

FOR SALE
12.3 +/- Acres
NORTH FIRST STREET, DIXON, CA

LOCATION: North 1st St (Hwy 113) and East H St, Dixon, CA.

PRICE: \$1,350,000 (\$2.52 +/- sq. ft.) for entire 12.3 +/- acres. For a sale less than the entire acreage, submit to determine price, plus assumption of North First Street, Assessments, estimated at \$0.30 +/- per sq. ft.

PARCEL SIZE'S: Lot #1: 1.59 +/- Acres
Lot #2: 1.16 +/- Acres
Lot #3: 1.25 +/- Acres
Lot #4: 1.81 +/- Acres
Lot #45: 6.49 +/- Acres

APN's: 0115-190-001, 002, 003 & 004 & 0111-010-045 (Lot 45)

ZONING: Neighborhood Commercial, Professional and Administrative Office and Planned Development (CN-PAO-PD). Neighborhood Commercial Permitted Uses: Retail stores, art and antique stores, bakery, banks, and beauty shops. Professional and Administrative Office Permitted Uses: Health and legal offices, business and manufacturing offices, social services, administrative and executive offices. Planned Development Permitted Uses: Residential, commercial and industrial development projects. For other specific uses under this zoning, please call the Planning Dept. at (707) 678-7000.

ENVIRONMENTAL: Property has monitoring wells and Buyer to be indemnified by responsible parties.

CONTACT: Chuck L. Krouse, Broker (707) 678-0500.

Chuck L. Krouse, Broker

COMMERCIAL REAL ESTATE SERVICES

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RON DUPRATT FORD

NAPA AUTO PARTS

SCHROEDER LAUNDRY

FIRST NORTHERN BANK

DIXON MINI STORAGE

CVS PHARMACY

VIVA MARKET

LOT 45
6.49 AC

LOT 2
1.16 AC

LOT 3
1.25 AC

LOT 1
1.59 AC

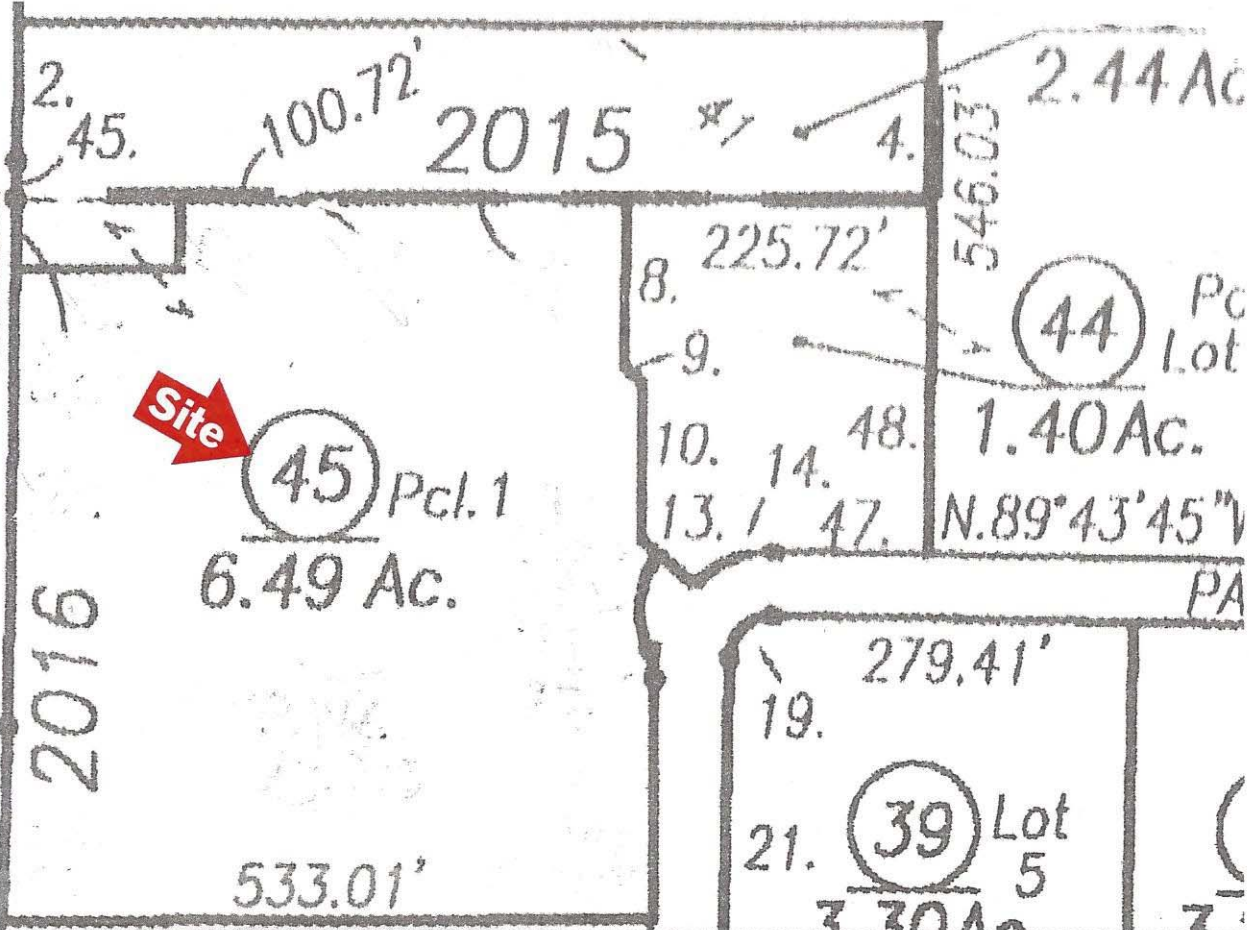
LOT 4
1.81 AC

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RATFORD AVE.

2012 FIRST (CO. RD. NC)



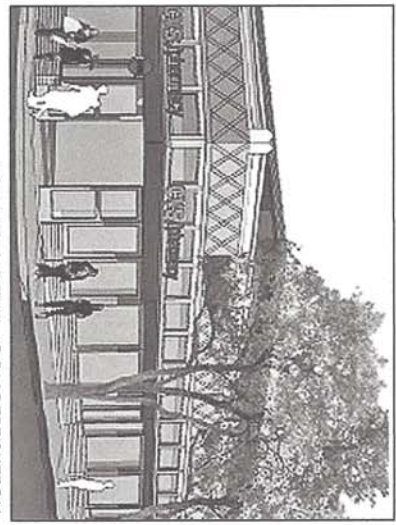
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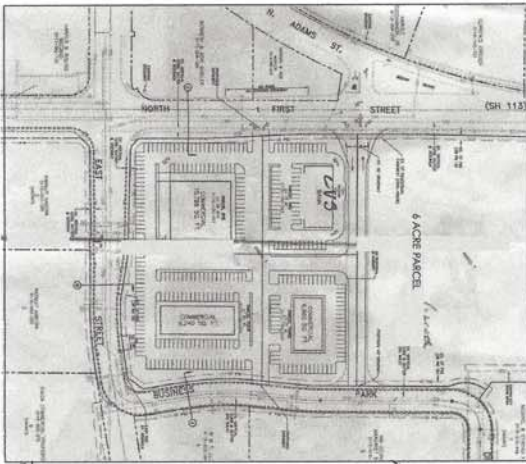
Chuck L. Krouse
 Tel: (707) 678-0500
 125 North Lincoln, Ste. J
 Dixon, CA 95620

CITY OF DIXON
 Assessor's Map Bk. 115 Pg. 19
 County of Solano, Calif.

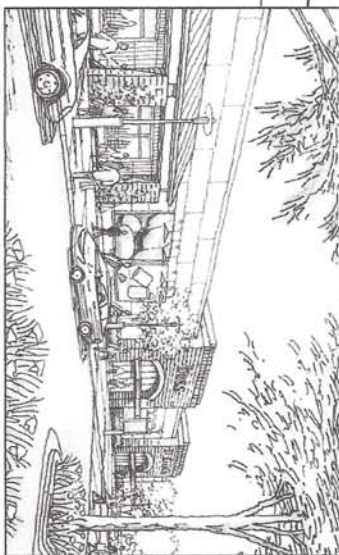
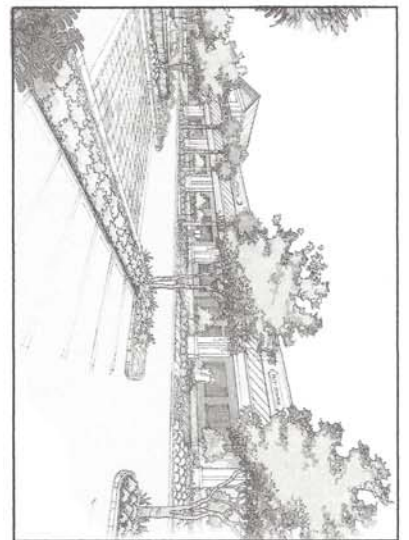
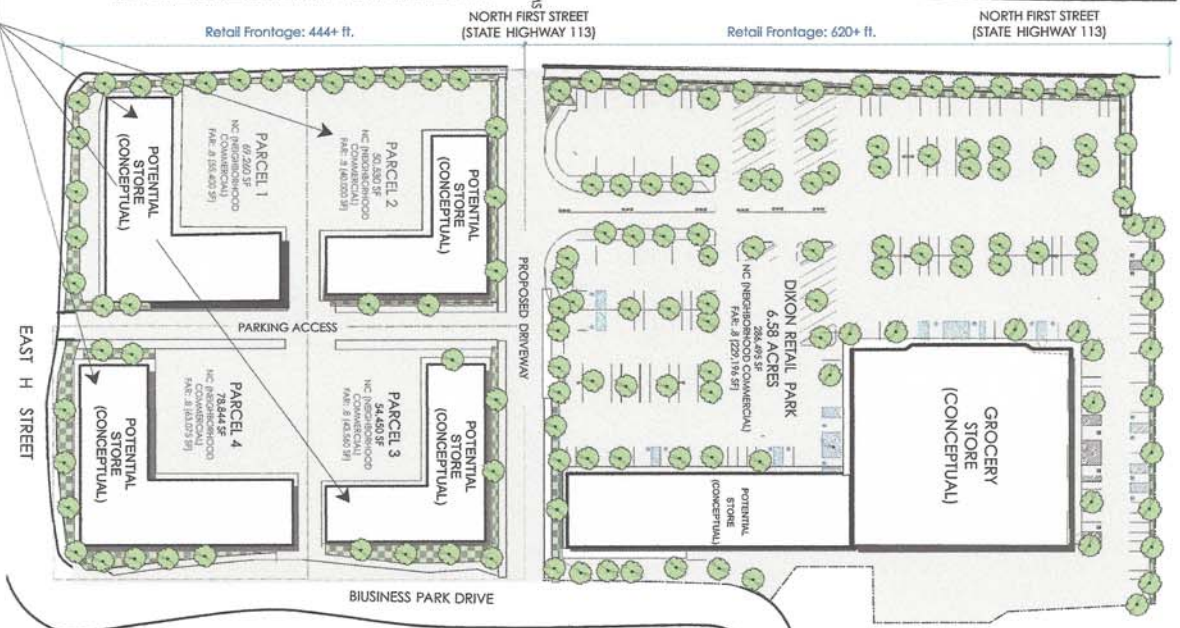
NOTE: This map is for assessment purposes only. It is not intended to



POTENTIAL RETAIL CONCEPT SKETCH



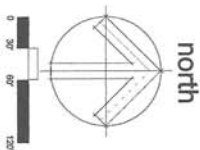
LOT LINE LAYOUT



DIXON RETAIL PARK CONCEPT SKETCHES

DEVELOPMENT
CONCEPT

AUGUST 14, 2014



Robert F. Adams, ASLA
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