

# For Sale • Industrial Land

Tully Road • Hughson • CA • 95326



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

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# Property Summary

<b>Address:</b>	Tully Road • Hughson • CA • 95326	<b>County:</b>	Stanislaus County
<b>Sale Price:</b>	\$5,500,000.00	<b>Property Type:</b>	Industrial land
<b>Available Lot Size:</b>	± 11.42 - 46.11 AC	<b>Parcel Numbers:</b>	018-048-009 018-048-040 018-052-043
<b>Total Parcels:</b>	Three (3)	<b>Procuring Broker Fee:</b>	2.5%

## Property Description:

This rare industrial land opportunity offers a larger acreage parcel, ideal for a large industrial user or a user/developer seeking to capitalize on the tight industrial market. The property is annexed and zoned for industrial use (I - Industrial), ensuring compliance with local regulations. A vested tentative subdivision map is pending approval, streamlining future development plans. Utilities are readily available adjacent to the parcel, facilitating efficient project execution, and the land is competitively priced for entitled land with such proximity to utilities. The potential for rail access, with BNSF Railroad bordering the parcels, enhances logistical capabilities. Additionally, the site is conveniently located just ± 4 miles from Highway 99, providing excellent connectivity for transportation and distribution needs.



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# Location Map



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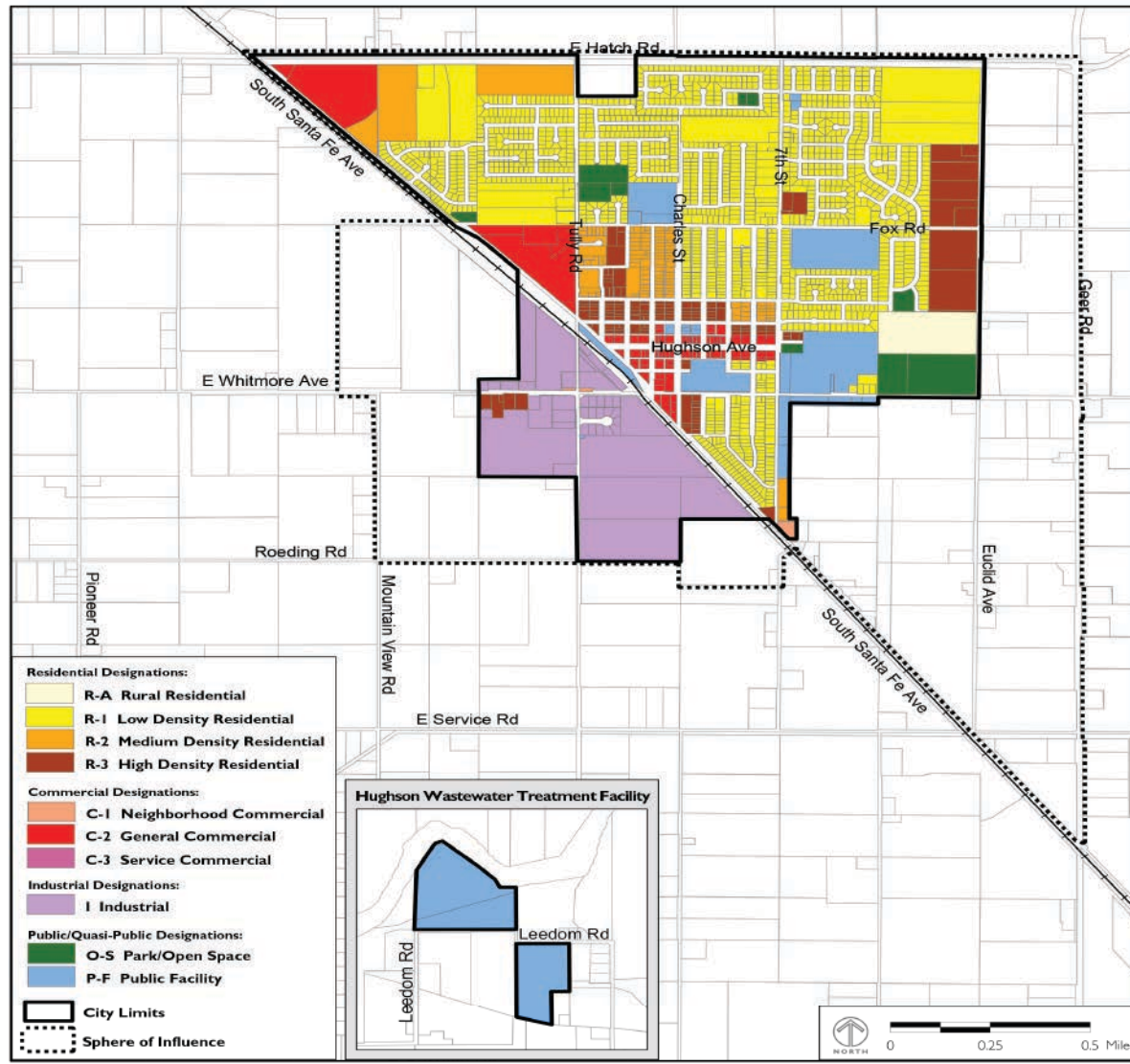
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# Hughson Zoning Map



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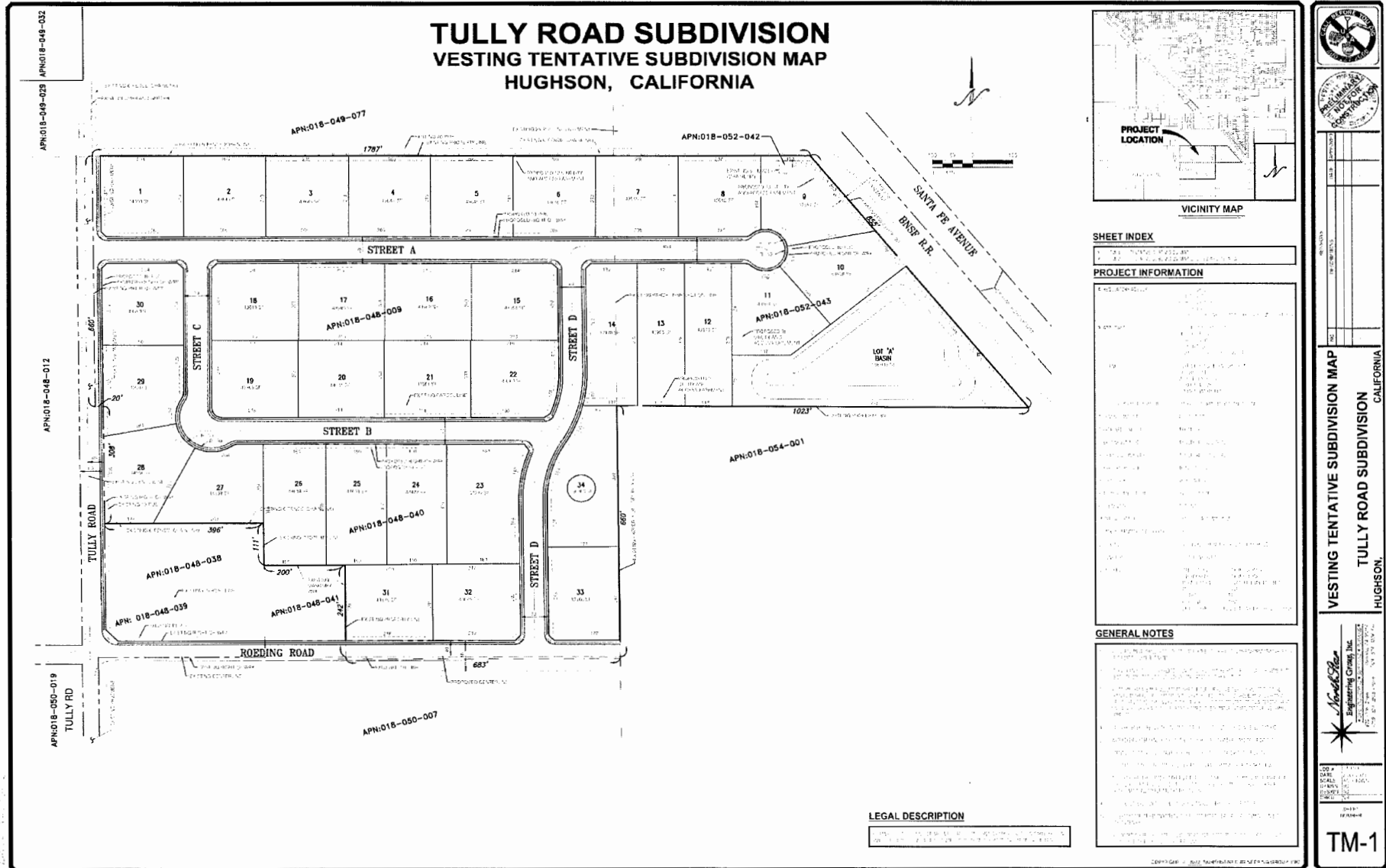
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# Tully Road Subdivision Map



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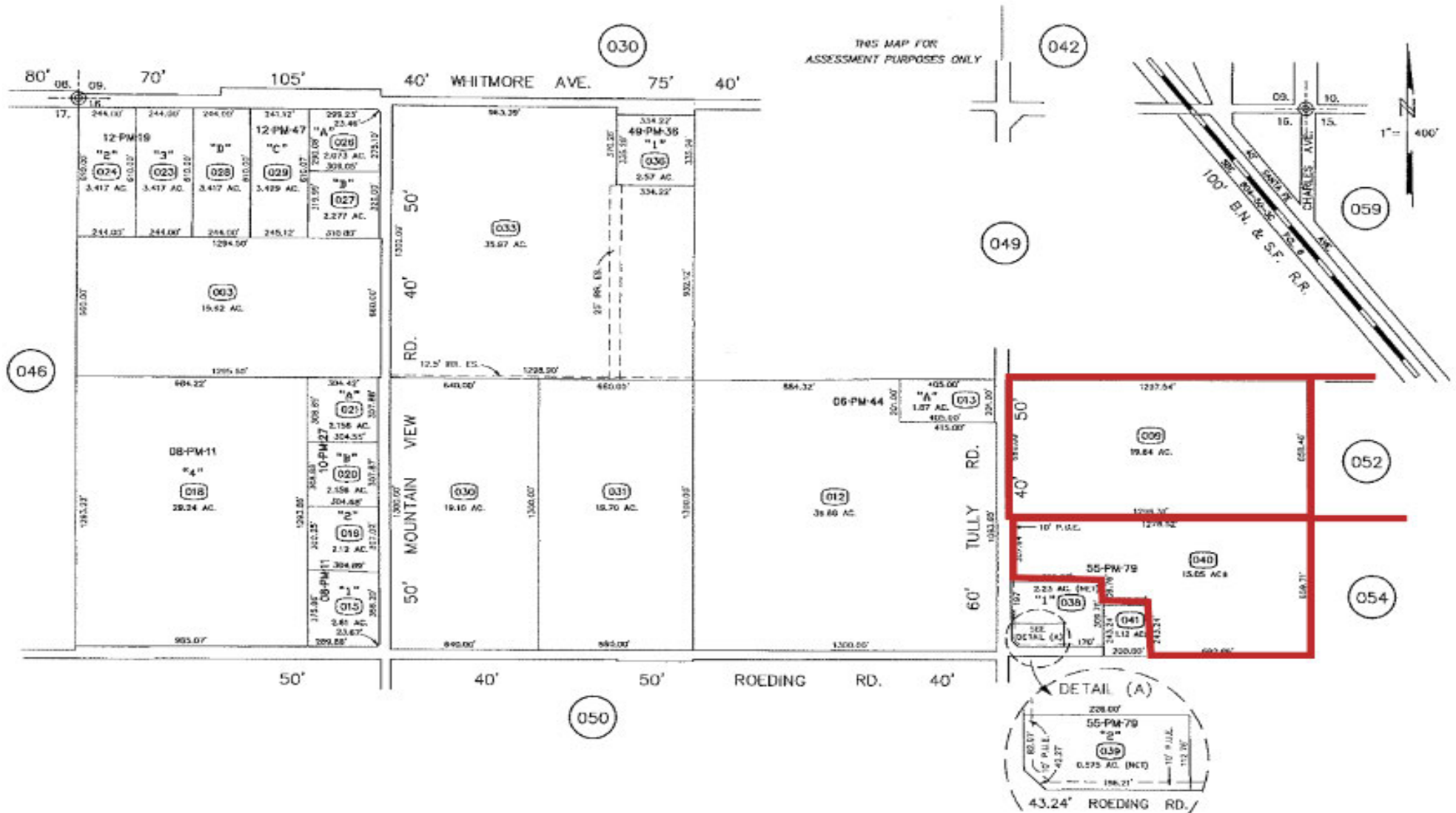
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# Parcel Map



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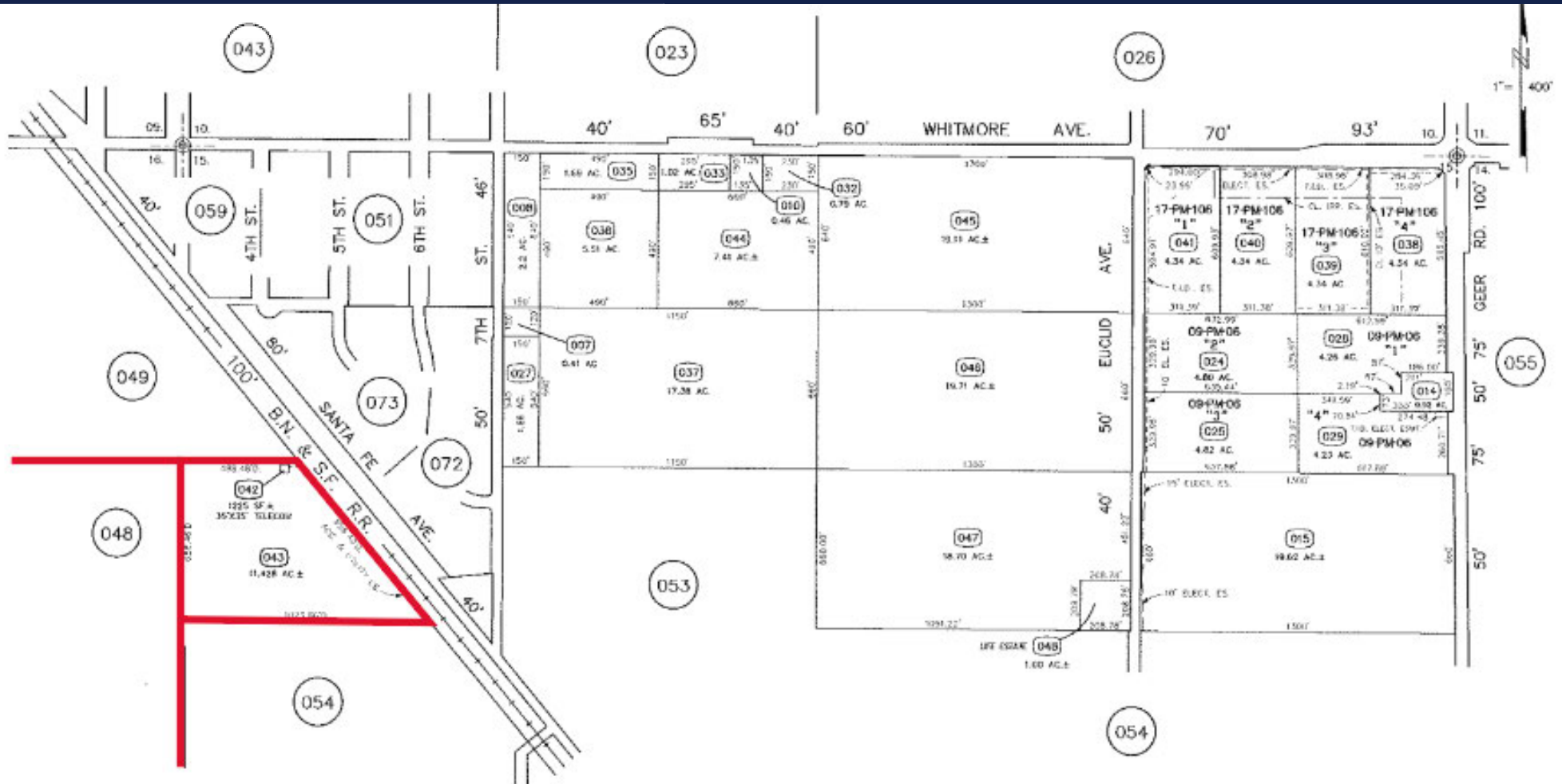
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# Photo Gallery



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