



HIGHWAY VISIBLE LAND PARCEL

2300 Lander Avenue · Turlock, California

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PROPERTY SUMMARY

2300 Lander Avenue · Turlock, California

HIGHWAY LAND

Turlock, California

ASKING PRICE: Contact for Details

PARCEL SIZE: ± 5.47 Acres

SERVICES: Water - Near Site
Sewer - Near Site
Storm - Near Site
Electricity -Near Site

ZONING: Community Commercial (CG)

TRAFFIC COUNTS: Lander Avenue @ Site: ± 27,000 ADT
Highway 99 @ Site: ± 57,000 ADT

PROPERTY HIGHLIGHTS:

- Close proximity and easy access to Highway 99
- Highly desirable highway commercial
- City services (water, sewer, storm, electricity, cable) are within 75 feet of the parcel.
- Last remaining undeveloped corner parcel at Lander and 99
- On primary path of travel from Hilmar to Highway 99 and Turlock
- Flexible Community Commercial Zoning
- Within a 5-mile radius there is a population of ± 94,723 with an average household income of \$68,953



MARKET AERIAL



FOSTER FARMS

BOOT BARN



DOLLAR GENERAL



SMOG COUPONS



East Linwood Avenue ± 7,000 ADT



Highway 99 ± 57,000 ADT

SITE

Lander Avenue ± 18,000 ADT



Saugus ALQUIST ARMS
PLATT

Tiger Trans



DEMOGRAPHICS

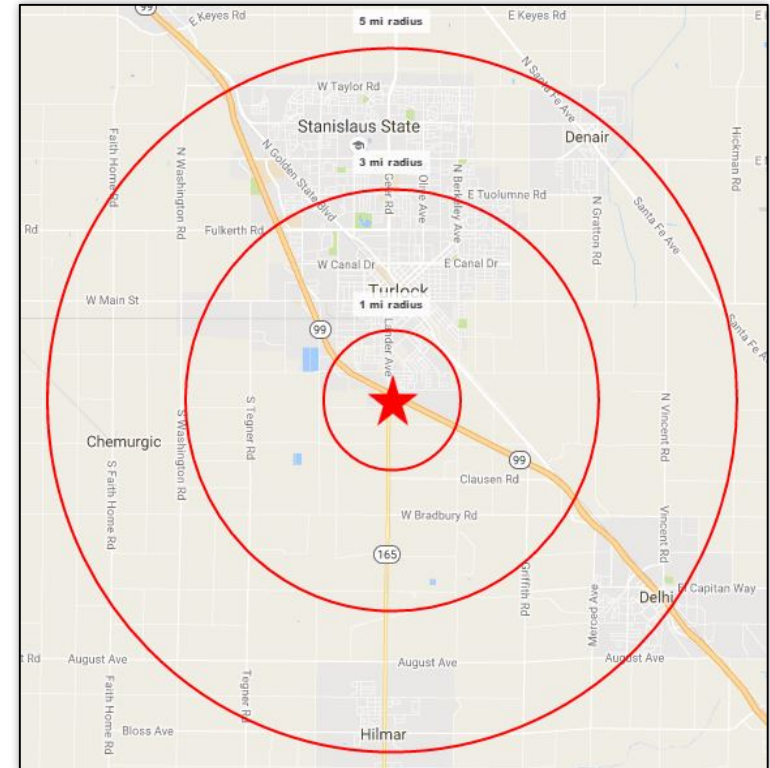
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HIGHWAY LAND

Turlock, California

	1 mi Radius	3 mi Radius	5 mi Radius
POPULATION			
2016 Estimated Population	7,439	45,102	94,723
2021 Projected Population	7,632	46,384	97,526
2010 Census Population	7,289	43,496	92,600
Projected Annual Growth 2016 to 2021	0.5%	0.6%	0.6%
2016 Median Age	28.9	33.9	33.5
HOUSEHOLDS			
2016 Estimated Households	1,998	15,266	31,419
2021 Projected Households	2,055	15,734	32,417
2010 Census Households	1,891	14,336	29,940
Projected Annual Growth 2016 to 2021	0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2016	0.9%	0.5%	1.6%
RACE AND ETHNICITY			
2016 Estimated White	50.4%	64.6%	67.3%
2016 Estimated Black or African American	1.5%	1.8%	1.7%
2016 Estimated Asian or Pacific Islander	7.2%	4.5%	6.1%
2016 Estimated American Indian or Native Alaskan	0.8%	1.0%	0.9%
2016 Estimated Other Races	40.1%	28.1%	24.0%
2016 Estimated Hispanic	64.5%	47.2%	41.0%
INCOME			
2016 Estimated Average Household Income	\$57,880	\$56,813	\$68,953
2016 Estimated Median Household Income	\$47,131	\$45,215	\$55,710
2016 Estimated Per Capita Income	\$15,700	\$19,337	\$22,969
BUSINESS			
2016 Estimated Total Businesses	309	2,019	3,065
2016 Estimated Total Employees	5,857	21,673	32,475

Radius Map



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