

±148.9 Acres Highway Visible Land

FOR SALE

CA Hwy 108 + Old Wards Ferry Road

Sonora, CA

STEVE DUNN
Senior Director
+1 209 992 0953
steve.dunn@cushwake.com
LIC #01410812

NICOLE KEY
Managing Director
+1 209 425 3894
nicole.key@cushwake.com
LIC #01907567

©2021 Cushman & Wakefield. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



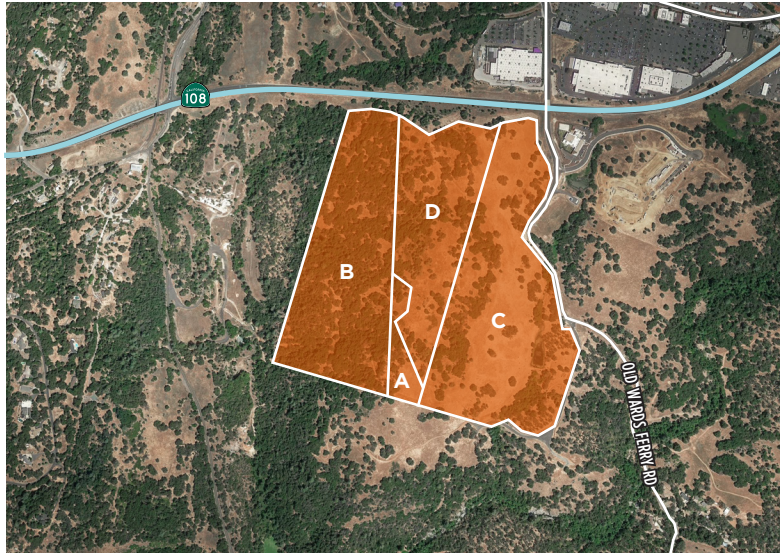
**FOR
SALE**

±148.9 Acres Highway Visible Land

CA Hwy 108 + Old Wards Ferry Rd | Sonora, CA

Asking Rate: Contact Broker

- ±148.9 total acres of rural/agricultural vacant land along Hwy 108 in Sonora, CA
- Highway visibility with access to nearby retail centers and thoroughfares
- Parcel C (056-570-55) and Parcel D (056-570-57) have potential mixed use/ office business park development potential along Old Wards Ferry Road
- Parcel C is located across from the Tuolumne Co. Law & Justice Center - well positioned for law and other professional office suites
- Close proximity to Tuolumne Co. Transit Center
- Close proximity to Central Sonora and within 1 hour of Northern California Central Valley cities



Property Features	
Parcels Available:	A (056-570-03): ±10 Acres B (056-570-25): ±44.54 Acres C (056-570-55): ±53.45 Acres D (056-570-57): ±40.91 Acres
Total Parcel Size:	±148.9 Acres
Zoning:	Rural/Agricultural - Vacant Land Tuolumne Co.
Main Access Road:	Old Wards Ferry Road (Via Hwy 108/Mono Way)
Proximity to Location:	Jamestown: 3 mi Merced: 57 mi Angels Camp: 17 mi Stockton: 62 mi Murphys: 20 mi Yosemite: 73 mi Modesto: 50 mi



**FOR
SALE**

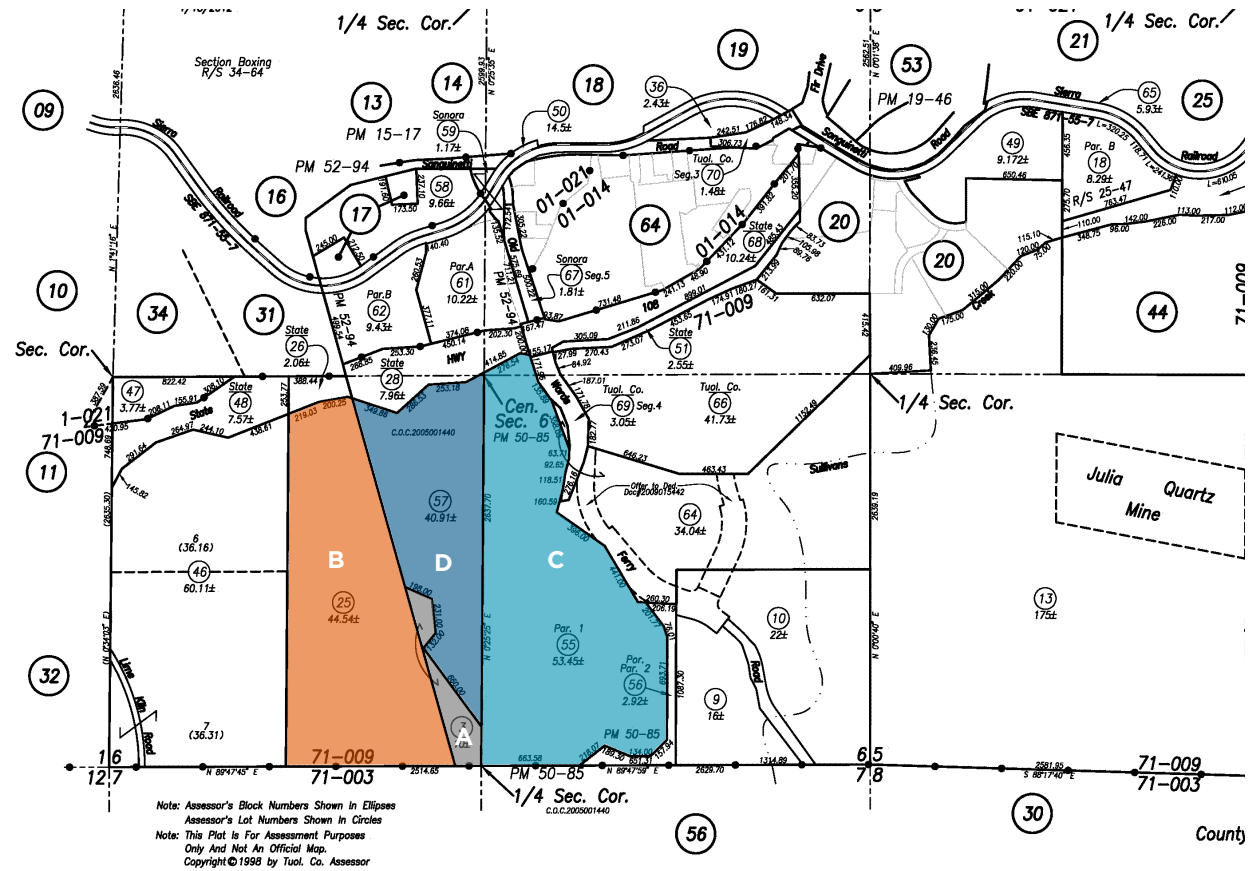
±148.9 Acres Highway Visible Land

CA Hwy 108 + Old Wards Ferry Rd | Sonora, CA

Location Parcel Map - Tuolumne County

Parcels Available

A	056-570-03	±10 Acres
B	056-570-25	±44.54 Acres
C	056-570-55	±53.45 Acres
D	056-570-57	±40.91 Acres

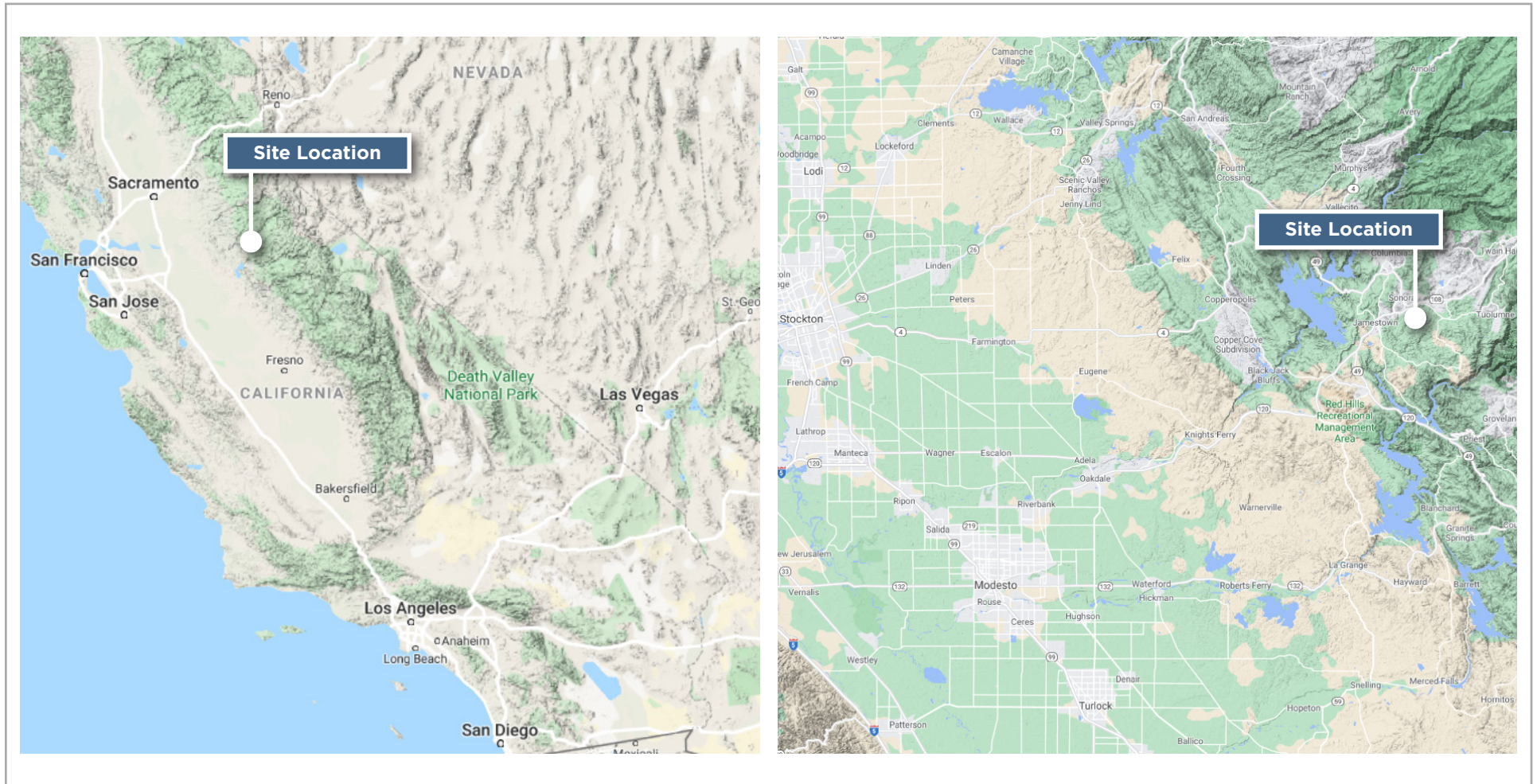


**FOR
SALE**

±148.9 Acres Highway Visible Land

CA Hwy 108 + Old Wards Ferry Rd | Sonora, CA

Site Location





FOR SALE

Hwy 108 + Old Ward Ferry Drive
Sonora, CA

Exclusively Listed By:

STEVE DUNN

Senior Director

+1 209 425 3973

steve.dunn@cushwake.com

LIC #01410812

NICOLE KEY

Managing Director

+1 209 425 3894

nicole.key@cushwake.com

LIC #01907567

©2021 Cushman & Wakefield. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

