

**LIFESTYLE LAND**

**POTENTIAL DEVELOPMENT LAND  
LOCATED JUST OUTSIDE OF CITY LIMITS  
FOR SALE**

**715 W. TAYLOR ROAD - TURLOCK, CA - STANISLAUS COUNTY**



For more information, contact:

**SONNY UPPAL**

**(209) 585-6349 | SONNY@UPPALRE.COM**

**DRE 02108475**

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**EXCLUSIVELY LISTED BY:**

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# EXECUTIVE PROPERTY SUMMARY

715 W. TAYLOR ROAD

Presenting a rare and first-time-on-the-market opportunity, 715 W Taylor Road offers 78.3 acres of prime land located just outside the City of Turlock's limits, within the City's Planning Boundary—positioning it perfectly for future annexation and long-term upside. This expansive parcel currently serves as two separate homesites, offering immediate use and flexibility, with the potential for additional residential development subject to county and city approvals. The land is flat, usable, and strategically located in a highly desirable area with easy access to Highway 99 and close proximity to major shopping centers, residential neighborhoods, schools, and commercial developments. Multiple nearby properties along the Taylor Road corridor have sold in recent years, signaling strong investor interest and increased development activity. With the versatility of this parcel and the continued growth of the area, this could be the next key piece in the expansion of Turlock. Whether held as a long-term investment, subdivided into multiple parcels, or positioned for future residential, commercial, or mixed-use development, this property offers unmatched potential. Its inclusion in Turlock's Planning Boundary already lays the groundwork for future annexation, making this a strategic acquisition in one of the Central Valley's most active and promising growth corridors.

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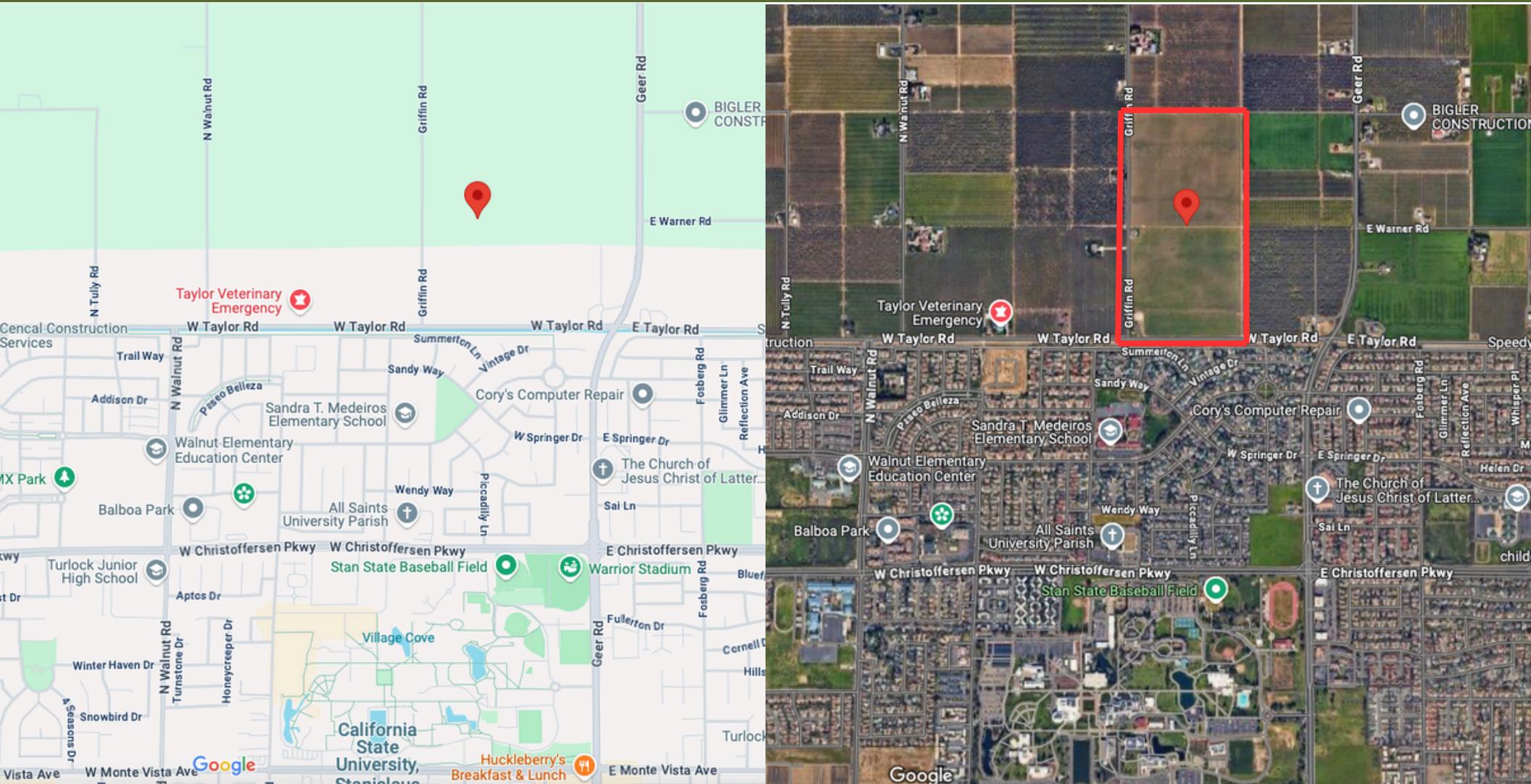
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## PROPERTY LOCATION



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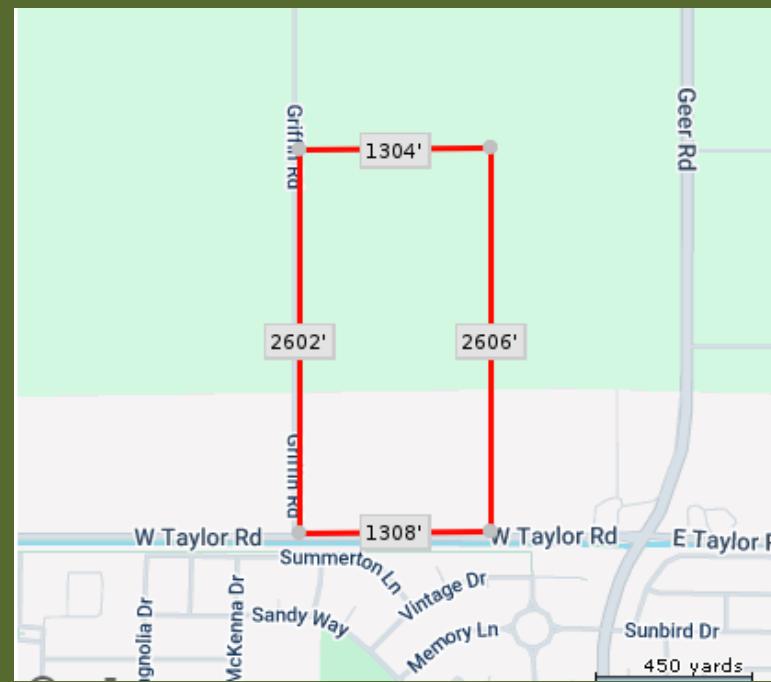
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# SITE PLAN



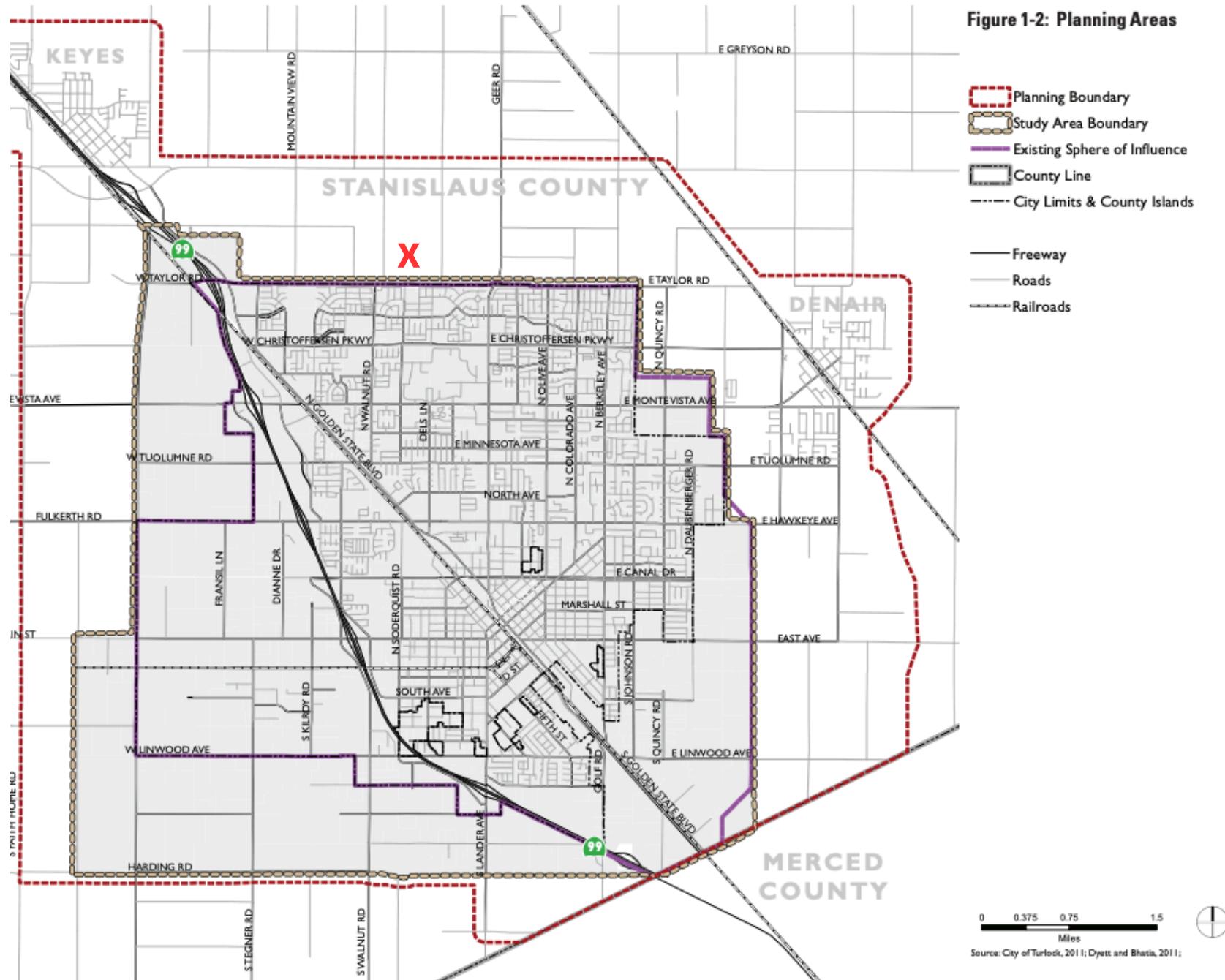
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# CITY PLANNING BOUNDARY

715 W. TAYLOR ROAD



# NOTABLE PROPERTY SALES NEARBY

715 W. TAYLOR ROAD

1	125 E Taylor Rd, Turlock	Mar 4 2022	\$1,425,000	≈19.4
2	2500 W Barnhart Rd, Turlock	Oct 15 2021	\$1,255,000	≈19.2
3	5018 N Geer Rd, Turlock	Nov 15 2021	\$1,100,000	≈18.5
4	2513 W Taylor Rd, Turlock	Nov 5 2024	\$1,200,000	≈19.7
5	2637 W Taylor Rd, Turlock	Apr 30 2025	\$1,500,000	≈19.1
6	3031 W Taylor Rd, Turlock	Apr 17 2025	\$ 900,000	≈11.3
7	5825 Geer Rd, Hughson	Jun 7 2023	\$1,625,000	≈23.1
8	5201 Harper Rd, Turlock	March 8 2022	\$1,000,000	≈9.7
9	5131 Griffin Rd, Turlock	Apr 30 2021	\$1,900,000	≈19.0

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