

AVAILABLE FOR SALE  
2.28± ACRES OF LAND

# NWC OF HIGHWAY 99 & TAYLOR ROAD

TURLOCK, CA



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# 4830 TAYLOR COURT

TURLOCK, CA

# PROPERTY INFORMATION

**Availability:** 2.28± Acres  
**Zoning:** General Agriculture  
*General Plan Zoning Designation:* Planned Development  
**APN:** 045-062-015 (*Stanislaus County*)

## PROPERTY DESCRIPTION

The subject property consists of approximately 2.28± acres of land adjacent to the Taylor Road exit on Highway 99 in Turlock, CA. The property is currently zoned General Agricultural, but with a Planned Development zoning in the General Plan, this is an ideal property for highway commercial uses. The property offers excellent access and visibility from Highway 99 and aims to provide services to an otherwise underserved area.

## HIGHLIGHTS

- Excellent access and visibility to Highway 99
- Heavy Commercial zoning in the General Plan
- Ideal for Highway commercial uses



**\$2,500,000.00**  
ASKING PRICE

# 4830 TAYLOR COURT

TURLOCK, CA

## PROPERTY INFORMATION

### LOCATION DESCRIPTION

This property is well located along Highway 99 at the Taylor Road exit in northwest Turlock. The site is strategically located to serve residents and travelers with easy access to and from the freeway.

### TRAFFIC COUNTS

119,280± ADT

Highway 99 at Taylor Road  
(Northbound & Southbound)

28,695± ADT




Taylor Road at Highway 99  
(Eastbound & Westbound)

147,975± ADT

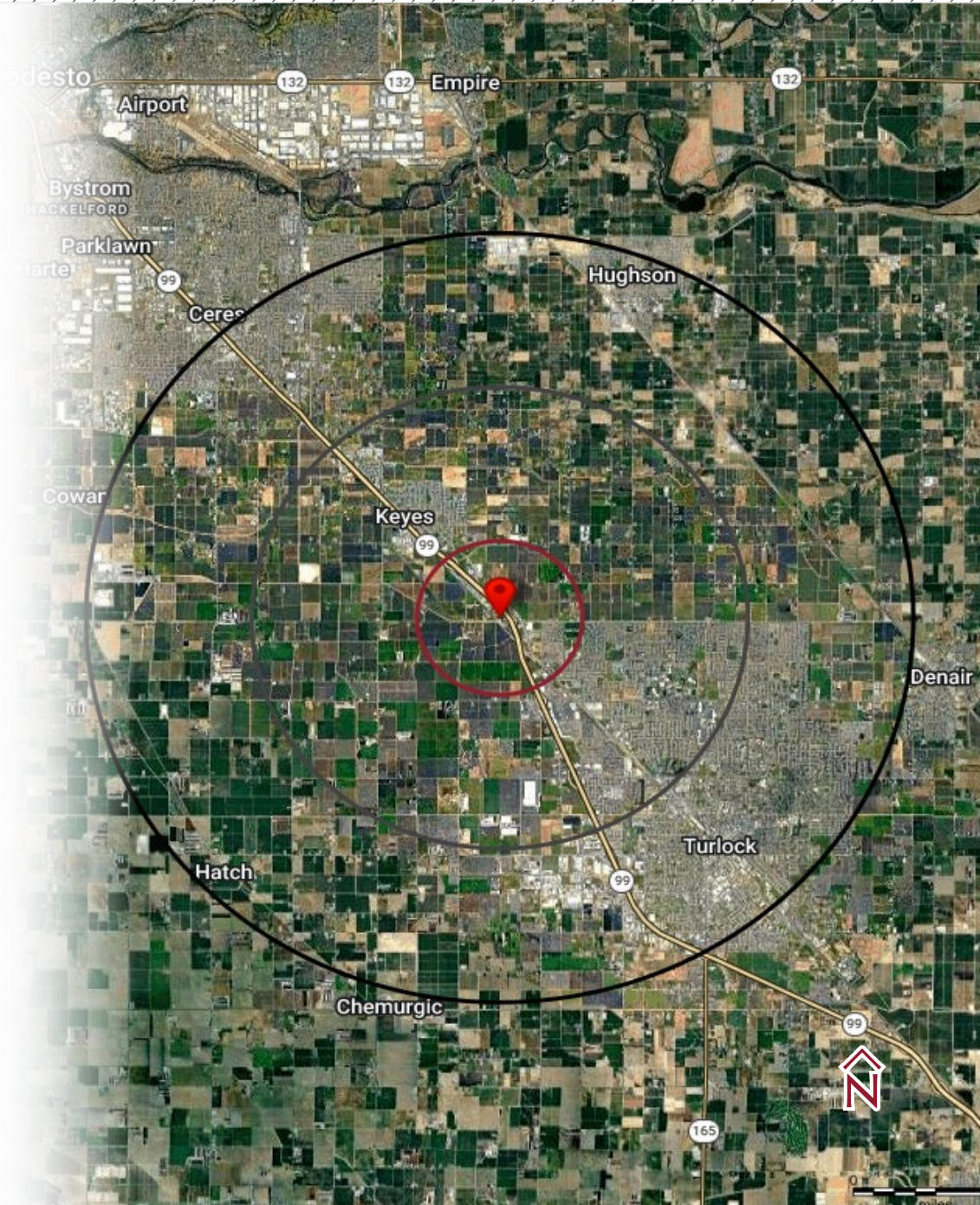
Total Area Traffic

Source: Kalibrate TrafficMetrix 2025

### DEMOGRAPHICS

	3 MILE RADIUS	5 MILE RADIUS
 Estimated Population:	36,386	105,327
 Estimated Households:	11,905	33,826
 Est. Average HH Income:	\$105,848	\$101,990

Source: Claritas 2025



4830 TAYLOR COURT  
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AERIAL  
MAP



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