

For Sale \$1,750,000

1051 E Main Street Turlock CA

Fully Entitled Assisted Living Development Land



To discuss your property or any commercial real estate needs please contact:

PMZCommercial.com

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

1051 E Main St Turlock CA

APN: 042-28-03, 042-28-04

Lot Size: 2.02 ac combined

Traffic Counts: E Main St: 6,295 ADT
E Canal Dr: 6,769 ADT

Side Notes:

- Permit ready for AL, IL, MC, 55+
- Civil Plans are 90% Completed
- City Development Fee Credits: \$200,000 +/-
- 4 Way Stop
- Neighboring Medical Offices



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Property Description

Excellent commercial real estate lot with many possibilities for multi-family, office, or mixed-use potential. Possible to negotiate development fee credits with City of Turlock.

Conveniently located near Emanuel Medical Center and 5 minutes from Hwy 99.

Property has previously been fully entitled for an assisted living facility, site plans are on file with seller.

Potential multi family could be 3 story development and maximum of 81 units per preliminary study.



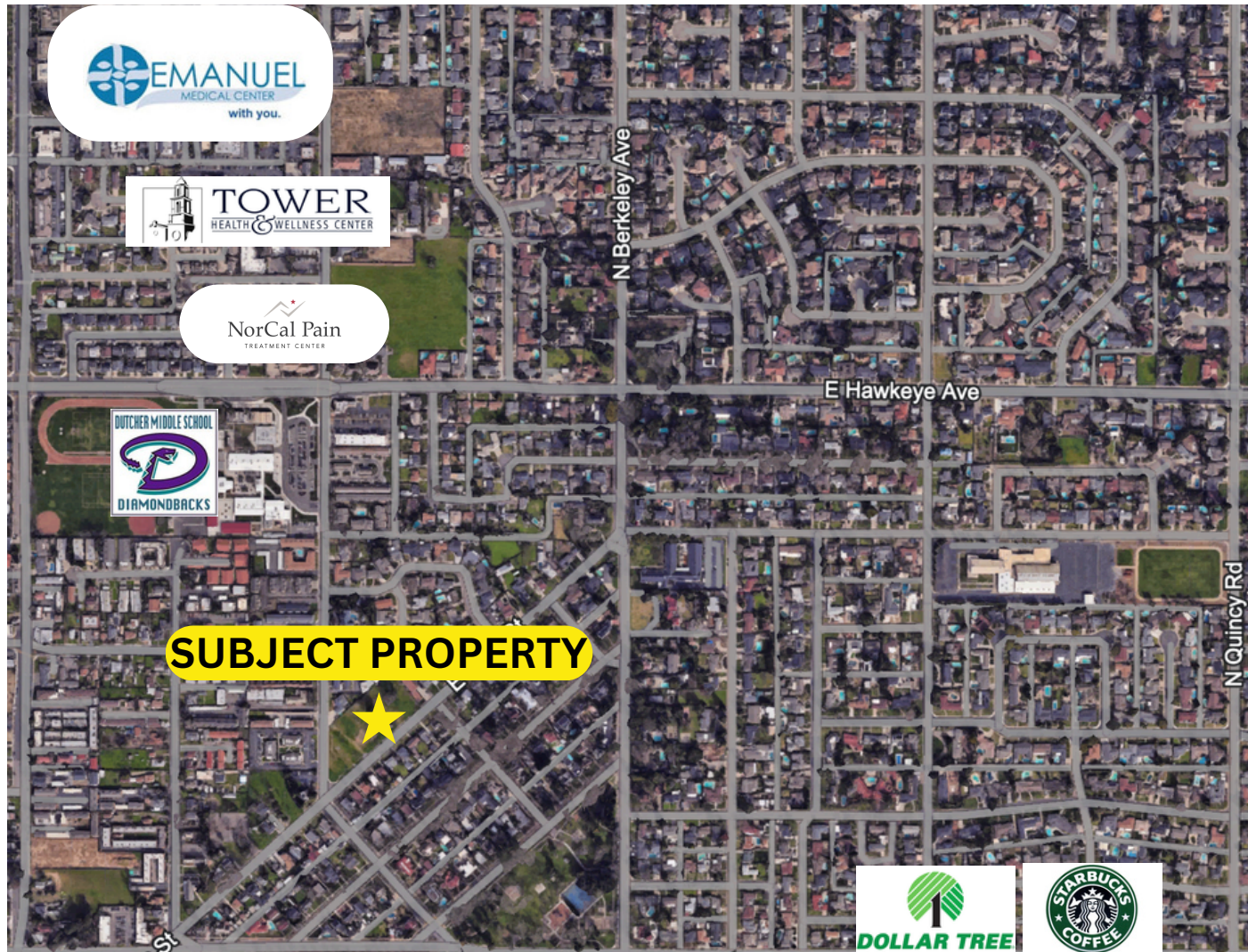
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SITE PLAN



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FIRST FLOOR - SITE PLAN



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SECOND FLOOR - SITE PLAN



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ELEVATIONS



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VIEW OF COURTYARD 2 w/OAK TREE 1/2" = 1'-0" 4



VIEW OF COURTYARD 2



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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	17,402	78,523	87,690
5 Year Forecast	18,145	81,873	91,425
Population Growth	6.01%	5.83%	5.73%
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,690	25,940	28,938
5 Year Forecast	6,959	26,980	30,091
Total HH Growth	5.82%	5.58%	5.46%
Median HH Income	\$60,442	\$67,448	\$67,336
Average HH Income	\$74,397	\$86,368	\$87,061

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