



# LAND FOR SALE

Parrots Ferry Road & Hwy 49, Sonora CA, 95370



For More Information:

**Keith Mellor**

[keithmellor@proequityam.com](mailto:keithmellor@proequityam.com)

(916) 330-4499 | CA DRE #01268591

**PROEQUITY ASSET MANAGEMENT**

5180 Golden Foothills Pkwy, Suite 210, El Dorado Hills, CA 95762

866.647.8844 | [Proequityam.com](http://Proequityam.com)

## LAND OVERVIEW

Located in the town of Sonora, this trade area pulls residents from Jamestown, Tuolumne, Columbia and many other regional small towns in the foothills. 10.7 acres of retail/apartment land.

## PROPERTY HIGHLIGHTS

- New Dollar General Constructed.
- Pads in front Available.
- 500,000 visitors to Columbia State Park Pass by the site yearly.
- 3,500-4,000 college students and 400 staff nearby at Columbia College.



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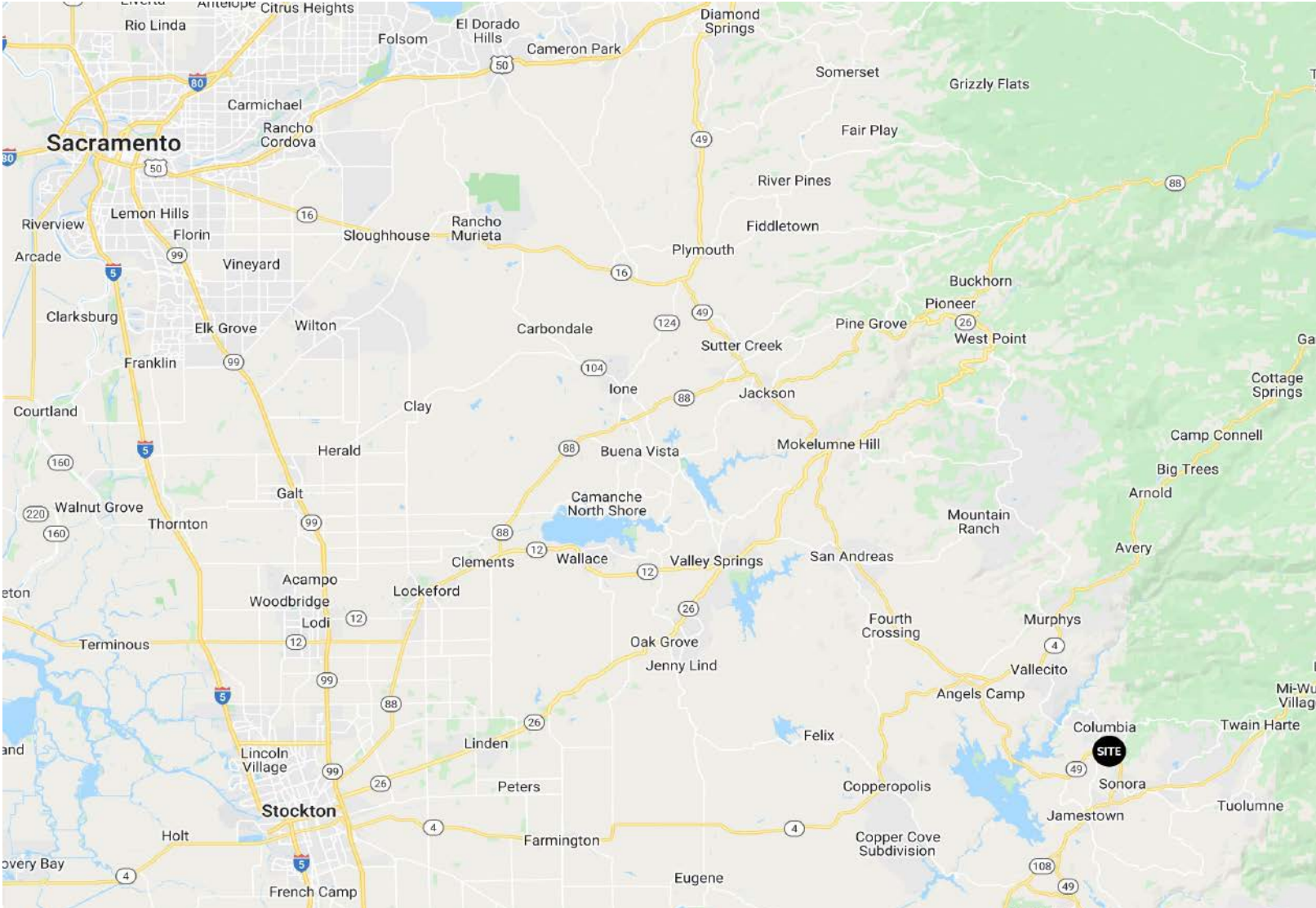
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# LAND FOR SALE

**PROEQUITY**

Asset Management Corporation

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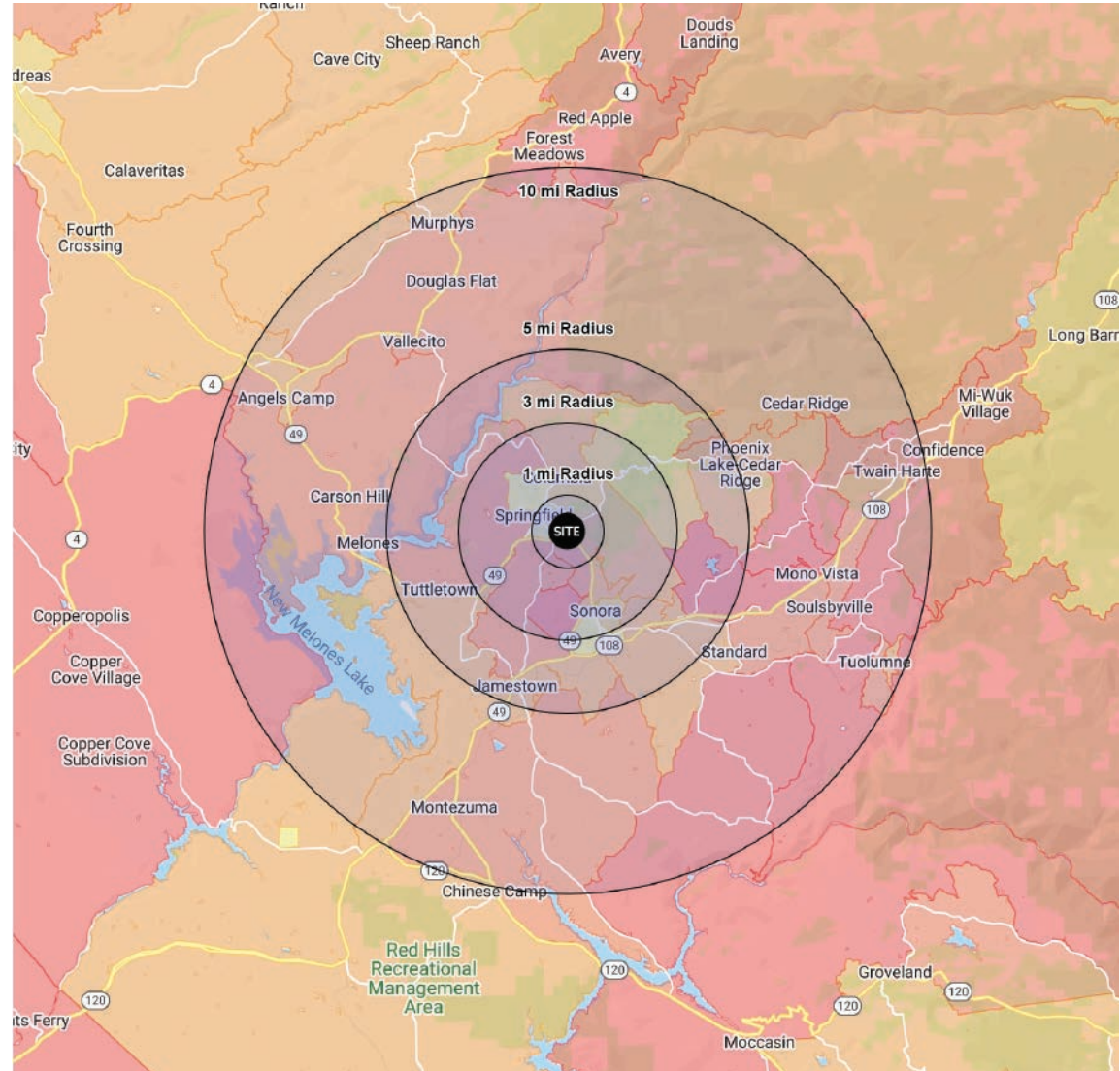
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### DEMOGRAPHICS (2021 EST.)

	1 Mile	3 Miles	5 Miles
Population	1,331	12,801	23,368
Med HH	\$42,862	\$52,672	\$56,742

Race	1 Mile	3 Miles	5 Miles
White	1,043	10,405	19,090
Black	15	104	137
American Indian	21	178	340
Asian	57	362	500
Hawaiian or Pacific Islander	2	29	44
Other Race	46	393	750

Education	1 Mile	3 Miles	5 Miles
Some High School	45	612	1,189
High School Grad	301	2,629	4,913
Some College	331	2,815	5,514
Associate Degree	133	994	1,923
Bachelor Degree +	124	2,141	3,660



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## LOCATION HIGHLIGHTS

- The City of Sonora is accessible year round and conveniently located near Yosemite National Park and other regional favorites, including Columbia and Railtown State Historic Parks.



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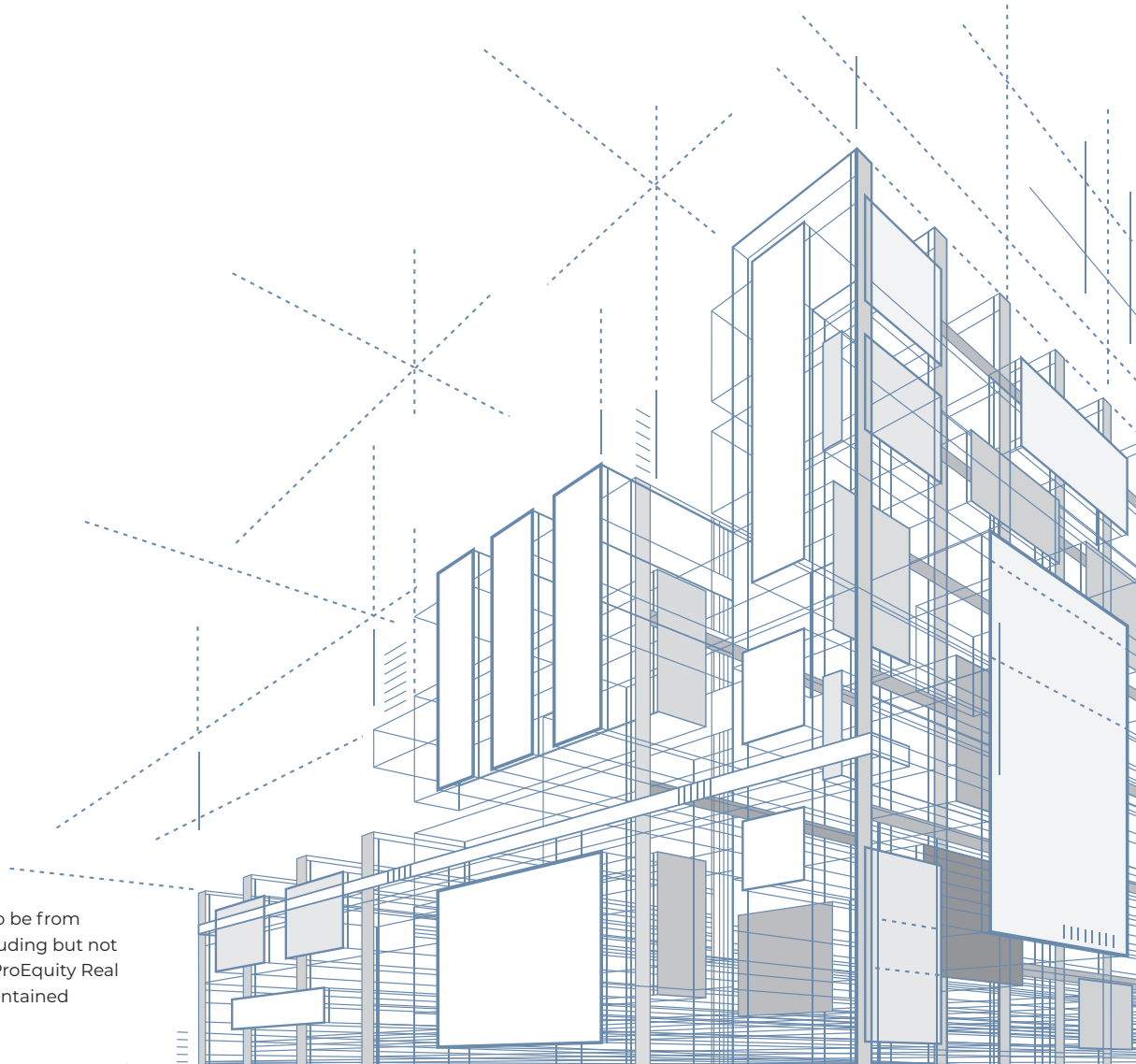
Asset Management Corporation

## ABOUT PROEQUITY

ProEquity Asset Management Corporation is a full service real estate company providing asset management, property management, transaction and development and construction management services throughout the United States. We are recognized as a leading provider to some of the nation's largest commercial real estate owners and loan servicers, and one of the fastest growing and successful commercial real estate services firms in the region.

Founded on our unique approach and analytically superior services, our team has over 100 years of combined experience in bringing properties back to stabilization and profitability. We are developers, investment property owners, brokers, and contractors, combining our extensive management-based experience and expertise to help you increase revenue and expand investment returns. Our average team leader has over 15 years of experience in their field. We strive to provide professional and prompt service to each of our clients and partners.

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