

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

**Industrial Land For Sale - Subject to Lot Line Adjustment  
475 S. Golden State Blvd, Turlock, CA**



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

**RANDY HIGH JR., CCIM**  
CalBRE Lic. No. 01238404  
209.491.3413 | rhigh@pmz.com

**DANNY PRICE**  
CalBRE Lic. No. 01895497  
209.491.3415 | dprice@pmz.com

**DUKE LEFFLER, SIOR, CCIM**  
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209.491.3414 | duke@pmz.com

# PROPERTY INFORMATION

|                     |                                         |                      |                         |
|---------------------|-----------------------------------------|----------------------|-------------------------|
| Address             | 475 S. Golden State Blvd, Turlock, CA   | County               | Stanislaus County       |
| Sale Price          | \$3,000,000.00                          | Property Type        | Land - Industrial       |
| Land Square Footage | ±115,882 SF                             | Sale Type            | Owner User              |
|                     | (Subject to lot line Adj. Final SF TBD) | Zoning               | Transitional/Commercial |
| Lot Size            | Approximately ±2.66 AC                  | APN                  | 043-050-004-000         |
|                     | (Subject to lot line Adj. Final AC TBD) | Procuring Broker Fee | 2.5%                    |

## Sale Notes:

Cash or terms acceptable to Seller. Seller financing possible.

\*LOT LINE WILL BE ADJUSTED AS AERIAL IMAGE IS PORTRAYED ON PAGE 6.

## Highlights:

- Highly Valued Development Agreement Approved
- Favorable Utility Rates and Favorable Tax Structure in Development Agreement make this property a highly valuable opportunity for user
- Great location near bustling & revitalized downtown Turlock, CA
- Close proximity to Highway 99

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# TURLOCK CANNABIS PILOT PROGRAM

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### RETAIL 5 YEAR TERM

YEAR PUBLIC BENEFIT AMOUNT

DEDICATED 0.25%  
JUVENILE  
DRUG/ALCOHOL  
PREVENTION/TREATMENT

|                 |                                                      |       |
|-----------------|------------------------------------------------------|-------|
| 1 <sup>st</sup> | \$25,000 or 5% gross receipts (whichever is greater) | 0.25% |
| 2 <sup>nd</sup> | \$30,000 or 5% gross receipts (whichever is greater) | 0.25% |
| 3 <sup>rd</sup> | \$35,000 or 5% gross receipts (whichever is greater) | 0.25% |
| 4 <sup>th</sup> | \$40,000 or 5% gross receipts (whichever is greater) | 0.25% |
| 5 <sup>th</sup> | \$45,000 or 5% gross receipts (whichever is greater) | 0.25% |

### CULTIVATION 5 YEAR TERM

YEAR PUBLIC BENEFIT AMOUNT  
AMORTIZED ANNUALLY

|                 |                             |
|-----------------|-----------------------------|
| 1 <sup>st</sup> | \$10.00 sq/ft [CANOPY SIZE] |
| 2 <sup>nd</sup> | \$10.00 sq/ft [CANOPY SIZE] |
| 3 <sup>rd</sup> | \$10.00 sq/ft [CANOPY SIZE] |
| 4 <sup>th</sup> | \$10.00 sq/ft [CANOPY SIZE] |
| 5 <sup>th</sup> | \$10.00 sq/ft [CANOPY SIZE] |

### MANUFACTURING 5 YEAR TERM

YEAR PUBLIC BENEFIT AMOUNT  
AMORTIZED ANNUALLY

|                 |                             |
|-----------------|-----------------------------|
| 1 <sup>st</sup> | \$10.00 sq/ft [FLOOR SPACE] |
| 2 <sup>nd</sup> | \$10.00 sq/ft [FLOOR SPACE] |
| 3 <sup>rd</sup> | \$10.00 sq/ft [FLOOR SPACE] |
| 4 <sup>th</sup> | \$10.00 sq/ft [FLOOR SPACE] |
| 5 <sup>th</sup> | \$10.00 sq/ft [FLOOR SPACE] |

### DISTRIBUTION 5 YEAR TERM

YEAR PUBLIC BENEFIT AMOUNT OWED IF  
DISTRIBUTION IS TO AN ENTITY NOT WHOLLY  
OWNED AND OPERATED BY THE CANNABIS  
APPLICANT. [AMORTIZED ANNUALLY]

NO PUBLIC BENEFIT AMOUNT OWED IF  
DISTRIBUTION IS TO A SEPARATE ENTITY  
WHOLLY OWNED AND OPERATED BY THE  
CANNABIS APPLICANT.

|                 |                       |                       |
|-----------------|-----------------------|-----------------------|
| 1 <sup>st</sup> | 2.5% of gross receipt | 0.0% of gross receipt |
| 2 <sup>nd</sup> | 2.5% of gross receipt | 0.0% of gross receipt |
| 3 <sup>rd</sup> | 2.5% of gross receipt | 0.0% of gross receipt |
| 4 <sup>th</sup> | 2.5% of gross receipt | 0.0% of gross receipt |
| 5 <sup>th</sup> | 2.5% of gross receipt | 0.0% of gross receipt |

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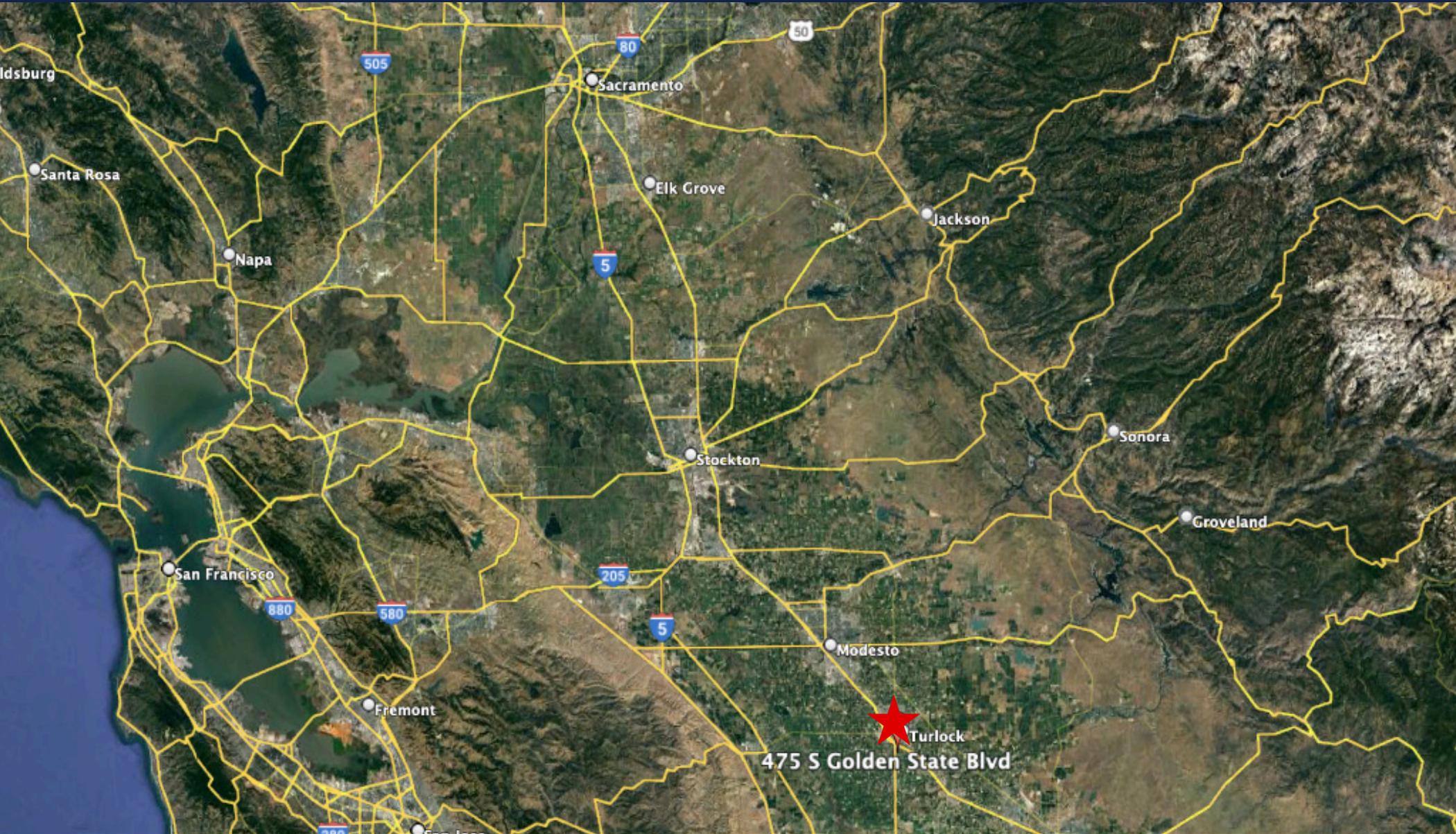
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# LOCATION MAP



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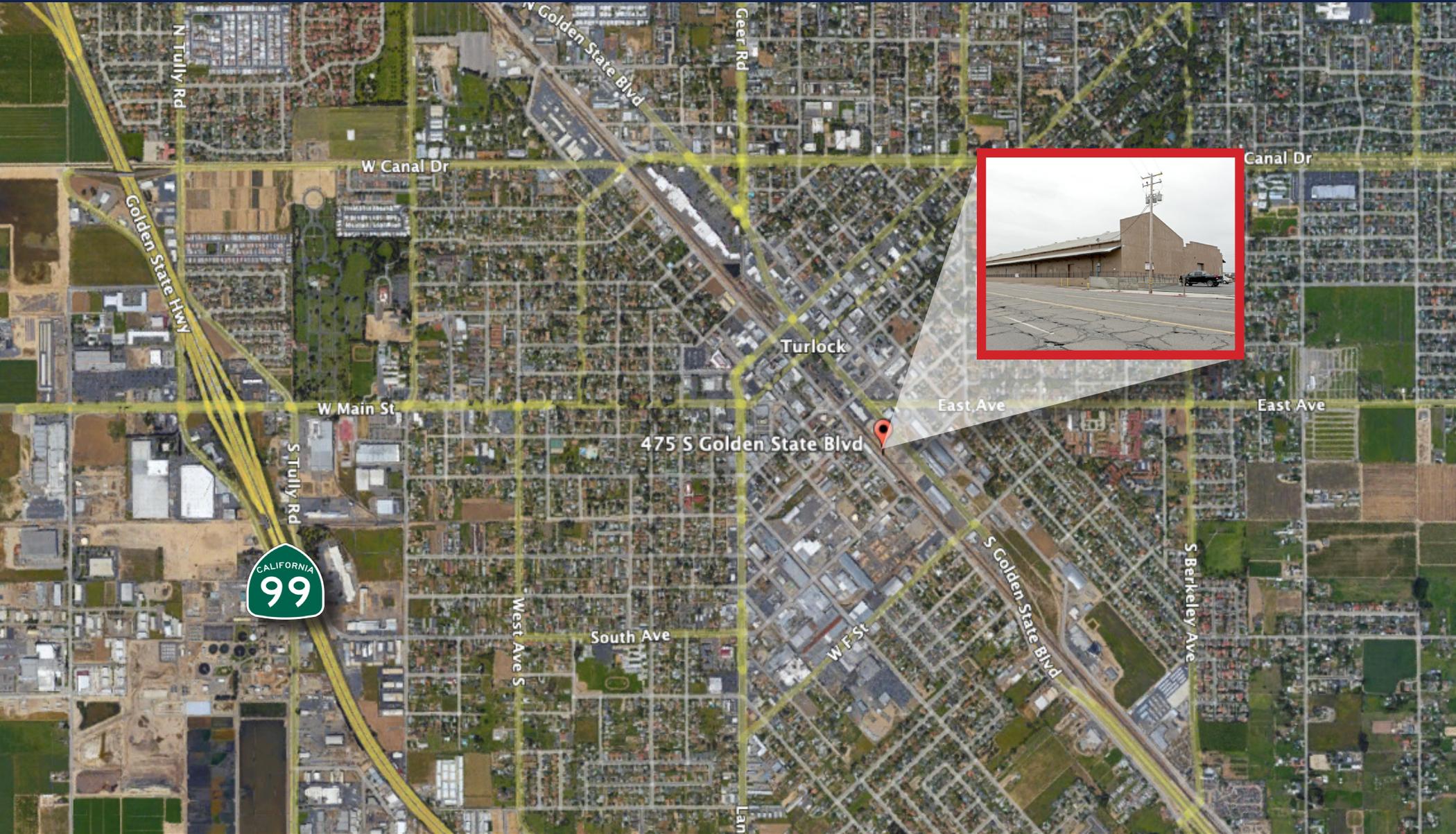
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# AERIAL VIEW - AREA TO BE SOLD



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# BUSINESS MAP



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