

**Thornton Acres**  
22671 Thornton Rd  
Galt, CA 95632

**\$850,000**  
6.340± Acres  
San Joaquin County





**Thornton Acres**  
**Galt, CA / San Joaquin County**

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**SUMMARY**

**Address**

22671 Thornton Rd

**City, State Zip**

Galt, CA 95632

**County**

San Joaquin County

**Type**

Undeveloped Land

**Latitude / Longitude**

38.226202 / -121.428258

**Acreage**

6.340

**Price**

\$850,000

**Property Website**

<https://www.landleader.com/property/thornton-acres-san-joaquin-california/57157>



**PROPERTY DESCRIPTION**

Fantastic Investment Opportunity! Located conveniently close to Elk Grove and I-5 South, this property includes two parcels totaling 6.34 acres. The first parcel is 4.99 acres, and the second is 1.35 acres. Both parcels are being sold together, offering a prime location for new home construction, a franchise gas station, a truck stop, and many other potential ventures. Don't miss out on this versatile and valuable property!

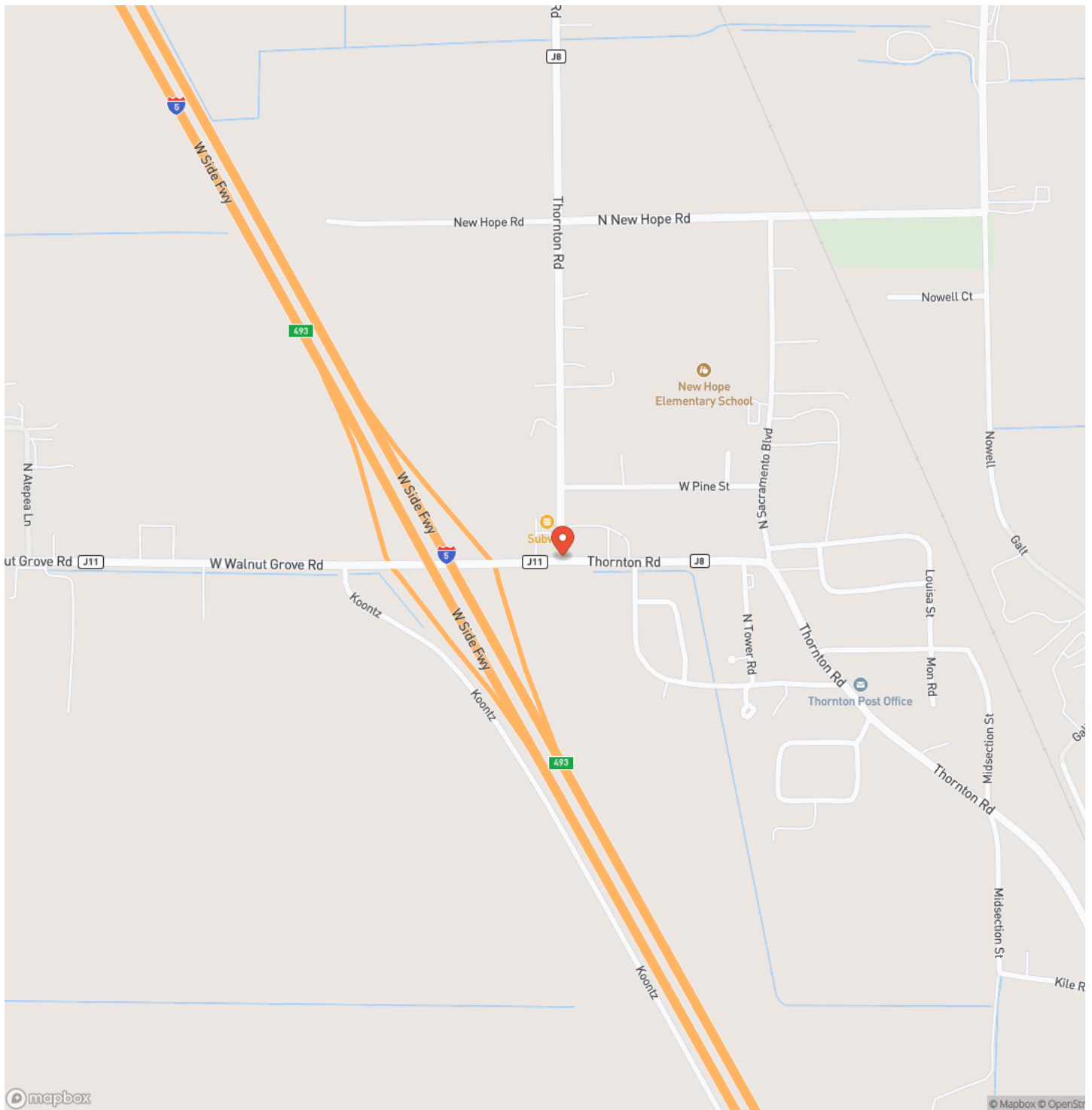
**Property Highlights:**

- Two Contiguous Parcels in Thornton
- San Joaquin County
- MLS#: 224050881
- 001-140-48 - 1.35ac, 26519 Thornton Rd
- 001-140-21 - 4.99ac, 26671 Thornton Rd
- Zoned AU-20 Agriculture-Urban Reserve
- Galt Unified School District
- Universal Land Use: Agricultural (NEC) MLS: Commercial Acreage



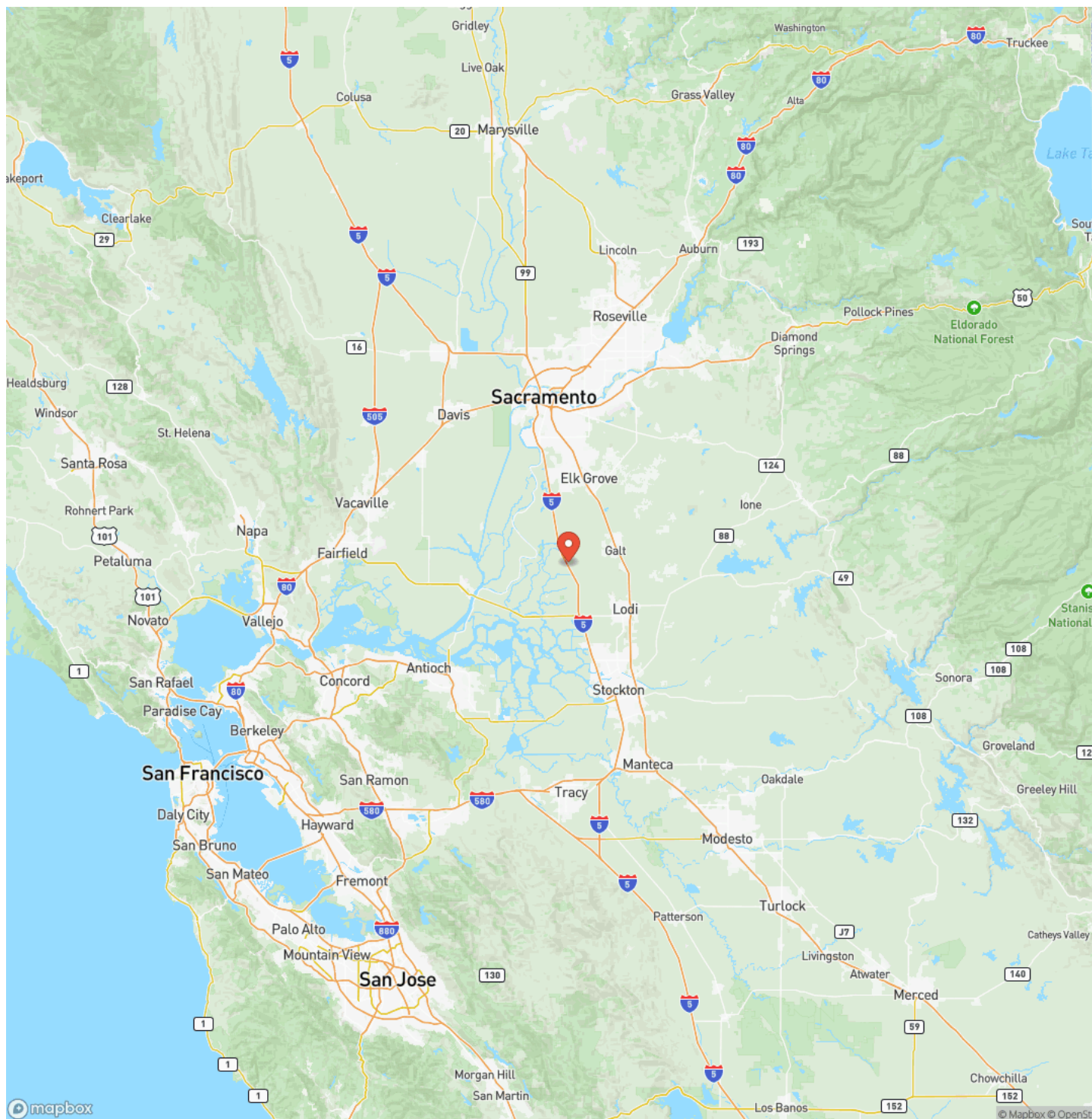


## Locator Map



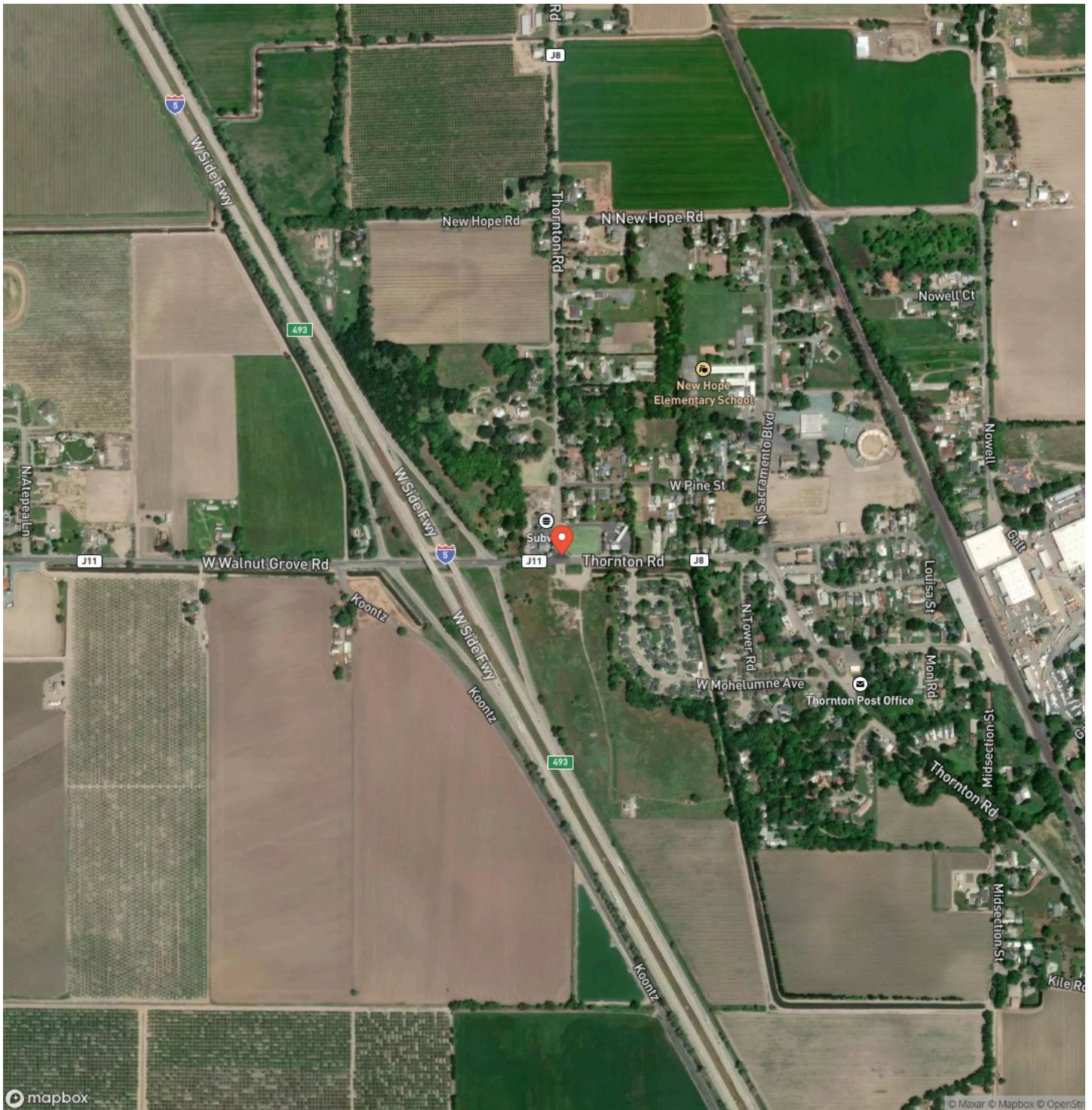


## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Ed Perry

## Mobile

(916) 517-9969

## Email

outdoorprop@yahoo.com

## Address

707 Merchant Street

## City / State / Zip

Vacaville, CA 95688

## NOTES

[illegible]



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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