

VACANT PARCEL



Corner of Barnhart Road and
Golden State Blvd., Turlock, CA



Commercial Real
Estate

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An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

FOR SALE

SIZE: 3.28 +/- acres.

LOCATION: Located at the southeast corner of the intersection of Barnhart Road and Golden State Blvd., Turlock. Approximately $\frac{3}{4}$ of a mile north of the Taylor Road/SR 99 interchange and approx. $\frac{3}{4}$ of a mile south of Keyes Road/SR 99 interchange. Visible from SR 99 freeway.

ZONING: Currently zoned agriculture, but was PD-294 for a car lot. Reestablishing a PD zone for commercial use seems reasonable considering the location and surrounding development.

GENERAL: *Flat, vacant parcel at intersection.
*High traffic count on SR 99 past site – 82,000 to 85,000 AADT based on 2007 Caltrans counts.
*Good size for development.
*No sewer or water to the site.
*Good visibility.

PRICE: \$550,000

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