

HIGHWAY COMMERCIAL LAND

PROPOSED GAS STATION & QSR

FOR SALE | 4705 N GOLD STATE BLVD, TURLOCK CA



*Last traffic counts on Taylor Rd & N Golden State Blvd were taken in 2020. Last traffic counts on CA-99 was taken in 2021. 2024 projections are based on a 2% annual increase.



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsitere.com

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PROPERTY PROFILE

Proposed gas station and fast food site adjacent to Highway 99.

- » **Size:** $\pm 64,033^{\text{SF}}$ ($\pm 1.5^{\text{AC}}$)
 - » **Zoning:** Heavy Commercial (HC) which allows for a gas station and fast food with a Minor Discretionary Permit*
NO CONDITIONAL USE PERMIT REQUIRED!
CLICK [HERE](#) FOR ALLOWABLE USES.
 - » **Price:**
\$2,200,000.00
- » Proposed site plan consists of 8 MPD's, $\pm 3,800^{\text{SF}}$ C-Store, and a $\pm 1,700^{\text{SF}}$ QSR
 - » 1 mile from John H. Pitman High School with over 2,000 students
 - » Adjacent to the northbound Highway 99 off-ramp

*FOR MORE INFORMATION ABOUT MINOR DISCRETIONARY PERMIT CLICK [HERE](#)

BRANDS NOT IN A 2 MILE RADIUS



DEMOGRAPHICS

(2024 EST.)

POPULATION

1 mile	3,134
2 mile	17,538
3 mile	42,450

DAYTIME POPULATION

1 mile	1,009
2 mile	4,968
3 mile	11,289

MEDIAN HOUSEHOLD INCOME

1 mile	\$113,972
2 mile	\$75,246
3 mile	\$79,681

AVERAGE HOUSEHOLD INCOME

1 mile	\$95,050
2 mile	\$97,066
3 mile	\$100,898

TRAFFIC

N Golden State Blvd	14,754 ADT*
Taylor Rd	17,103 ADT*
Total	31,857 ADT

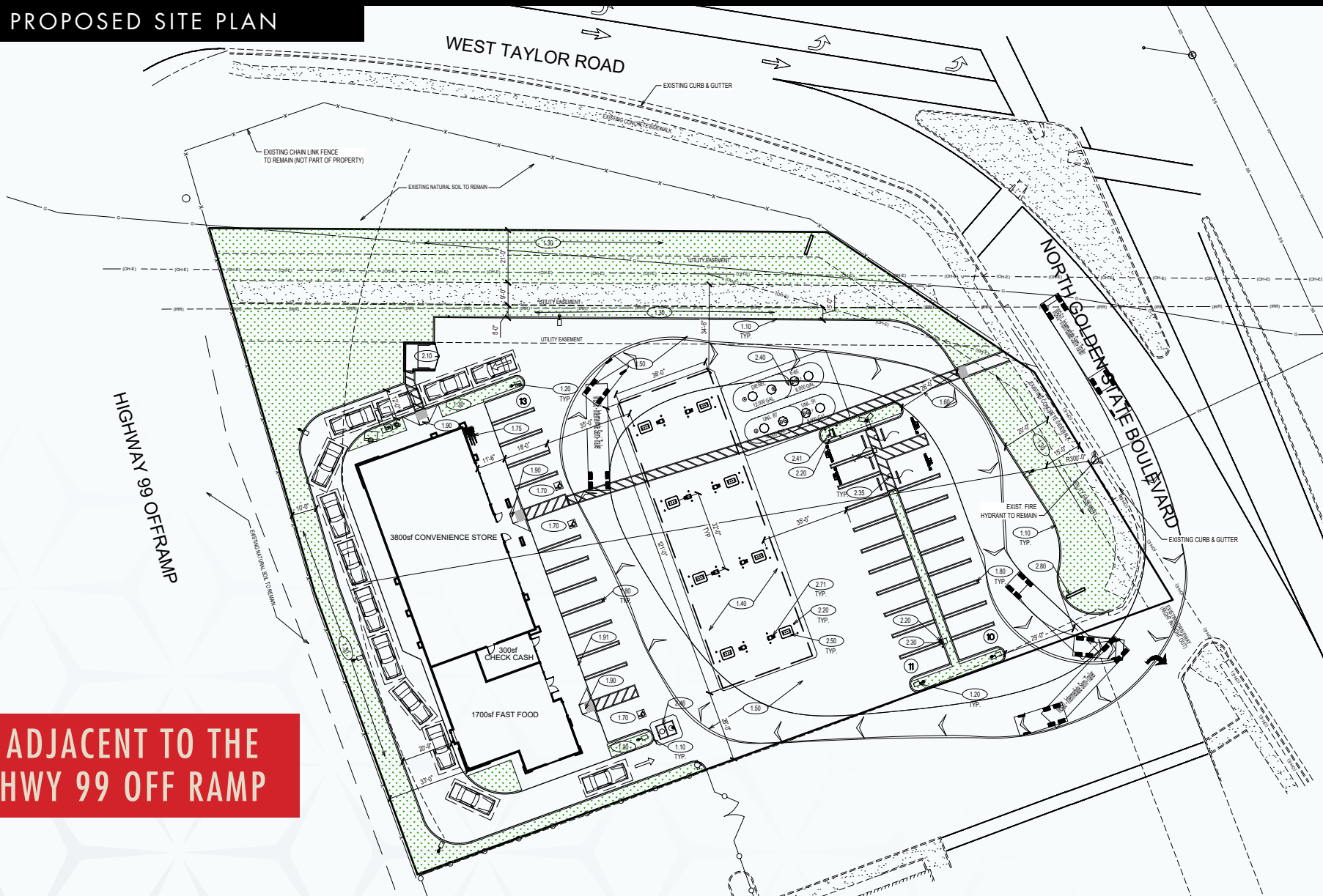
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PROPOSED SITE PLAN



ADJACENT TO THE
HWY 99 OFF RAMP

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OVERHEAD AERIAL



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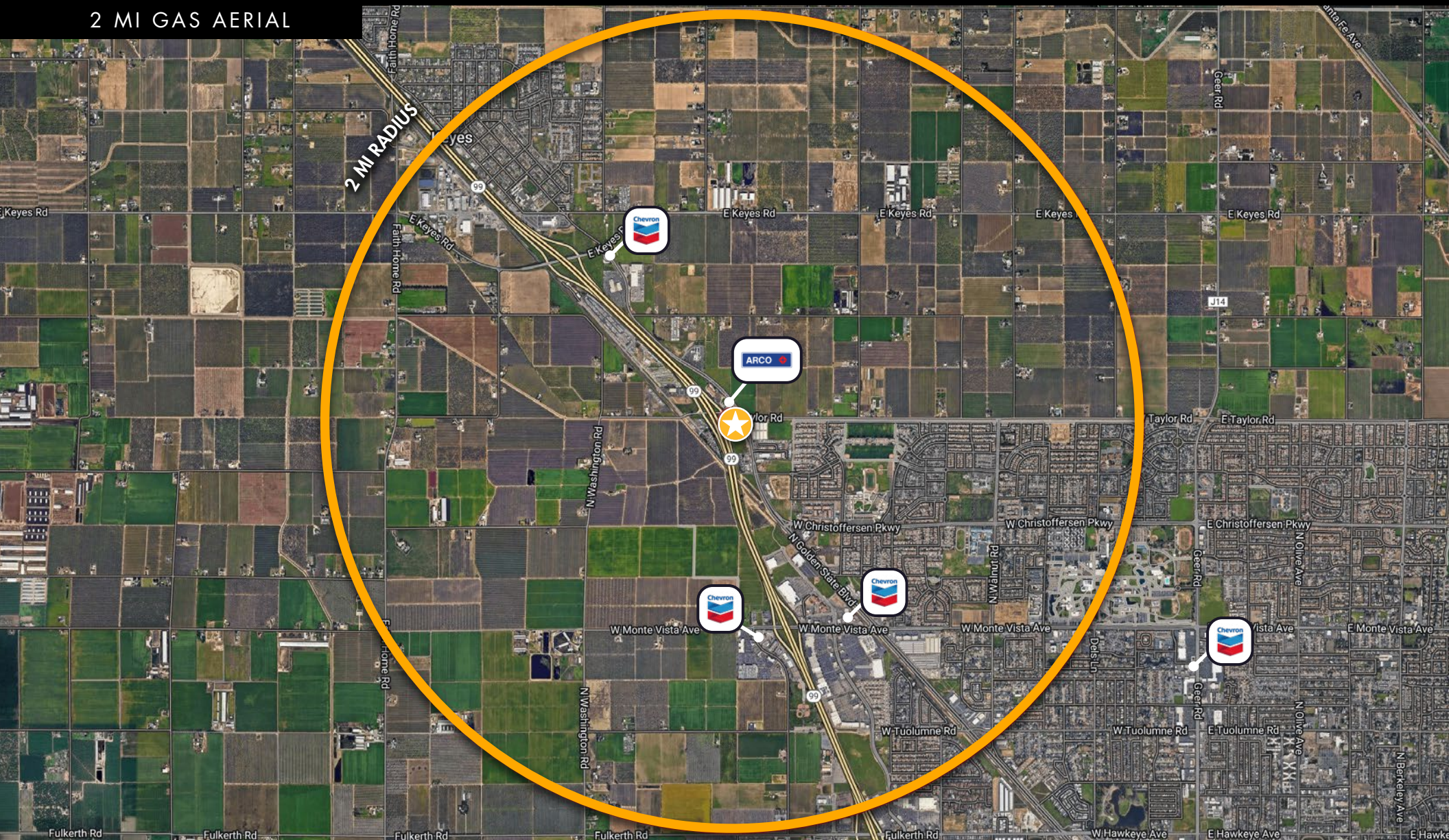
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2 MI GAS AERIAL



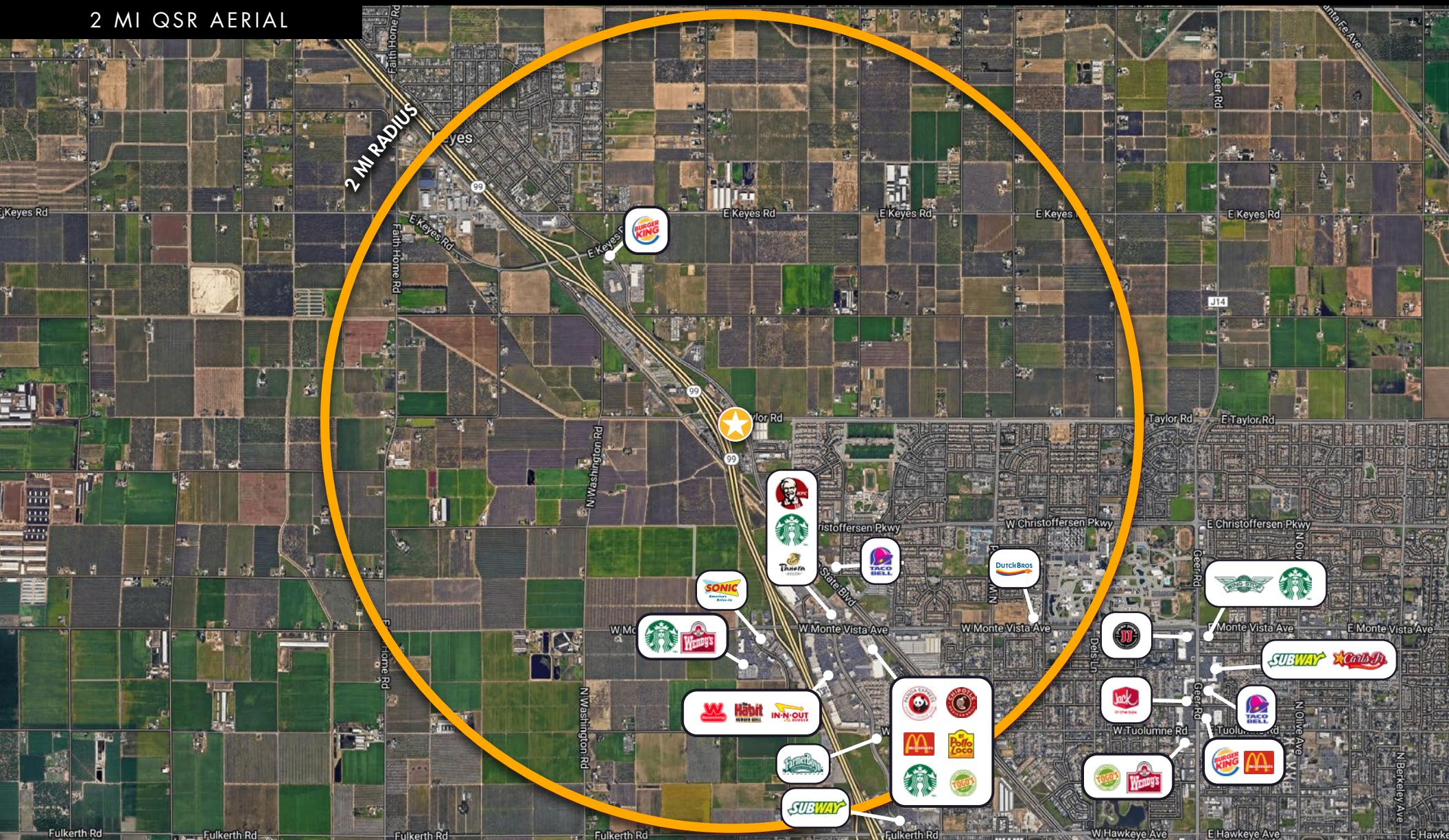
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2 MI QSR AERIAL



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