



For Sale

Morgan Ranch Development Land

432 E Glenwood Ave | Turlock, CA 95380

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Property Information

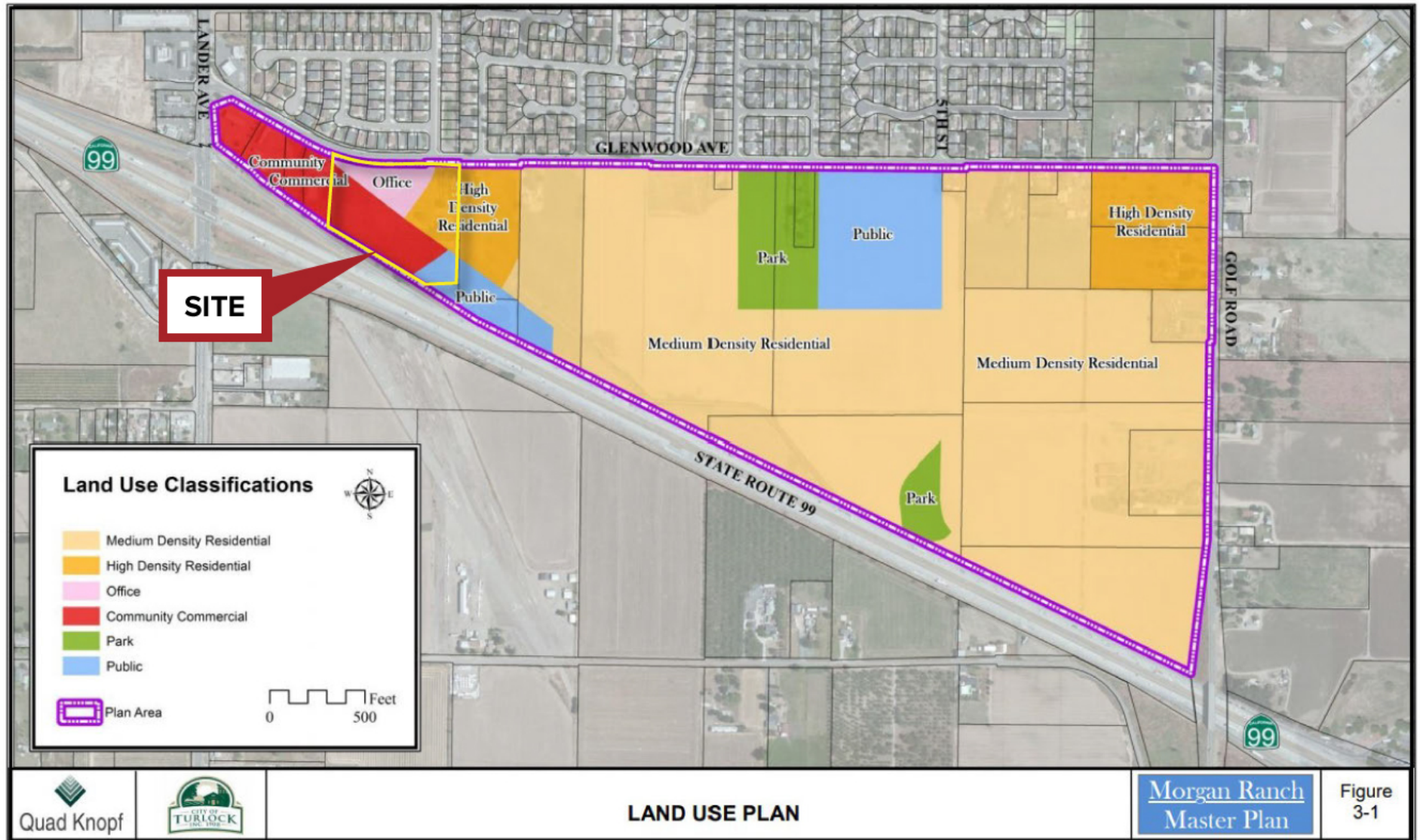
Sales Price:

Contact Broker

APN:	044-023-031
Zoning:	Office, Community Commercial, High Density Residential
Parcel Size:	±8.26 Acres
Traffic Counts:	E. Glenwood: ±4,500 ADT Lander Avenue : ±18,000 ADT Highway 99-: ± 66,700 ADT

- Excellent freeway visibility
- Easy access to Highway 99
- Within a 5-mile radius there is a population of over 99,000 with an average household income of \$90,051
- In close proximity to strong national retailers including Chevron, ARCO, CVS, Save Mart, Denny's, Starbucks, O'Reilly, Jack in the Box and more
- Highly desirable highway commercial

Site Plan



Market View





Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	8,919	50,680	99,587
2025 Projected Population:	9,288	52,647	103,542
2010 Census Population:	8,140	46,768	92,943
2025 Projected Growth:	0.8%	0.8%	0.8%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	2,282	16,688	32,097
2025 Projected Households:	2,316	19,900	32,452
2010 Census Households:	1,918	15,086	30,033
Projected Growth:	0.3%	0.3%	0.2%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	178	2,218	3,266
2020 Estimated Total Employees:	1,478	21,056	30,700

Income	1 mi	3 mi	5 mi
2020 Estimated Average Household Income:	\$63,470	\$78,093	\$90,051
2020 Estimated Median Household Income:	\$46,759	\$57,320	\$65,636
2020 Estimated Per Capita Income:	\$16,391	\$25,823	\$29,124

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	47.2%	63.7%	65.3%
2020 Estimated Black/African American:	1.4%	1.9%	1.8%
2020 Estimated Asian/Pacific Islander:	7.5%	4.7%	6.2%
2020 Estimated American Indian/Native Alaskan:	0.8%	1%	1%
2020 Estimated Hispanic:	69.3%	48.7%	44.3%
2020 Estimated Other Races:	43.1%	28.7%	25.6%



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