



OPPORTUNITY ZONE RESIDENTIAL DEVELOPMENT

**FOR SALE**

±37.4 acres

Stockton, San Joaquin County

EXCLUSIVELY LISTED BY:

DAVE CAPEL

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Lic. 01224393

**LANDCASTLE**

# MURRAY ESTATE, Stockton

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## PROPERTY

<b>Address:</b>	2560 Hall Avenue and 2530 Section Avenue
<b>City:</b>	Stockton, California
<b>County:</b>	San Joaquin
<b>APN:</b>	173-030-110 and 173-040-750
<b>Acreage:</b>	Two adjacent parcels totaling $\pm 37.4$ acres
<b>Annexation:</b>	The property is located outside the City limits, but within the Sphere of Influence. The buyer will need to annex the property into the City of Stockton.
<b>Zoning:</b>	AU-20 Agricultural Urban Reserve
<b>General Plan:</b>	Low Density Residential allows 8.7 units per acre
<b>Asking Price:</b>	Please make offer

The information contained herein and attached is information provided from sources deemed reliable. We, however, do not guarantee any of the information and must disclaim for obvious legal reasons. All information should be independently verified.

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## OPPORTUNITY ZONE

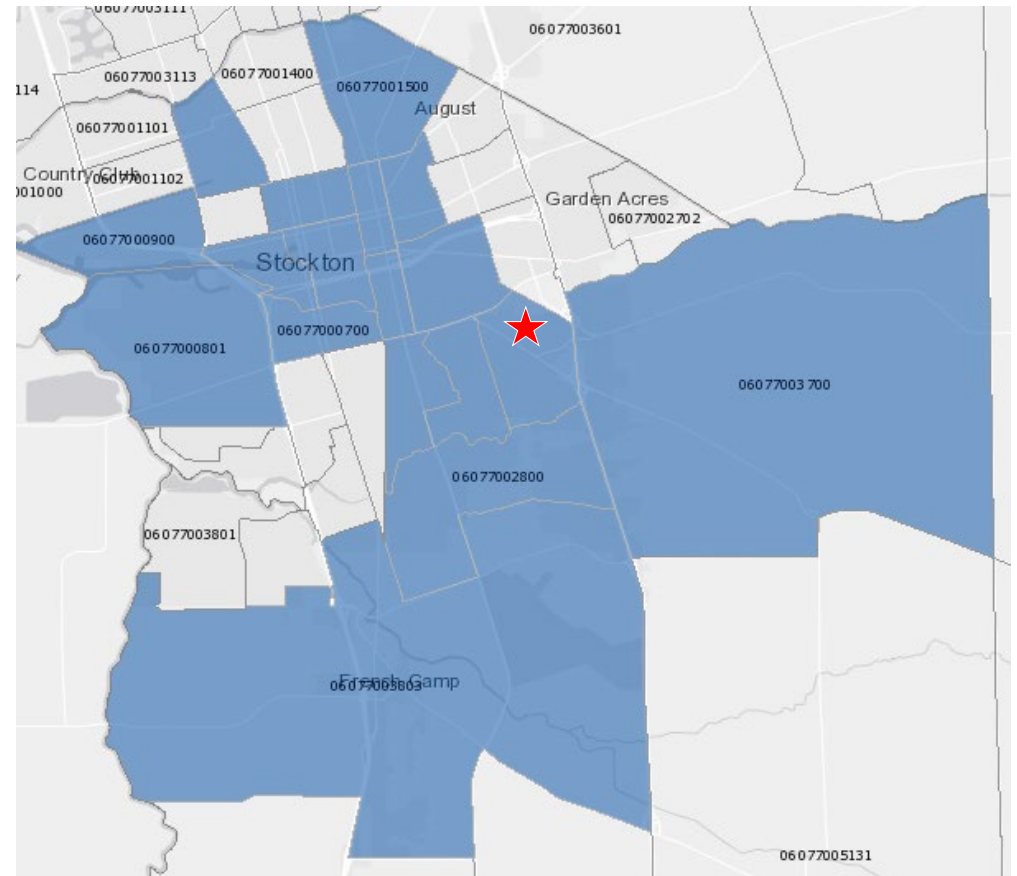
The site is located within a California Opportunity Zone.

From the IRS website([irs.oppzones](https://irs.oppzones))

An Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service.

Opportunity Zones are designed to spur economic development by providing tax benefits to investors.

- Investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.
- If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain.
- If held for more than 7 years, the 10% becomes 15%.
- If the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.





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## MARKETING DATA



### Project Summary Report Q4 2018 Report

Community	Project Name	Developer	Open Date	LS/D	Sq. Ft. Min/Max	Base Price Min/Max	Pr/Sq. Ft Min/Max	Planned	Offered	Sold	Total Inv	Total WSR	Qtr WSR	Qtr Sold
Stockton	<a href="#">Belluno</a>	KB Home	03/15/18	2,500	1,790 - 2,229	\$355,500 - \$385,500	\$172.95 - \$198.60	91	41	30	61	0.73	1.00	13
Stockton	<a href="#">Calaveras Place</a>	Florsheim Homes	09/15/18	5,000	1,536 - 2,147	\$324,990 - \$373,785	\$174.10 - \$211.58	11	11	7	4	0.47	0.54	7
Stockton	<a href="#">Charlotte's Oaks</a>	KB Home	02/11/18	2,500	1,070 - 1,882	\$294,000 - \$348,000	\$184.91 - \$274.77	61	58	51	10	1.11	1.23	16
Stockton	<a href="#">Montevello</a>	KB Home	03/15/18	5,500	1,925 - 3,061	\$380,000 - \$459,000	\$149.95 - \$197.40	122	58	49	73	1.20	0.15	2
Stockton	<a href="#">Victoria at Destinations</a>	FCB Homes	11/01/17	6,000	2,096 - 2,889	\$419,950 - \$469,950	\$162.67 - \$200.36	75	50	46	29	0.77	0.62	8
Stockton	<a href="#">Villa Pointe</a>	Richmond American Homes	03/24/18	5,000	2,050 - 3,030	\$404,950 - \$454,950	\$150.15 - \$197.54	122	32	23	99	0.57	0.38	5
<b>Community Total/Avg</b>				4,416 /-	2,178	\$393,922	\$185.78	482	250	206	276	0.81	0.65	51
<b>Community Min/Max</b>					1,070/3,061	\$294,000/ \$469,950	\$149.95/ \$274.77							



















Seabreeze Homes, a new home community is having a Grand Opening March 23, 2018 [SeaBreezeHomes.com](http://SeaBreezeHomes.com)







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## GENERAL PLAN MAP


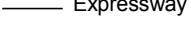
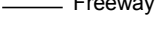
-  Approved 2035 SOI
-  USB/Area of Interest(AOI)
-  City Limits
-  Downtown
-  Habitat
-  Lathrop SOI
-  Lodi SOI
-  Manteca SOI
-  Waterways
-  Existing Marina
-  Proposed Marina
-  Potential Regional Park
-  High School
-  Middle School
-  Elementary School
-  Proposed High School
-  Proposed Middle School
-  Proposed Elementary School

### Land Use Designations


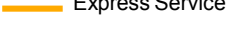
-  Administrative Professional
-  Commercial
-  High Density Residential
-  Industrial
-  Institutional
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Open Space/Agriculture
-  Parks and Recreation
-  Residential Estate
-  Village\*

### Proposed Circulation\*\*


#### Proposed Roadways

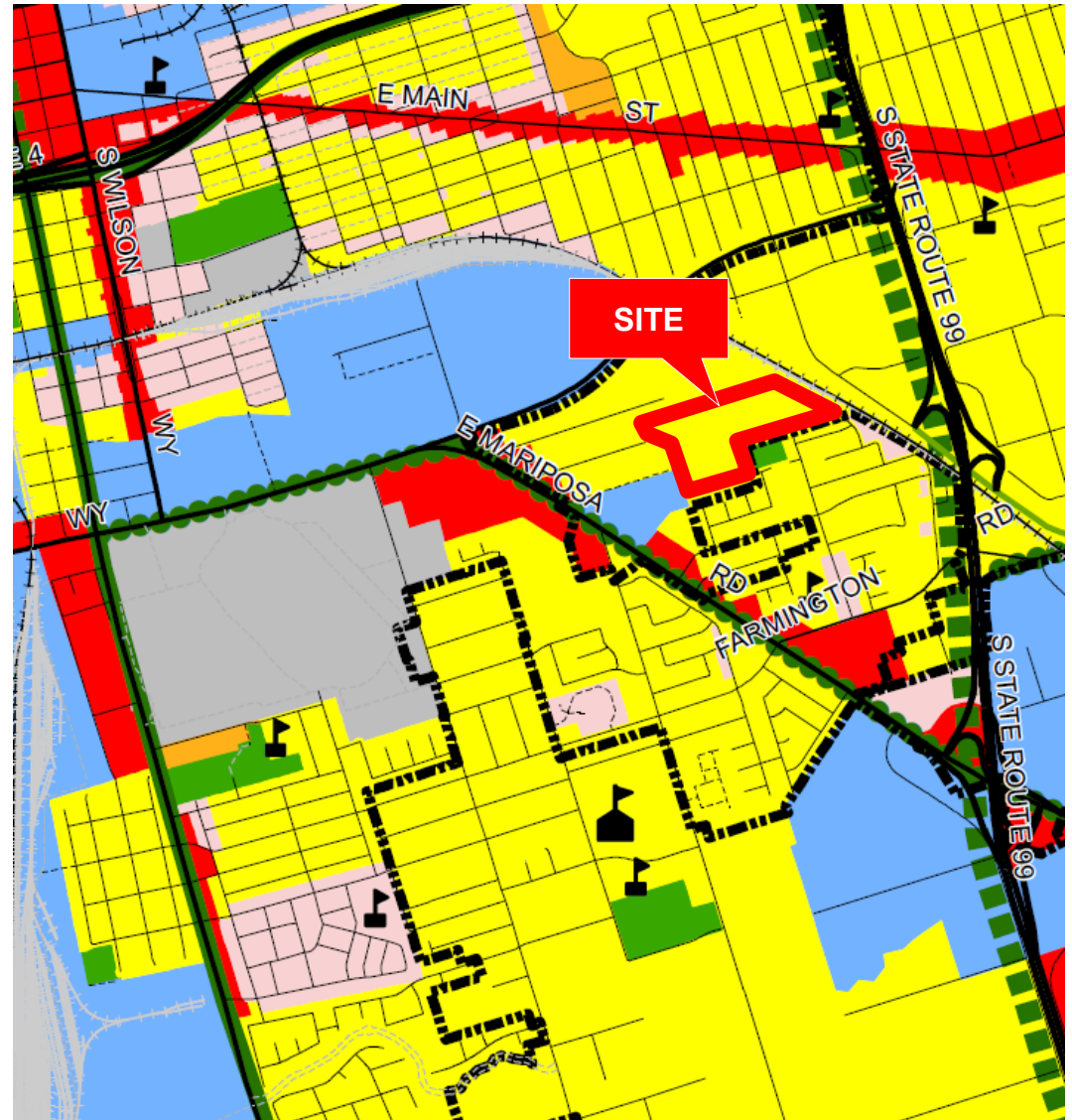
-  Arterial
-  Expressway
-  Freeway

#### Proposed Bus Routes

-  BRT Low
-  BRT Medium
-  BRT High
-  Express Service
-  Major Local/Feeder Service

\*See Chapter 7 of the General Plan for the policies, development criteria, and standards for each Village.

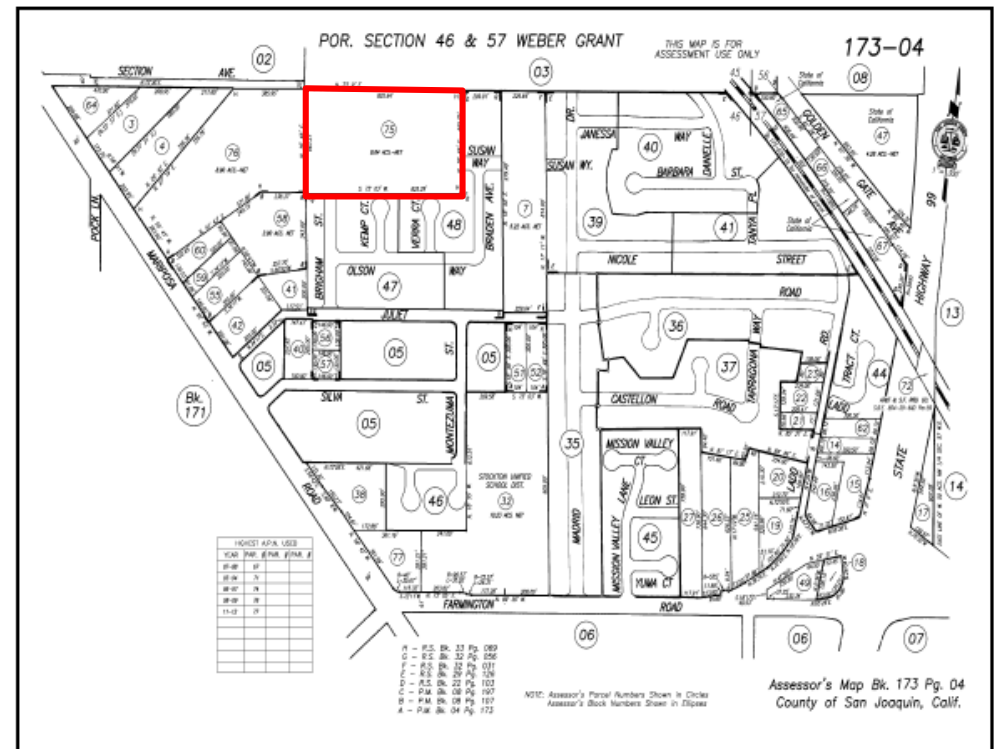
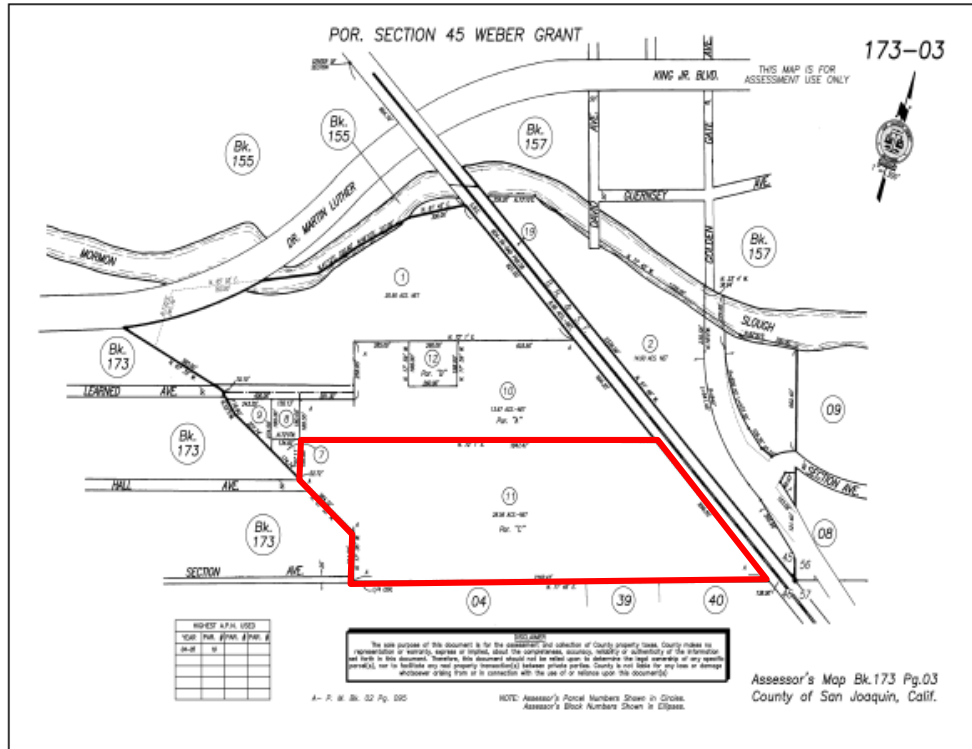
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0 0.2 0.4 0.8



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## PARCEL MAPS





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## LOCATION MAP

