

LOT FOR SALE
.97 +/- Acres
CS (SERVICE COMMERCIAL)
NORTH FIRST STREET, DIXON, CA

- LOCATION:** Highway 113 (North First Street) just South of Atkinson Court across from the Ace Hardware. Lot has direct access at 1st Street and thru Parcel 1, it has an easement to reach Atkinson Court, full turning movements.
- PRICE:** \$396,716 (\$8.75 +/- per sq. ft.), plus assumption of North First Street, Assessments, estimated at \$0.75 +/- per sq. ft.
- PARCEL SIZE:** .97 +/- Acres APN: 111-090-900
- ZONING:** Service Commercial (CS) which encourages certain heavy commercial and light manufacturing uses (Zoning enclosed). For other specific uses under this zoning, please call the Planning Dept. at (707) 678-7000.
- CONTACT:** Chuck L. Krouse, Broker (707) 678-0500.

Chuck L. Krouse, Broker

COMMERCIAL REAL ESTATE SERVICES

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NORTH FIRST STREET (HWY 113) DIXON, CA LOCATION MAP

0 FEET 1000'
0 MILES 1/4 MILES
Approximate scale

5 MILES TO UC DAVIS

113

SITE

113

1. GREENWOOD DR.
2. DOGWOOD CT.
3. PINWOOD CT.
4. REDWOOD CT.
5. BLACKBERRY CT.
6. NICHOLA CT.
7. HAWTHORNE CT.
8. SNOWBERRY CT.
9. HAZELWOOD CT.

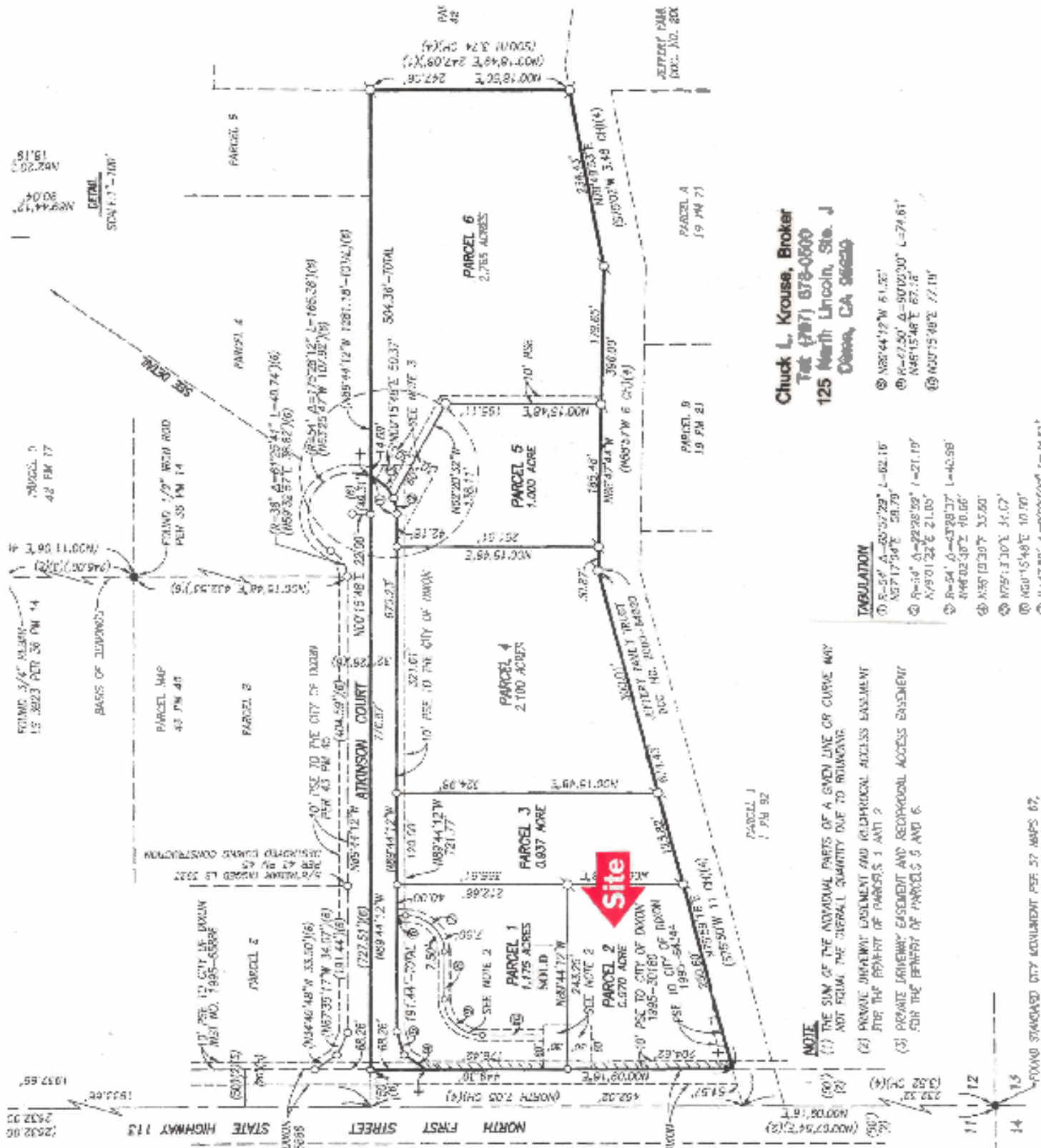
Future Southwest Development Area

NEW DIXON HIGH

Development Area



FIELD STAMPAED CN
STAMPED LS 1982 PL
2532.00
2532.00
1937.65



Chuck L. Krouse, Broker
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Orem, CA 98629

TABULATION

- ① $R=54'$, $\Delta=203'29"$, $L=62.15'$
 $N37'17'34"E$ 58.75'
- ② $R=34'$, $\Delta=22'28'59"$, $L=21.19'$
 $N79'01'24"E$ 21.05'
- ③ $R=24'$, $\Delta=43'28'37"$, $L=42.98'$
 $N46'02'30"E$ 40.66'
- ④ $R=51'3.30'E$ 34.07'
- ⑤ $N60'15'48"E$ 10.30'
- ⑥ $N11'12'12"$ 7.5'
- ⑦ $N82'44'12"W$ 61.25'
- ⑧ $N47'50'42"E$ 50.00' $\Delta=74.61'$
 $N45'15'48"E$ 67.12'
- ⑨ $N20'15'48"E$ 77.19'

NOTE

- (1) THE SUM OF THE INDIVIDUAL PARTS OF A GIVEN LINE OR CURVE MAY NOT EQUAL THE OVERALL QUANTITY DUE TO ROUNDING
- (2) PRIVATE EASEMENT EASEMENT AND RELIQUARY ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2
- (3) PRIVATE EASEMENT EASEMENT AND RELIQUARY ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 5 AND 6.

FIELD STAMPAED CITY ACQUINMENT PER 57 MAPS 82.