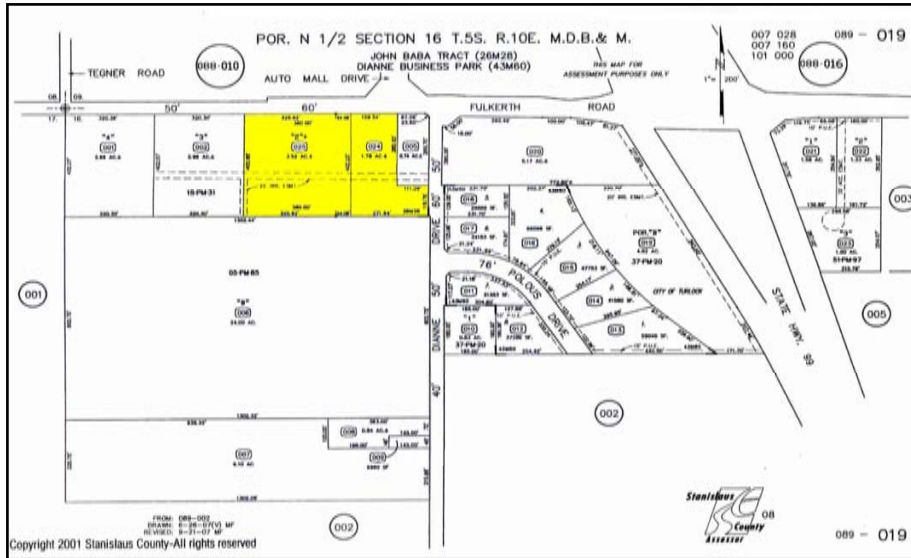


COMMERCIAL DEVELOPMENT LAND

FOR SALE



SWC Fulkerth Road and Dianne Drive, Turlock, CA

SIZE: 5.30 acres (per assessor's records) in two parcels. Parcel 089-019-024 is 1.78 acres, and parcel 089-019-025 is 3.52 acres. Both parcels to be sold together.

LOCATION: Located at the southwest corner of the intersection of Fulkerth Road and Dianne Drive in Turlock. Directly across Fulkerth Road from the Turlock Auto Mall. 1/5th of a mile from the Fulkerth Road/SR-99 interchange.

ZONING: The site is located within the Turlock Westside Industrial Specific Plan (WISP) area which designates the site as Community Commercial, which according to the plan document "will accommodate a range of commercial sites including larger retailers and small centers that would provide retail, personal and professional services and dining, and leisure/recreation facilities to meet the needs of area residents and employees."

The WISP includes a large amount of information about development of the area; it is recommended that interested parties look at that document for the details.

The following web addresses will provide access to the WISP: www.thecommercialconnection.com/wisp.pdf

UTILITIES: Sewer and water available to the site.

PRICE: \$899,000 (\$3.89 psf)



Commercial Real Estate

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