

EXCLUSIVELY LISTED  
80-UNIT DEVELOPMENT SITE ON  
5.34 ACRES IN SONORA CA



EXCLUSIVELY LISTED BY:  
Jon Holmquist  
Direct Cell: 415-596-3691

A 5.3 ACRE SITE WITH  
APPROVED FOR DEVELOPMENT OF 80-MULTIFAMILY UNITS

Marcus & Millichap  
THE HOLMQUIST GROUP

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THE HOLMQUIST GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

# EXECUTIVE SUMMARY

**Property Address: Intersection of Union Hill Road & Parrott Ferry Road, Sonora, CA**

Price For Land: \$1,250,000

Number of Units: 80-Units

Lot Size (per property records) 5.34 Acres

Zoning: C-1 General Commercial

Conditional Use Permit 11-010



BOARD & BATTEN SIDING - PAINTED TYP

SINGLE HUNG VINYL WINDOWS W/ INSULATED LOW 'E' GLAZING

SHIPLAP SIDING - PAINTED TYP

ARCHITECTURAL DIME ASPHALT SHINGLES - TYP

**SELLER CARRIED LOAN AVAILABLE**

**NEW INDIAN CASINO AND COLUMBIA COLLEGE PROVIDE ROBUST DRIVERS FOR APARTMENT DEMAND**

This offering consists of 5.34-acres of land in Sonora, CA at the intersection of Union Hill Road, and Parrott's Ferry, Road (property in County of Tuolumne not City). The property had a previous conditional use permit #11-010 (now expired) from the County of Tuolumne for the development of an 80-unit multifamily complex. In July of 2024 the County of Tuolumne approved the first update to the Title 17 Zoning Code in 50-years such that the subject property should need only administrative review for approval, with no-public hearing, and no Conditional Use Permit necessary.

The subject property benefits from an extremely tight rental market, with under two-percent market-wide vacancy, and the nearby \$325 Million dollar Chicken Ranch Casino was opened in July of 2024 creating further demand with the creation of several hundred new jobs and workers in need of housing. The nearby Columbia College has an annual enrollment of 2,132 students (in addition to faculty) and further adds to the demand and need for local housing.

The submitted drawings for then Union Hills Apartments (Development Name) are approved for eighty apartment units, a clubhouse, a swimming pool, detached vehicle garages, detached carports, landscaping, utilities, and parking areas. Indications are that the project can be fast-tracked without public review, and potential final approval in as short as six-eight weeks.

#### PROPERTY HIGHLIGHTS:

- New \$325 Million Chicken Ranch Casino opened July 2024 in nearby Jamestown.
- Close to Columbia College of Sonora.
- Very tight rental market with acute need for workforce and student housing.
- Superior intersection with great frontage on Parrott's Ferry Road and Union Hill Road.
- Owner open to superior Seller Financing at rates and terms to be determined.

UNION HILL APTS.

NEW \$325 MILLION CHICKEN RANCH  
CASINO IN JAMESTOWN

NEARBY COLUMBIA COLLEGE AND NEWLY DEVELOPED \$325  
MILLION CASINO, JUST MINUTES FROM SUBJECT PROPERTY,  
OPENED JULY 2024 PROVIDES HOUSING DEMAND IN SUPPLY  
CONSTRAINED MARKET





Image © 2024 Airbus



# COMMUNITY RESOURCES AGENCY

BEV SHANE, AICP  
Director

Administration - Building - County Surveyor - Engineering - Environmental Health - Fleet Services - GIS - Housing - Planning - Roads - Solid Waste

## BOARD OF SUPERVISORS DECISION FOR CONDITIONAL USE PERMIT CUP11-010 AND DESIGN REVIEW PERMIT DR11-074

48 W. Yanez Avenue, Sonoma  
Mailbox: 2 S. Green Street  
Sonoma, CA 95370  
(209) 533-5633  
(209) 536-1622 (Fleet)  
(209) 533-5616 (Fax)  
(209) 533-5909 (fax - EHD)  
(209) 588-9064 (fax - Fleet)  
(209) 533-5698 (fax - Roads)  
[www.tuolumne.org/csr/csr.htm](http://www.tuolumne.org/csr/csr.htm)

DATE: May 8, 2013

SURFACE/MINERAL  
RIGHTS OWNER: Golden State Holdings, LLC.

APPLICANT: RC Equities, LLC.  
Gary Simning

### PROJECT AND LOCATION

- PROJECT DESCRIPTION:
1. Conditional Use Permit CUP11-010 to allow the 5.3± acre site to be developed with eighty (80) apartment units, a clubhouse, a swimming pool, detached vehicle garages, detached carports, landscaping, utilities and parking areas.
  2. Design Review Permit DR11-074 for six structures containing 80 apartment units, a 2,942 square foot clubhouse, a swimming pool, vehicle garages, detached covered carport structures, parking areas and landscaping on the 5.3± acre site.

LOCATION: The site is located on the northwest corner of the intersection of Union Hill Road and Parrotts Ferry Road, approximately 600 feet north of State Highway 49. A portion of Section 23, Township 2 North, Range 14 East. Assessor's Parcel Numbers 33-033-29, 33-033-48 and 33-033-49.



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2 TWO BEDROOM UNIT BUILDING - END ELEVATION  
 A3.02 SCALE: 3/16"=1'-0"



1 TWO BEDROOM UNIT BUILDING - SIDE ELEVATION  
 A3.02 SCALE: 3/16"=1'-0"

AS A REPRESENTATIVE OF THE ARCHITECT, THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSES WITHOUT THE ARCHITECT'S WRITTEN CONSENT. OWNER'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER.

**ARCHITECT**  
**LYNN CENTER & ASSOCIATE**  
 12515 CRIMSON COURT  
 AUBURN, CALIFORNIA 95600  
 (530) 813-3315 EMAIL: arch@lynncenter.com

**PROJECT TITLE:**  
 UNION HILL APARTMENTS  
 12515 CRIMSON COURT  
 COLUMBIA, CALIFORNIA

**SHEET TITLE:**  
 TWO BEDROOM UNITS -  
 BUILDING ELEVATIONS

**ISSUE DATE:**  
 3-18-13

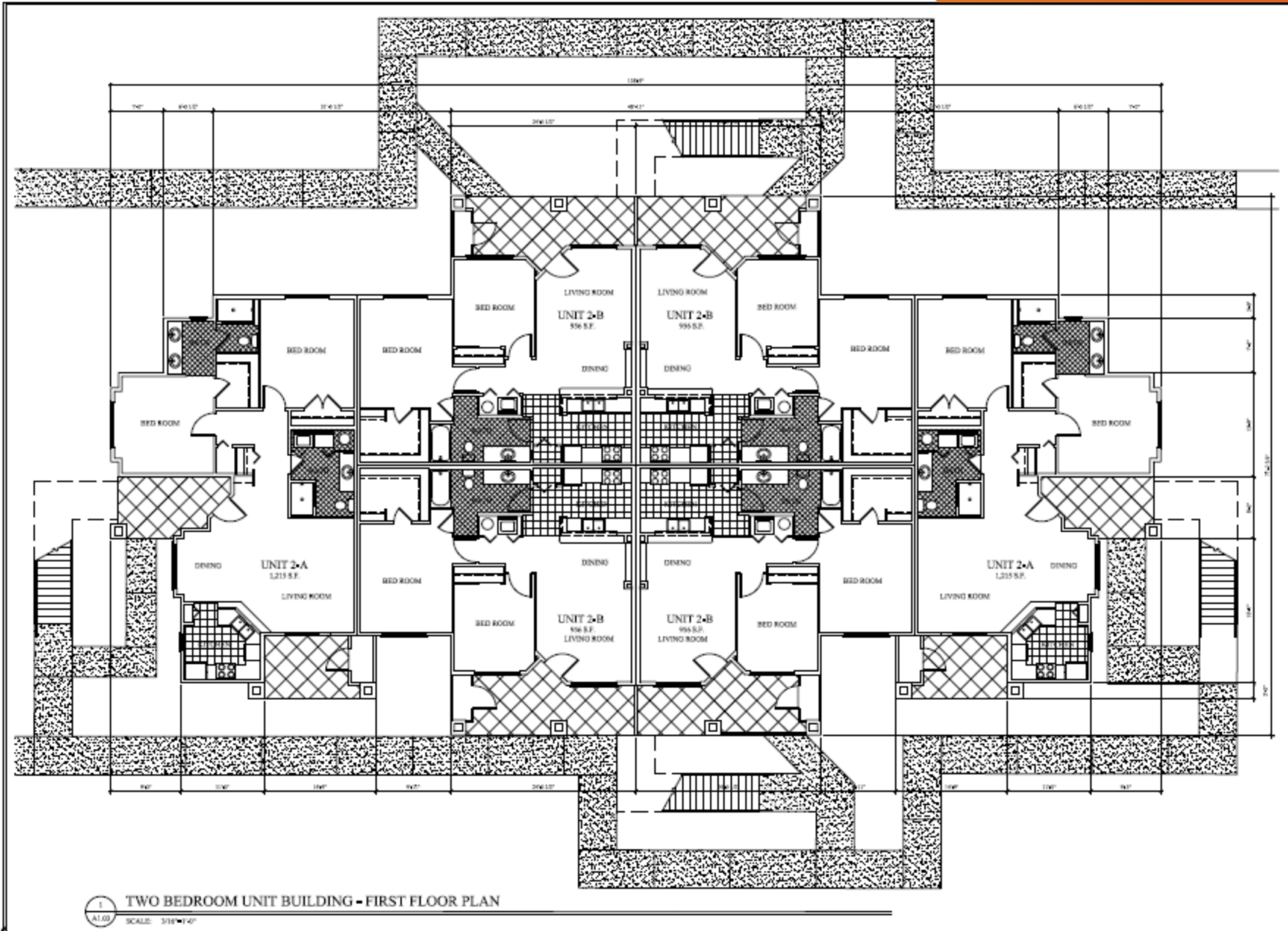
**CHECKED BY:**  
 LEC

**DRAWN BY:**  
 LEC

**PROJECT NUMBER:**  
 11-109

**REVISIONS:**  
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 \_\_\_\_\_  
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**SHEET NUMBER:**  
**A3.02**



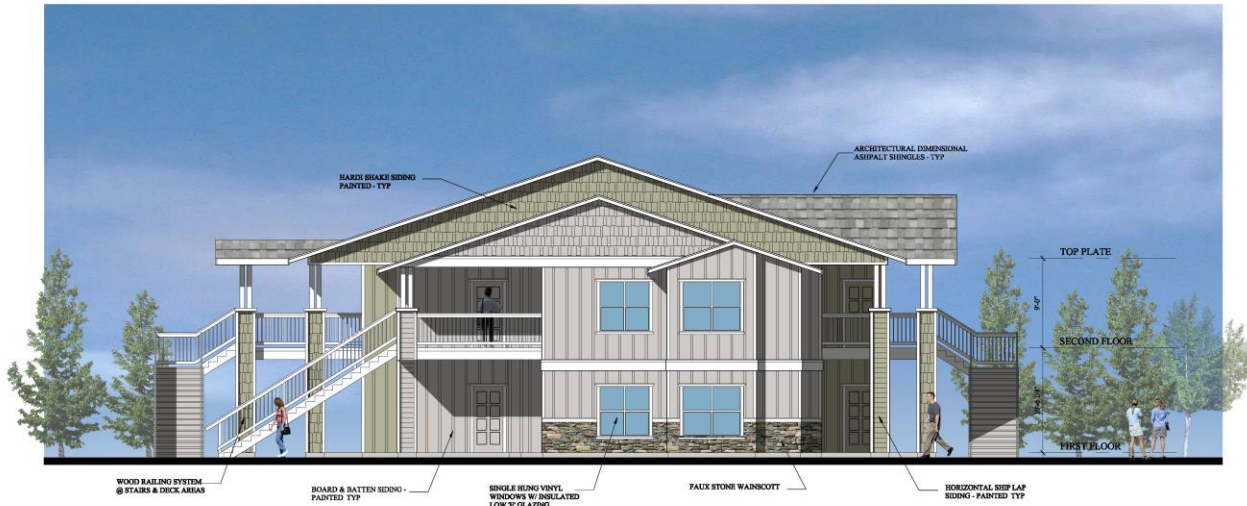
1 TWO BEDROOM UNIT BUILDING - FIRST FLOOR PLAN  
 SCALE: 3/16"=1'-0"

**A R C H I T E C T**  
 LYNN CENTER & ASSOCIATES  
 15315 CRIMSON COURT  
 IRVINE, CALIFORNIA 92618  
 (949) 451-1811 [www.lynncenter.com](http://www.lynncenter.com)

PROJECT TITLE:  
 UNION HILL APARTMENTS  
 UNION HILL RD & PARSONS FERRY RD  
 COLUMBIA, CALIFORNIA

SHEET TITLE:  
 TWO BEDROOM UNITS -  
 BUILDING FLOOR PLAN

ISSUE DATE: 11/11  
 CHECKED BY: LMC  
 DRAWN BY: LMC  
 PROJECT NUMBER: 11-109  
 REVISIONS:  
 A  
 B  
 C  
 SHEET NUMBER:  
**A1.03**



1 SINGLE BEDROOM UNIT BUILDING - END ELEVATION  
 A3.01 SCALE: 3/16"=1'-0"



1 SINGLE BEDROOM UNIT BUILDING - SIDE ELEVATION  
 A3.01 SCALE: 3/16"=1'-0"

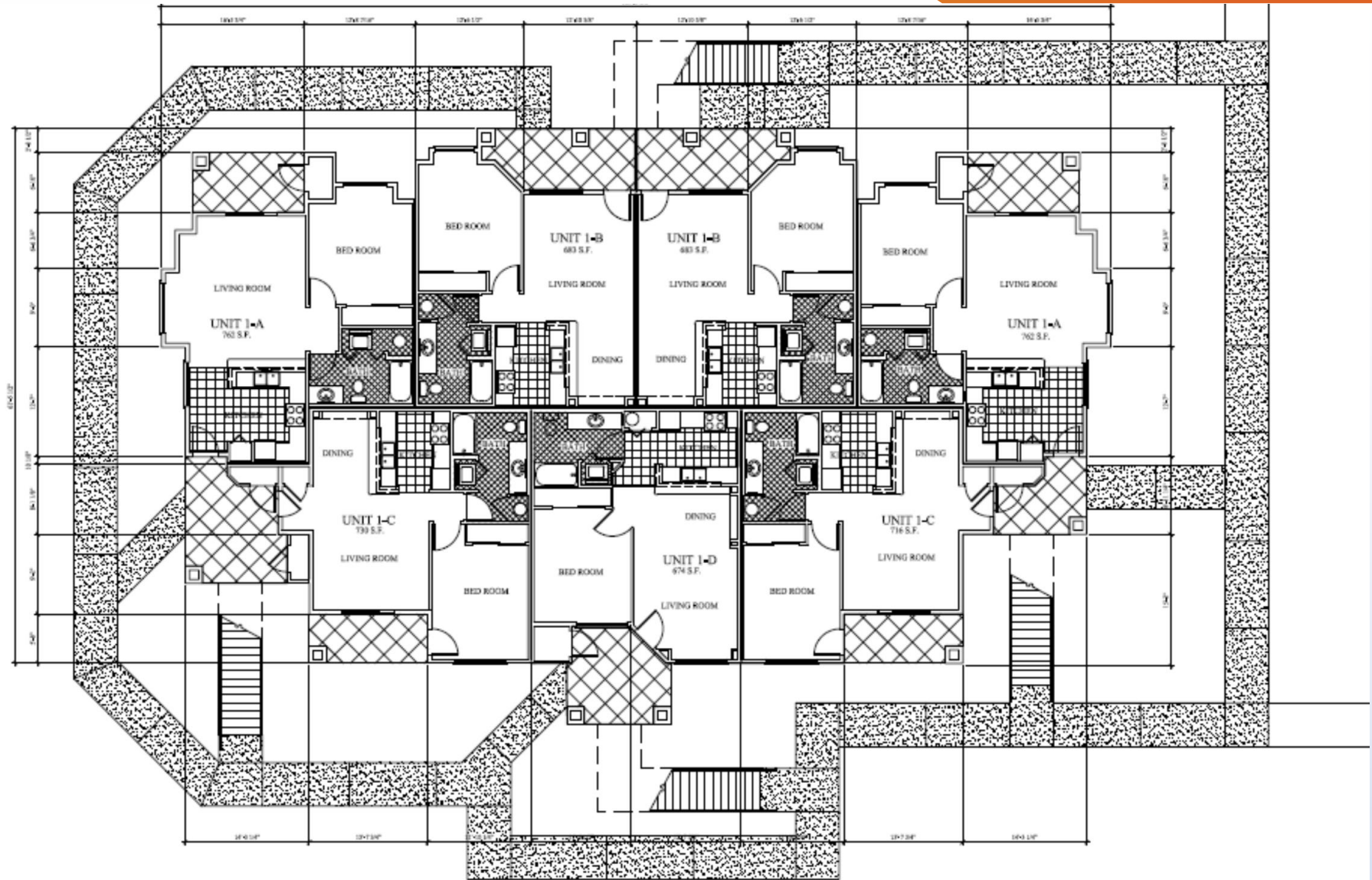
ARCHITECT  
 LYNN CENTER & ASSOCIATE  
 12515 CRIMSON COURT  
 AUBURN, CALIFORNIA 95600  
 (530) 813-3315  
 EMAIL: arch@lynncenter.com

PROJECT TITLE:  
 UNION HILL APARTMENTS  
 12515 CRIMSON COURT  
 AUBURN, CALIFORNIA

SHEET TITLE:  
 SINGLE BEDROOM UNITS -  
 BUILDING ELEVATIONS

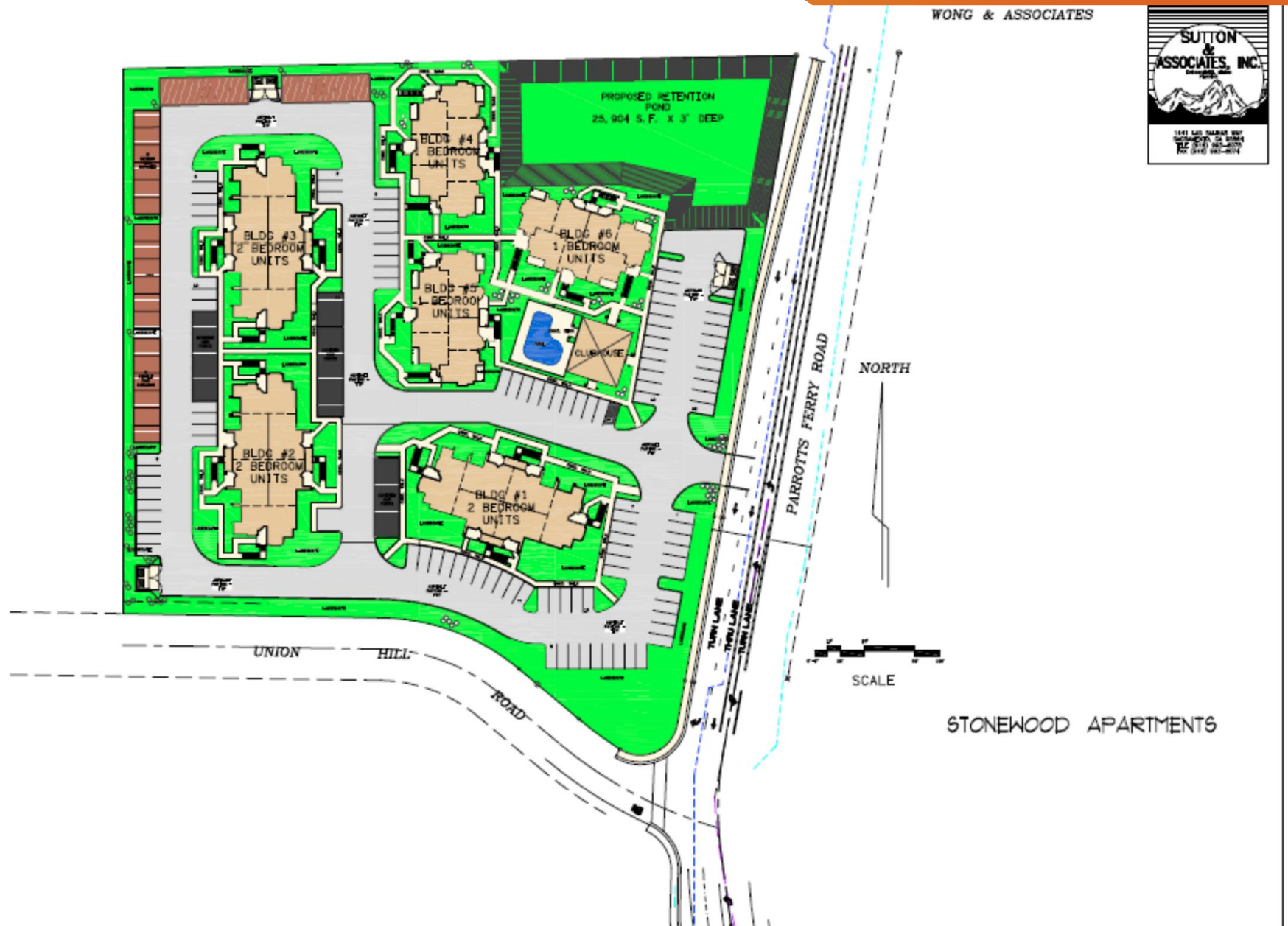
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 DRAWN BY:  
 LEC  
 PROJECT NUMBER:  
 11-109  
 REVISIONS:  
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 SHEET NUMBER:  
**A3.01**

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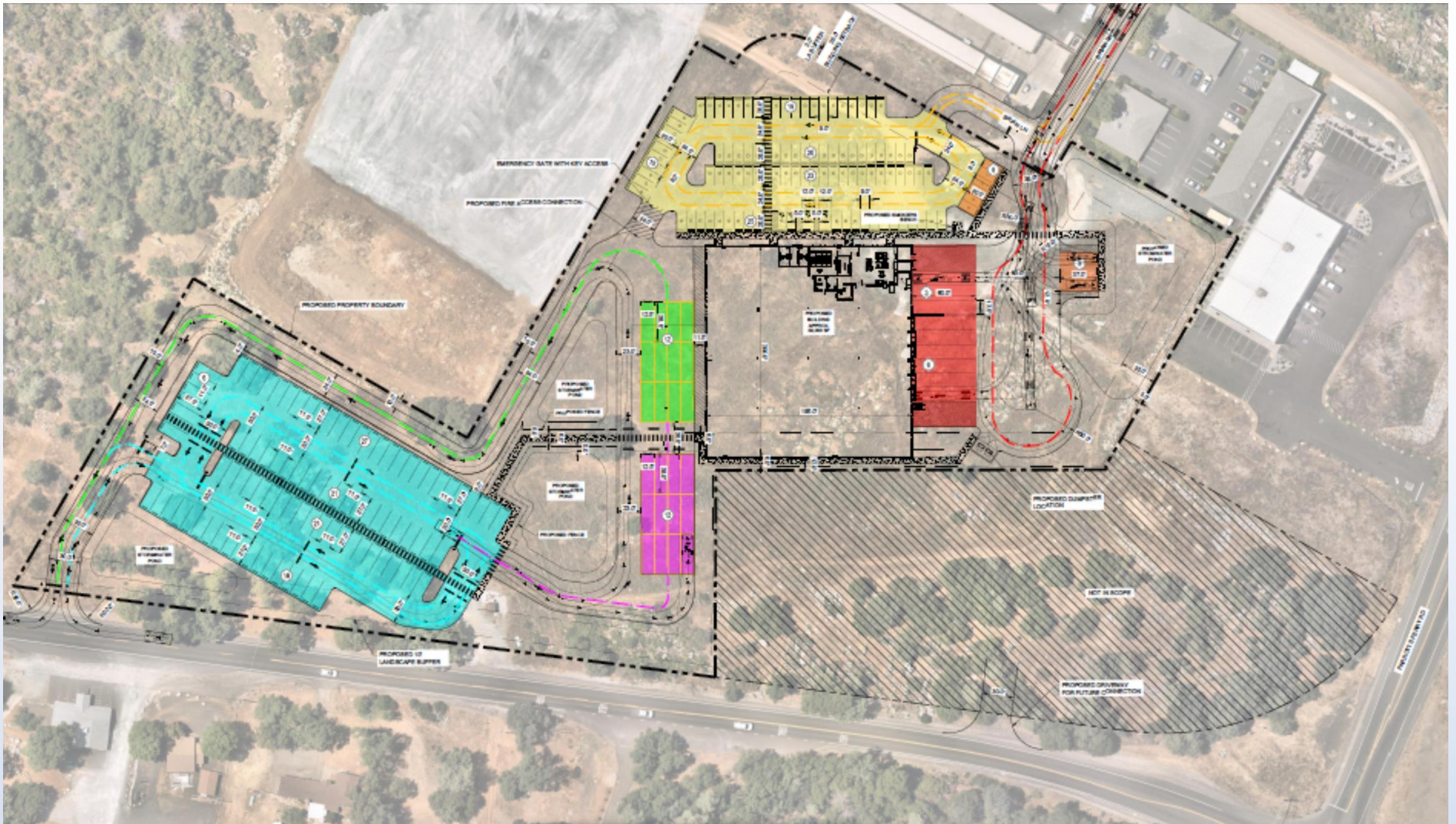


1 SINGLE BEDROOM UNIT BUILDING - FIRST FLOOR PLAN  
A1.01 SCALE: 3/16"=1'-0"

WONG & ASSOCIATES



STONEWOOD APARTMENTS





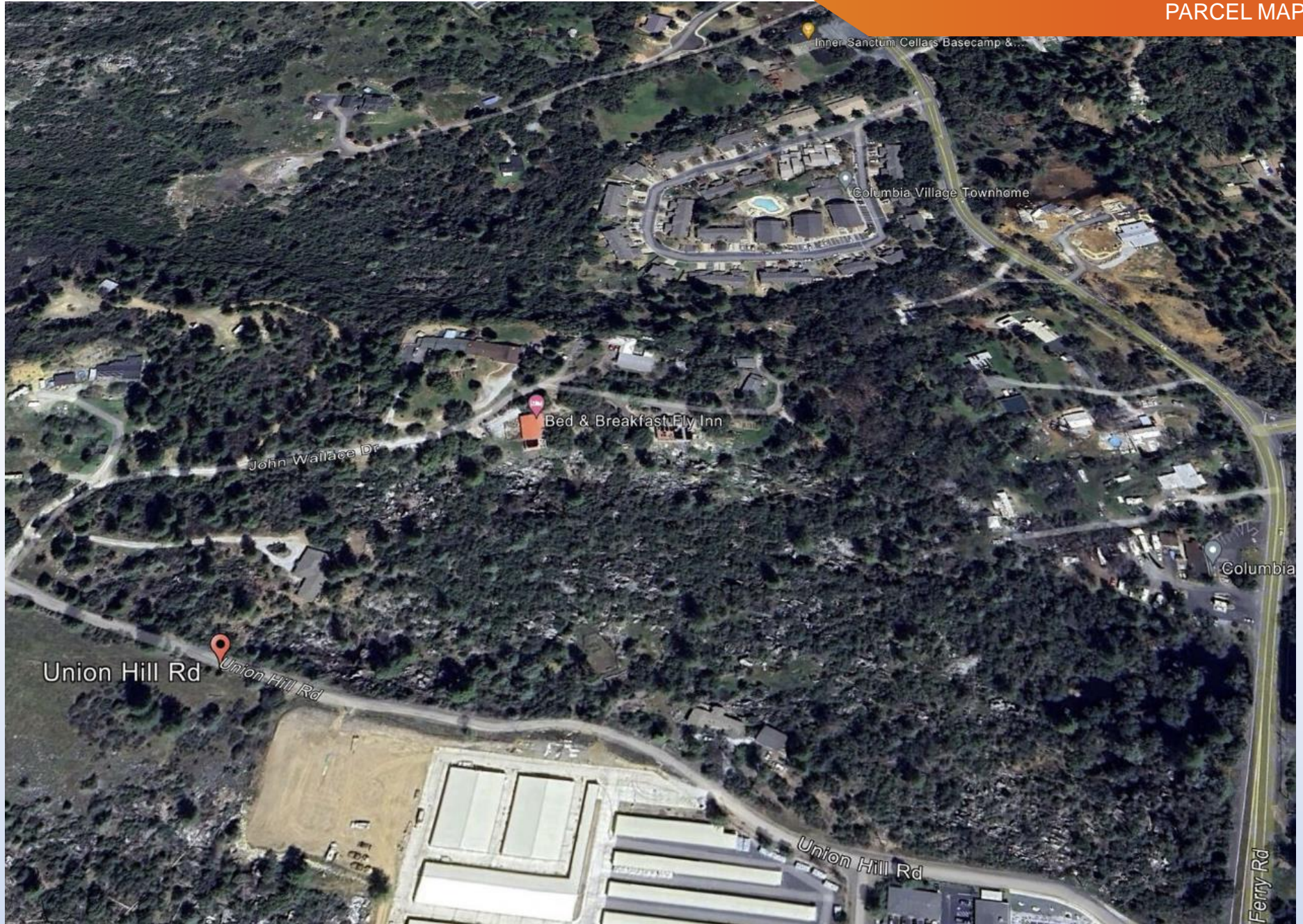
Monk & Associates, Inc.  
Environmental Consultants  
17140 Serrano, Irvine, CA 92614  
(949) 452-4847

Exhibit A. Columbia Crossing  
Site Plan and Preliminary Wetland Delineation

Map Preparation Date: April 16, 2012



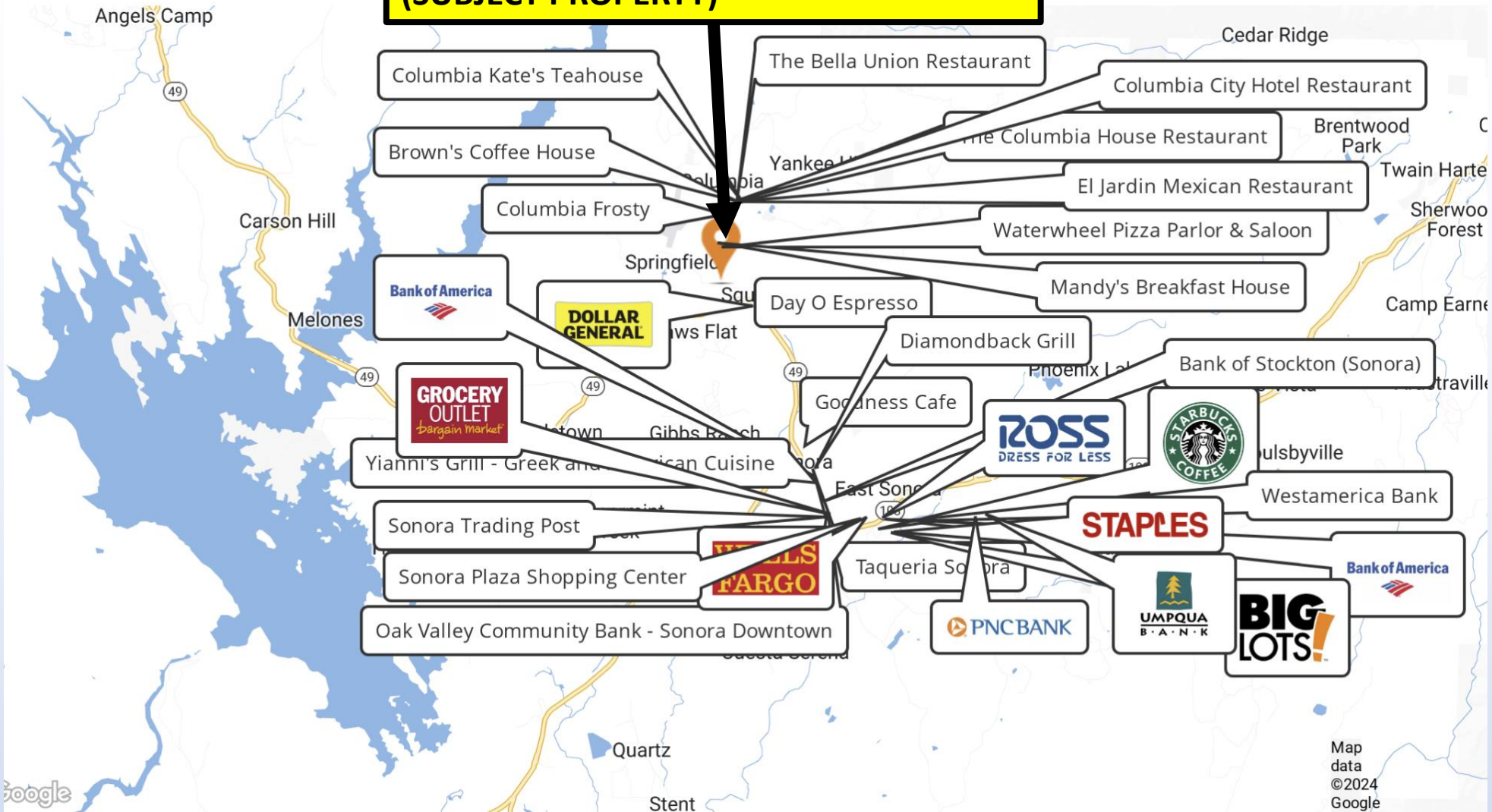








**UNION HILLS APTS. DEVELOPMENT SITE  
(SUBJECT PROPERTY)**





**POPULATION**

In 2023, the population in your selected geography is 15,738. The population has changed by 4.40 since 2010. It is estimated that the population in your area will be 15,748 five years from now, which represents a change of 0.1 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 46.3, compared with the U.S. average, which is 38.7. The population density in your area is 200 people per square mile.



**HOUSEHOLDS**

There are currently 7,032 households in your selected geography. The number of households has changed by 6.29 since 2010. It is estimated that the number of households in your area will be 7,049 five years from now, which represents a change of 0.2 percent from the current year. The average household size in your area is 2.2 people.



**INCOME**

In 2023, the median household income for your selected geography is \$62,639, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 49.78 since 2010. It is estimated that the median household income in your area will be \$73,479 five years from now, which represents a change of 17.3 percent from the current year.

The current year per capita income in your area is \$40,800, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$90,133, compared with the U.S. average, which is \$100,106.



**EMPLOYMENT**

In 2023, 7,650 people in your selected area were employed. The 2010 Census revealed that 59.1 percent of employees are in white-collar occupations in this geography, and 16.7 percent are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



**HOUSING**

The median housing value in your area was \$381,019 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 3,909.00 owner-occupied housing units and 2,705.00 renter-occupied housing units in your area.

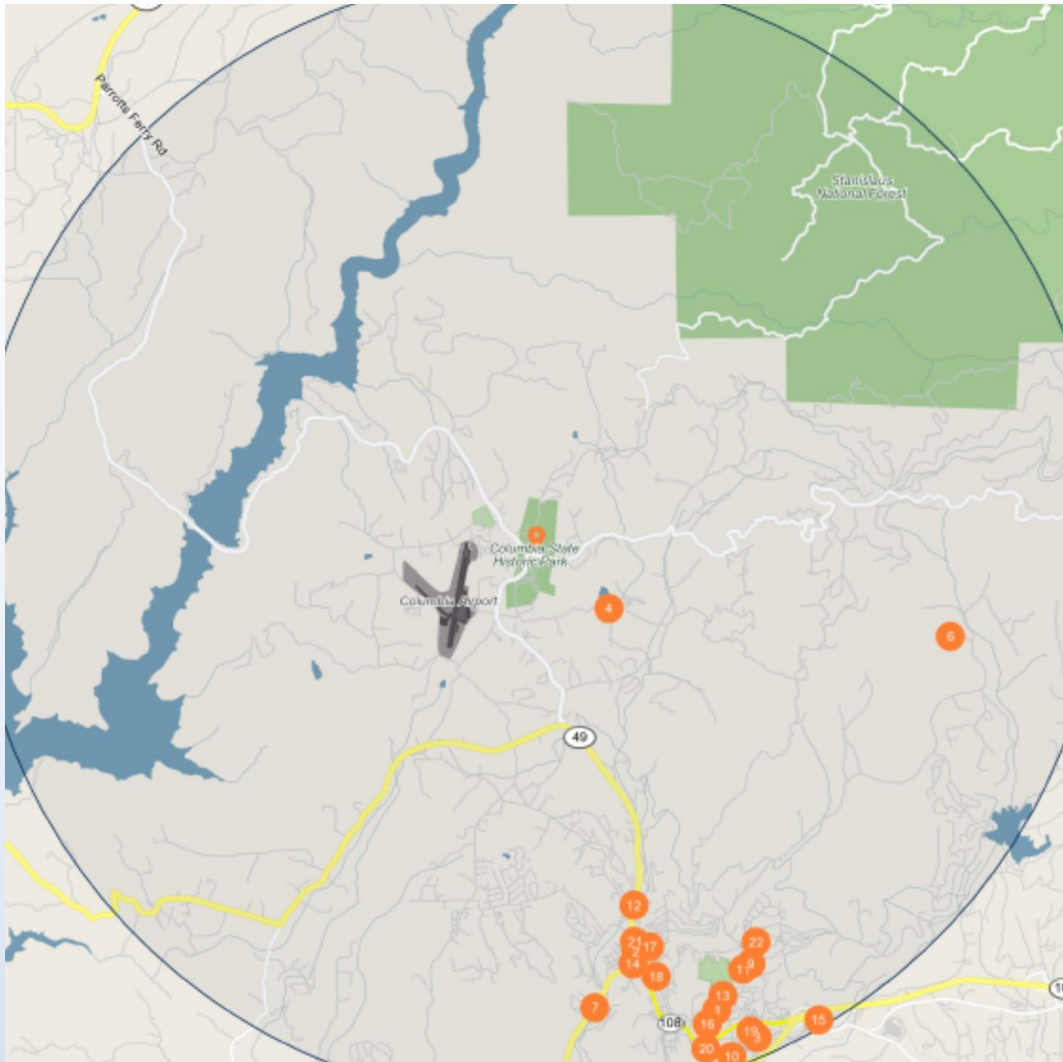


**EDUCATION**

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 9.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 15.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.8 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 24.8 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 31.9 percent in the selected area compared with the 20.1 percent in the U.S.



<b>Major Employers</b>		<b>Employees</b>
1	Adventist Health Sonora	712
2	County of Tuolumne	456
3	Walmart Inc-Walmart	271
4	Yosemite Com College District-Columbia College	200
5	Kingsview Corp-Tuolumne Cnty Bhvral Hlth Rcvr	154
6	Diestel Turkey Ranch-Distel Family Ranch	125
7	West J S & Co Inc of Sonora	125
8	Sonora Community Hospital	118
9	Avalon Care Ctr - Sonora LLC-AVALON HEALTH CARE GROUP	114
10	Lowes Home Centers LLC-Lowes	101
11	US Dept Agrclture Forest Svc-Stanislaus National Forest	79
12	Amador Timne Cmnty Action Agcy-Aatcaa Headstart	79
13	Sonora School District-Sonora Elementary School	75
14	Save Mart Supermarkets Disc-Save Mart	73
15	Prieto Automotive Inc-Sonora Ford	66
16	Sierra Intmal Mdcine Med Grou	62
17	Front Porch Inc-Get More Math	60
18	Leavitt United Insur Svcs Inc	60
19	Save Mart Supermarkets Disc-Save Mart	52
20	Clark Pest Ctrl Stockton Inc	52
21	City of Sonora	52
22	Watch Resources Inc-TCAH	50

# UNION HILL APTS.

A P A R T M E N T S

PRESENTED BY

**JON HOLMQUIST**

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Jon Holmquist  
415-596-3691 Cell

ARCHITECTURAL DIMENSIONAL  
ASHPALT SHINGLES - TYP

TOP PLATE

SECOND FLOOR

FIRST FLOOR

HARDI SHAKE SIDING  
PAINTED - TYP

FAUX STONE WAINSCOTT

BOARD & BATTEN SIDING -  
PAINTED TYP

SINGLE HUNG VINYL  
WINDOWS W/ INSULATED  
LOW 'E' GLAZING

SHIPLAP SIDING -  
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