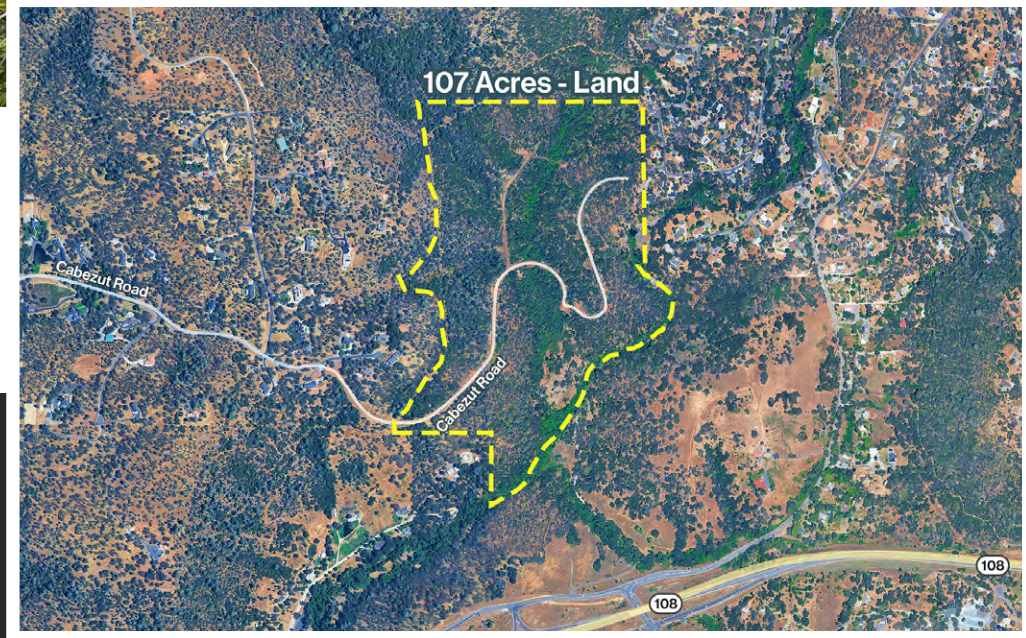


LAND FOR SALE

Argonaut Estates

CABEZUT ROAD

SONORA, CALIFORNIA

FOR SALE

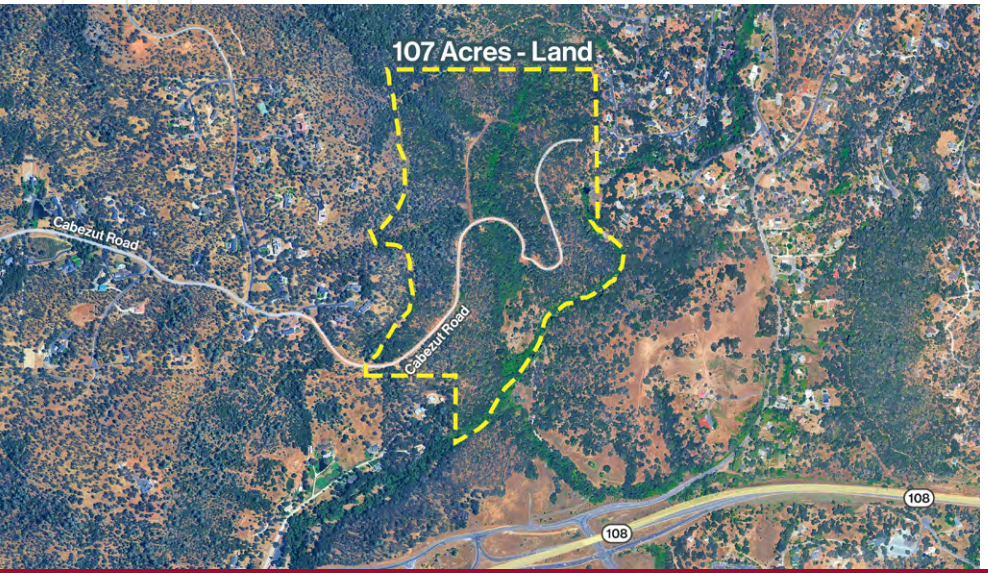
107 Acres Residential Land

PRIME COMMERCIAL INCORPORATED

Doug Ferrari
Lic. 01032363
dferrari@primecommercialinc.com
408.879.4002

Dixie Divine
Lic. 00926251 & 01481181
ddivine@primecommercialinc.com
408.313.8900

www.primecommercialinc.com
OFFICE: 408.879.4000



THE OFFERING

Location

Argonaut Estates is a rare opportunity to purchase a large beautiful site with close proximity to Highway 108 and within minutes of shopping, restaurants, and historic downtown Sonora. The site has a gentle downward slope from Cabezut Road providing scenic Sierra foothill views along with plenty of privacy among mature cedar, pine and oak trees.

PROPERTY

Features

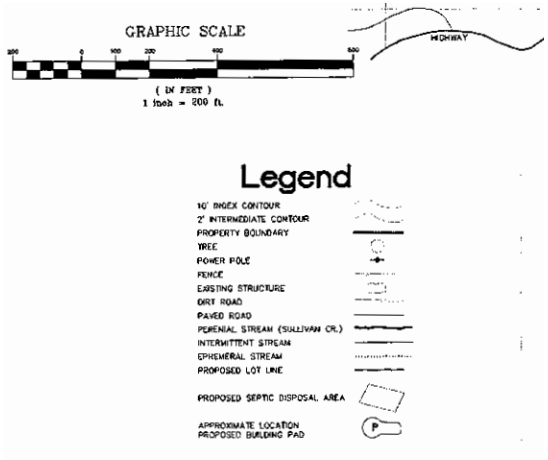
- 107 Acres Providing Scenic Views and Privacy
- Picturesque Seasonal Creek with Waterfall
- 2.5 Hours Drive Time from San Francisco / Bay Area
- Minutes from Historic Downtown Sonora
- Possible Multi-Lot Subdivision
- Zoning RE-5
- APNs: 044-010-045
  044-380-033
  045-151-006
- **Price: $1,195,000**

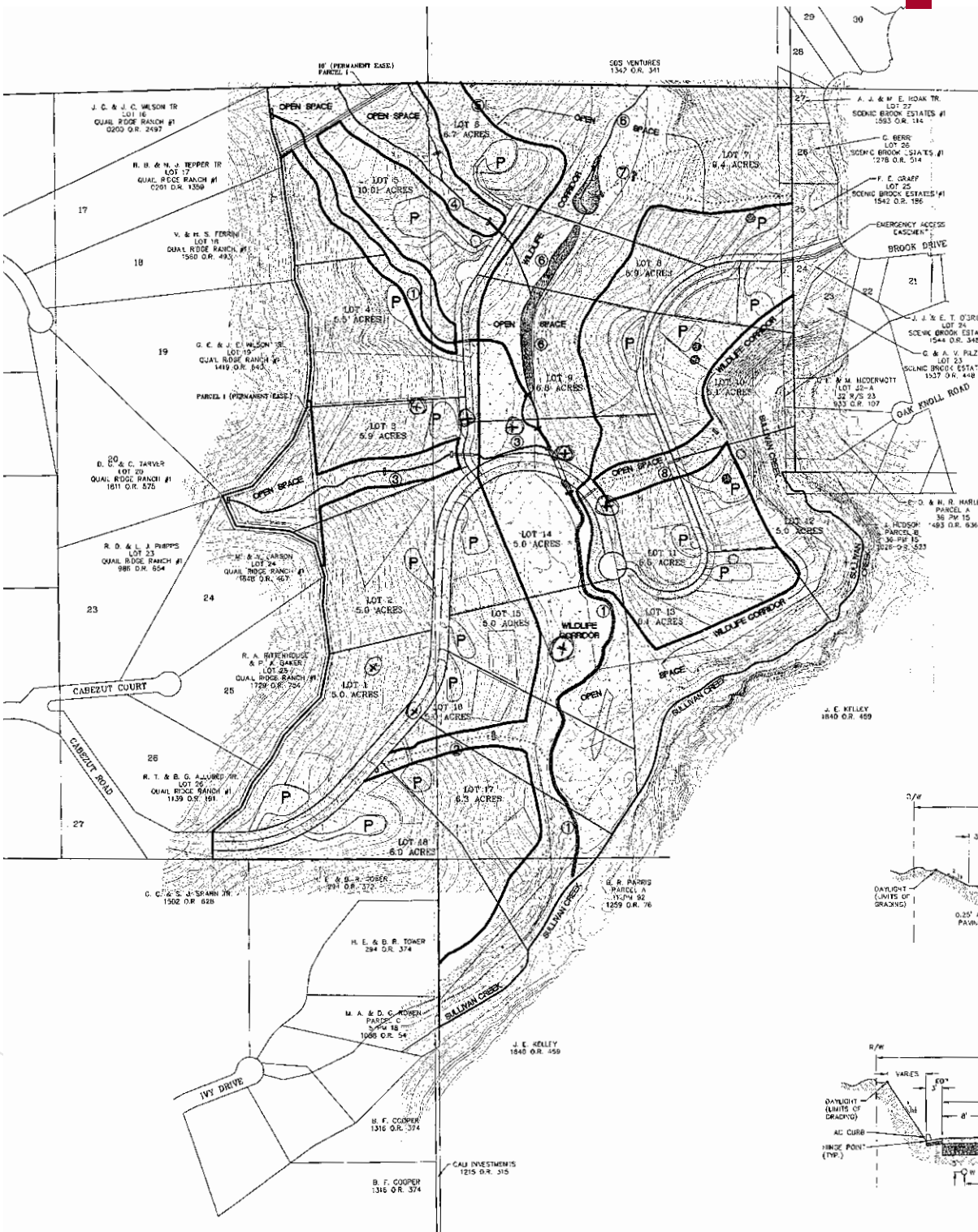
Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimates for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose.

POSSIBLE MULTI-LOT SUBDIVISION

Tentative Map

Note: Tentative Map for reference only and has not been approved by the City of Sonora nor the County of Tuolumne.





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MARKET OVERVIEW

Aerial Map *(Nearby Retailers)*

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MILEAGE *From Sonora*

CITY	MILES AWAY
San Francisco	140
San Jose	131
Sacramento	119
Stockton	76
Modesto	69
Yosemite Valley	76
Fresno	116
Reno	194
South Lake Tahoe	155

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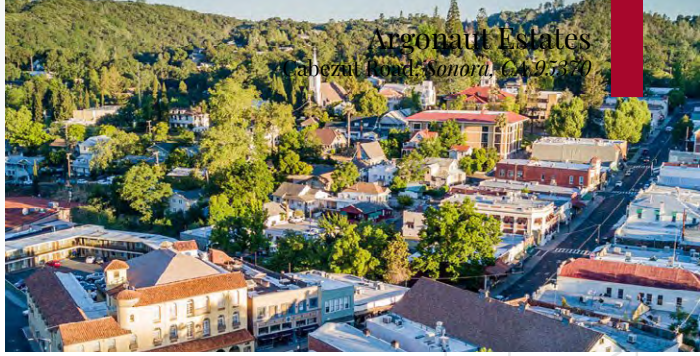

MARKET *Demographics*

DEMOGRAPHICS	
Sonora Population (2010)	4,610
Sonora Population (2024)	4,871
Daytime Population	22,000 - 25,000
Tuolumne County Population	54,707
Per Capita Personal Income	$39,503
Median Household Income	$62,621
Households	2,190
Median Age (Sonora)	38.2
Unemployment Rate (2024)	5.3%
Education: High School or Higher	84.8%
Education: Bachelor's or Higher	30.2%

2.2

AVERAGE HOUSEHOLD SIZE (2019)

2,594

TOTAL HOUSING UNITS (SINGLE & MULTIFAMILY 2019)

59%

RENTER OCCUPIED (HOUSING STOCK 2019)

7.6%

VACANT HOUSING UNITS (WITHIN 3 MILES)

Sources:

City of Sonora, www.sonoraca.com;

2019-2024 Housing Element Report, Sonora Community Development Department;

Visit Tuolumne County, www.visittuolumne.com;

Esri 2024

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Confidentiality & Disclaimer

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The Seller expressly reserves the right, at its sole discretion, to withdraw the Property from the market. Seller and Prime Commercial, Inc. reserves the right, expressed or implied, to reject any offer to purchase the property and to terminate discussions with any person or entity reviewing this offering memorandum until and unless the seller executes and delivers a signed purchase agreement with terms acceptable to the Seller.

Agent Contact

Doug Ferrari

Lic. 01032363
dferrari@primecommercialinc.com
408.879.4002

Dixie Divine

Lic. 00926251 & 01481181
ddivine@primecommercialinc.com
408.313.8900

PRIME COMMERCIAL INCORPORATED

www.primecommercialinc.com
OFFICE: 408.879.4000