

VACANT PARCEL



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



1101 Sylvan Ave., Suite A25
Modesto, CA 95350
209-529-9610 209-521-4289 (fax)
License #01460663

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: \$975,000 (\$297,256 per acre).

Tony Suleiman

209-758-3467

tsuleiman@prucommercialre.com

License #01388339

Dave Tanner

209-758-3108

dtanner@prucommercialre.com

License #00418278

Ron Roaks

209-758-3147

rlroaks@prucommercialre.com

License #01263213

www.TheCommercialConnection.com

The information contained herein is from sources deemed reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information.
Buyer must verify the information and bear all risk for any inaccuracies. Package is subject to sale, lease, price change or withdrawal. 4/21/09

