

OFFICE-PROFESSIONAL LAND OPPORTUNITY

10138 Spring Street

Galt, California 95632

12.82

ACRES

\$950,000

LIST PRICE

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JAIME HAYES
REAL ESTATE GROUP

The Opportunity

12.82 acres of entitled Office-Professional (OP) zoned land inside the Galt city limits, offered at \$950,000. The parcel was rezoned from Agricultural-Residential to OP in 2020, positioning it for long-term commercial and professional-office use as the surrounding corridor continues to develop.

A legacy single-family residence occupies the site under a grandfathered residential use — it may continue to be occupied, but cannot be expanded, and no additional dwellings may be built without a variance. This is a land-value opportunity: an entitled, holdable asset for an investor or builder positioning ahead of the area's continued growth toward Highway 99.



12.82 Acres
TOTAL PARCEL SIZE



OP
ZONING



Zone X
NO FLOOD ZONE



Utilities
ELECTRIC, WELL,
SEWER

Property Details

Land Information

Total Acreage	12.82 acres (558,439 sq ft)
APN	148-0072-001-0000
Current Zoning	OP (Office-Professional)
Rezoned	2020 (From Agricultural-Residential)
Flood Zone	Zone X
Lot Dimensions (est.)	918' x 679' x 723.2' x 709.1'
County	Sacramento
School District	Galt Joint Union

Tax Information

Assessed Value (2024)	\$376,106
Annual Tax (2023)	\$4,151
Tax Area	05055

Existing Structure

Type	Single-Family Residence
Size	~1,256 sq ft
Bedrooms / Baths	2 bed / 1 bath
Year Built	1935
Construction	Wood
Condition	As-is

Note: Value is primarily in the land. The residence may continue to be occupied under its grandfathered status but cannot be expanded, and no additional dwellings may be built without a variance from the City.

Utilities

Electricity	Available
Water/Sewer	Private Well / Septic
Public Water/Sewer	Not Yet Extended to Site

Zoning & Permitted Uses

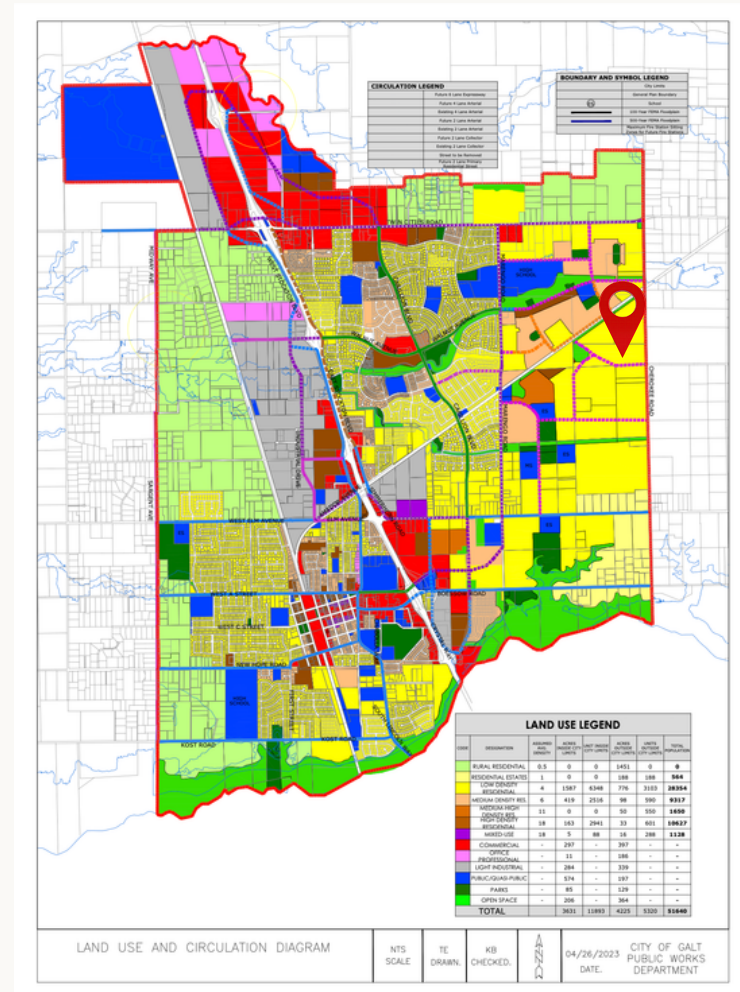
The property is zoned **Office-Professional (OP)** under the City of Galt Municipal Code, intended for professional offices, business and research/development parks, and related service uses in a campus-like setting. Development is encouraged to be pedestrian-friendly while remaining auto-accommodating. Buyer to conduct independent due diligence with the City of Galt Planning Department regarding specific entitlement requirements, permitted use approvals, and fees.

Permitted Uses

- Business or professional office
- Bank and financial services
- Medical services / clinics (under 10,000 sf)
- Restaurant, cafe, coffee shop
- General retail stores
- Library / museum
- Beauty salon / barber
- Government office or building

Conditional / Minor Use Permit Required

- Research & development
- Medical services (10,000 sf or larger)
- Place of worship
- Day care center
- Live/work projects
- Broadcast studio



See the full City of Galt Commercial Land Use Matrix and confirm all permitted, conditional, and prohibited uses with the **City of Galt Planning Department:** (209) 366-7230

Why Galt?

\$634K

Median Home Value

10%

2-Year Home Appreciation

81/100

Family Friendly Score

Growth Corridor

Galt is one of the fastest-growing cities in Sacramento County, positioned along the Highway 99 corridor between Elk Grove and Lodi. The City's General Plan 2030 directs continued urbanization along key corridors, supporting a mix of residential, commercial, and office/professional development as infrastructure expands to meet demand.

Why This Parcel Was Rezoned OP

The City's OP designation is intended for sites "located along thoroughfares, arterials, or collectors or near existing/planned public transit stops" — and 10138 Spring St sits inside city limits with direct frontage on Spring St and proximity to Hwy 99, making it a natural fit for the designation when the City rezoned the parcel from Agricultural-Residential in 2020.

Strategic Location

Galt offers convenient access to Highway 99, connecting to Sacramento (~30 miles) and Stockton (~20 miles). The city's Central Valley position makes it attractive to businesses and commuters seeking proximity to both metro employment centers.

City of Galt General Plan 2030

The General Plan drives urbanization along key corridors including Highway 99, 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 — the same growth trajectory that supported this parcel's 2020 rezoning to OP.

Proximity & Accessibility

Proximity to Spring Street

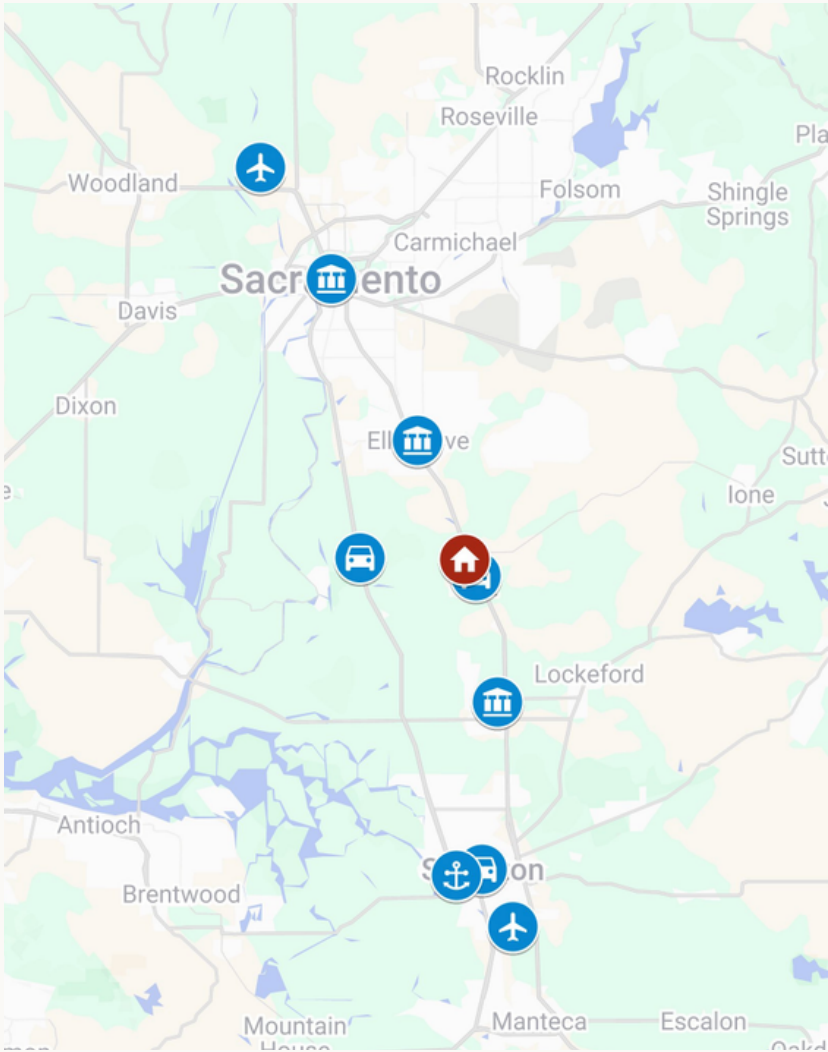
Sacramento	~25 miles
Stockton	~25 miles
Elk Grove	~10 miles
Lodi	~12 miles
Highway 99	~1 miles
Interstate 5	~8 miles
Sacramento Intl Airport	~35 miles
Stockton Metro Airport	~30 miles
Port of Stockton	~30 miles

 15 Min
Drivetime to Elk Grove

 30 Min
Drivetime to Sacramento

 30 Min
Drivetime to Stockton

 2 Hrs
Drivetime to San Francisco



Let's Talk About What This Property Can Become.

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