similar and compatible uses. The maximum density is 6.1 units per acre based on gross acreage and 8.7 units per acre based on net acreage.
- **Medium Density Residential.** This designation allows for single-family residential units, duplexes, triplexes, semi-detached patio homes, town homes, public and quasi-public uses, second units, and other similar and compatible uses. Based on gross acreage, this designation allows densities ranging from 6.2 to 13.1 units per acre; based on net acreage, it allows 8.8 to 17.4 units per acre. This designation 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, at a maximum FAR of 0.3.
- **High Density Residential.** This designation allows for multi-family residential units, apartments, dormitories, group homes, guest homes, public and quasi-public uses, and other similar and compatible uses. This designation 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 allowable density and intensity ranges differ based on the geographic area, as follows:
  - *Outside the Greater Downtown:* Based on gross acreage, this designation allows 13.2 to 24 units per acre; based on net acreage, it allows 17.5 to 30 units per acre. The maximum FAR for neighborhood-serving retail uses is 0.3.
  - *Inside the Greater Downtown:* Based on gross acreage, this designation allows 16 to 72 units per acre; based on net acreage, it allows 20 to 90 units per acre. The maximum FAR for neighborhood-serving retail uses is 3.0.
  - *Inside the Downtown Core:* Based on gross acreage, this designation allows 16 to 108.8 units per acre; based on net acreage, it allows 20 to 136 units per acre. The maximum FAR for neighborhood-serving retail uses is 5.0.
- **Mixed Use.** This designation allows for a mixture of compatible land uses including residential, administrative and professional offices, retail and service uses, industrial, and public and quasi-public facilities to be determined through a master development plan adopted concurrently with the designation of the property as Mixed Use. The master development plan will determine development standards in accordance with the requirements of the Stockton Development Code. The minimum development size is 100 acres, and the maximum FAR is 0.5. Based on gross acreage, this designation allows 13.2 to 24 units per acre; based on net acreage, it allows 17.5 to 30 units per acre.
- **Administrative Professional.** This designation allows for business, medical, and professional offices; residential uses; public and quasi-public uses; and other similar and compatible uses. This designation also allows ancillary retail uses that provide office workers and residents in the immediate area with convenient access to daily services and necessities near their work, provided those retail and service uses can operate compatibly with surrounding uses. This designation is appropriate on the borders of residential areas. The maximum FAR and allowable residential density ranges differ based on the geographic area, as follows:

- *Outside the Greater Downtown:* The maximum FAR is 0.5. Based on gross acreage, this designation allows 13.2 to 24 units per acre; based on net acreage, it allows 17.5 to 30 units per acre.
- *Inside the Greater Downtown:* The maximum FAR is 3.0. Based on gross acreage, this designation allows 16 to 72 units per acre; based on net acreage, it allows 20 to 90 units per acre.
- *Inside the Downtown Core:* The maximum FAR is 5.0. Based on gross acreage, this designation allows 16 to 108.8 units per acre; based on net acreage, it allows 20 to 136 units per acre.

■ **Commercial.** This designation allows for a wide variety of retail, service, and commercial recreational uses; business, medical, and professional offices; residential uses; public and quasi-public uses; and other similar and compatible uses. Community or regional commercial centers as well as freestanding commercial establishments are permitted. In addition, limited industrial uses are allowed, provided that they are indoors and compatible with surrounding uses. The maximum FAR and allowable residential density ranges differ based on the geographic area, as follows:

- *Outside the Greater Downtown:* The maximum FAR is 0.3. Based on gross acreage, this designation allows 13.2 to 24 units per acre; based on net acreage, it allows 17.5 to 30 units per acre.
- *Inside the Greater Downtown:* The maximum FAR is 3.0. Based on gross acreage, this designation allows 16 to 72 units per acre; based on net acreage, it allows 20 to 90 units per acre.



■ **Industrial.** This designation allows for a wide variety of industrial uses, including uses with nuisance or hazardous characteristics, warehousing, construction contractors, light manufacturing, offices, Retail Sales, service businesses, public and quasi-public uses, and other similar and compatible uses. Residential uses are prohibited. The maximum FAR for industrial uses is 0.6.

■ **Economic and Education Enterprise.** Development in this designation is intended to support the City’s economic development goals by attracting new businesses, industries, and/or educational institutions that provide high-quality jobs to the local workforce. By bringing major job-generators to Stockton, this designation supports the City’s Economic Development Strategic Plan and State Executive Orders regarding greenhouse gas (GHG) reduction, Senate Bill (SB) 32, and the San Joaquin Sustainable Communities Strategy.

It is not the intent of this policy to discourage development in other areas of the city. The Economic and Education Enterprise designation is specifically intended to accommodate exceptional job-producing developments and only permit housing and other facilities that are supportive to the job-producing effort.

Businesses envisioned for this designation include:

- Those that provide a significant number of jobs offering wages averaging above Area Median Income, as supported by a comprehensive economic impact analysis, and that cannot be reasonably accommodated elsewhere within the city limit.
- In the following industries:
  - Education
  - Healthcare and Medical Facilities
  - High-Tech Manufacturing
  - Agricultural Technologies
  - Energy Resources and Technologies
  - Professional and Information Technology