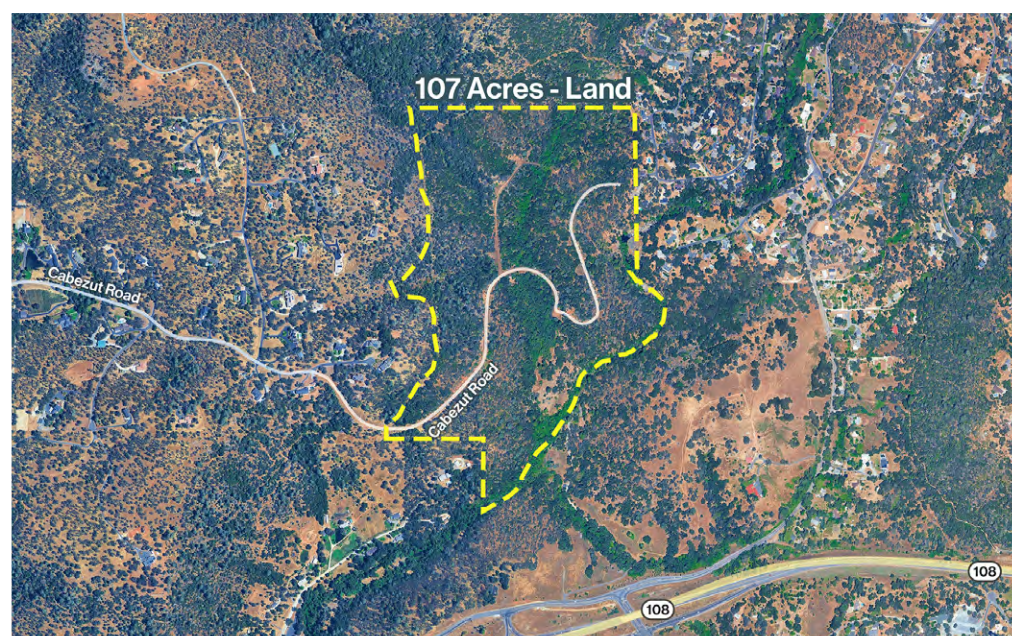




LAND FOR SALE

Argonaut Estates

CABEZUT ROAD
SONORA, CALIFORNIA

FOR SALE

107 Acres Residential Land

PC INC PRIME COMMERCIAL
INCORPORATED

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THE OFFERING

Location

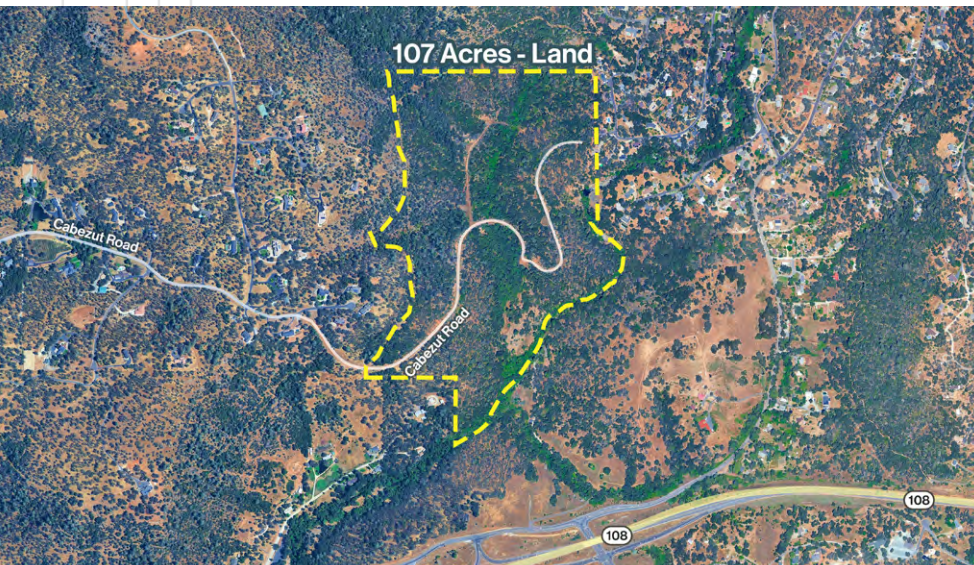
Argonaut Estates is a rare opportunity to purchase a large beautiful site with close proximity to Highway 108 and within minutes of shopping, restaurants, and historic downtown Sonora. The site has a gentle downward slope from Cabezut Road providing scenic Sierra foothill views along with plenty of privacy 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
44-380-033
045-151-006
- **Price: \$599,000**

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.



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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PRIME COMMERCIAL INC. | OFFERING MEMORANDUM

MARKET OVERVIEW

Aerial Map *(Nearby Retailers)*

Argonaut Estates
Cabezut Road, Sonora, CA 95370

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MILEAGE From Sonora

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

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MARKET *Demographics*

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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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)

Confidentiality & Disclaimer

Prime Commercial, Inc. has been retained on an exclusive right to sell basis to market Argonaut Estates, a 107 Acres of land located at Cabezut Road in Sonora, California. The information herein distributed by Prime Commercial, Inc. is intended to be viewed only by the parties specifically targeted by Prime Commercial, Inc. The investment package should not be made available to any other parties unless first verified, in writing, by Prime Commercial, Inc. This Investment offering has been prepared to provide a summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prime Commercial, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this investment offering has been obtained from sources Prime Commercial, Inc., deems reliable; however, Prime Commercial, Inc. has not verified and will not verify any of the information contained herein, nor has Prime Commercial, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

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.

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