

3 PARCELS FOR SALE, JV to Develop Storage Facility or GROUND LEASE

**1445 & 1485 MARKET LANE
DIXON, CA**

- Opportunity:** Land Owner recently secured design approval for a Storage facility on this property. The proposed Dixon RV & Boat Storage facility would consist of 7 buildings, totaling 82,473 +/- sq. ft. including caretakers facility.
- Location:** Parcels are adjacent to the Eastbound lanes of Interstate 80 (100,000+/- cars per day), at Pitt School Road/ I-80 Exit, easy right turn into Ary Lane to parcels. Join Starbuck's, Chevy's, Mary's Pizza Shack, Pizza Guys, IHOP, McDonald's, Red Roof Inn, Taco Bell, and others.
- Zoning:** Highway Commercial / Professional & Office/ Planned Development (CH/PAO/PD) and allow many other uses besides Storage (Automobile Sales and Service, Hotels and Motels, and Professional and Administrative Offices. City of Dixon, Planning Dept.: (707) 678-7000 for questions regarding zoning and allowed uses.
- Parcel Size:** 5.62 +/- Acres **APN:** 113-440-170, 310 & 320
- Price:** \$1,250,000 (\$5.11 +/- per sq. ft.) for land and design approvals for Storage.
- Lease Rate:** Submit to determined Ground Lease rate and develop yourself.
- Other:** Highly visible highway sign, viewed ahead of the exit, so customers and clients can exit the highway safely. Fee for right to place sign on structure.
- Contact:** Chuck L. Krouse, Broker (707) 678-0500.

**Chuck L. Krouse
Broker/Consultant**

125 North Lincoln, Suite J, Dixon, CA 95620
Phone: (707) 678-0500 Fax: (707) 678-0508
Email: chuckkrouse@sbcglobal.net

POR. N.E. 1/4 SEC. 15, T.7N., R.1E., M.D.B. & M.

Tax Area Code
2019
2023

113-44



Map Date (MM)	11-14-06	01-11-07	07-03-07	07-03-07
Map No.	1807	1808	1809	1810
Map Title	1807	1808	1809	1810
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NOTE: This map is for assessment purposes only and is not for the determination of property boundaries, rights, zoning regulations and/or legality of land division laws.

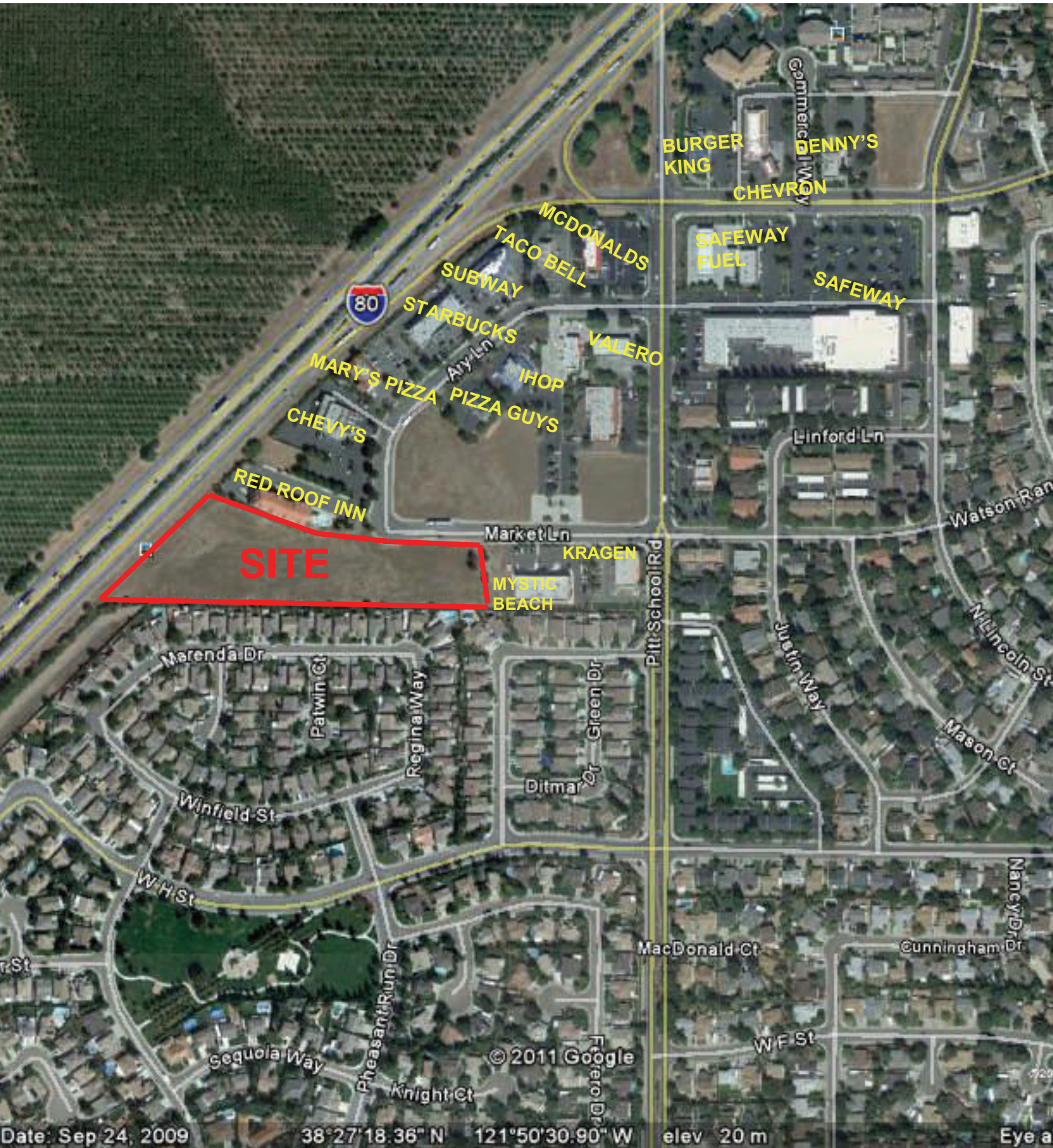
NOTE: Assessor's Block Numbers Shown in Dashes
Assessor's Parcel Numbers Shown in Circles

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CITY OF DIXON
Assessor's Map Bk. 113 Pg. 44
County of Solano, Calif.

07-08

11/13/07



SITE

BURGER KING
DENNY'S
CHEVRON

SAFEWAY
FUEL
SAFEWAY

MCDONALDS
TACO BELL
SUBWAY
STARBUCKS
VALERO

MARY'S PIZZA
PIZZA GUYS
IHOP

CHEVY'S
RED ROOF INN

Market Ln
KRAGEN
MYSTIC BEACH

Marendia Dr
Patwin Ct
Regina Way

Winfield St

W H St

Sequoia Way

Pheasant Run Dr
Knight Ct

Ditmar Dr

Green Dr

Pitt School Rd

Justin Way

N Lincoln St

Mason Ct

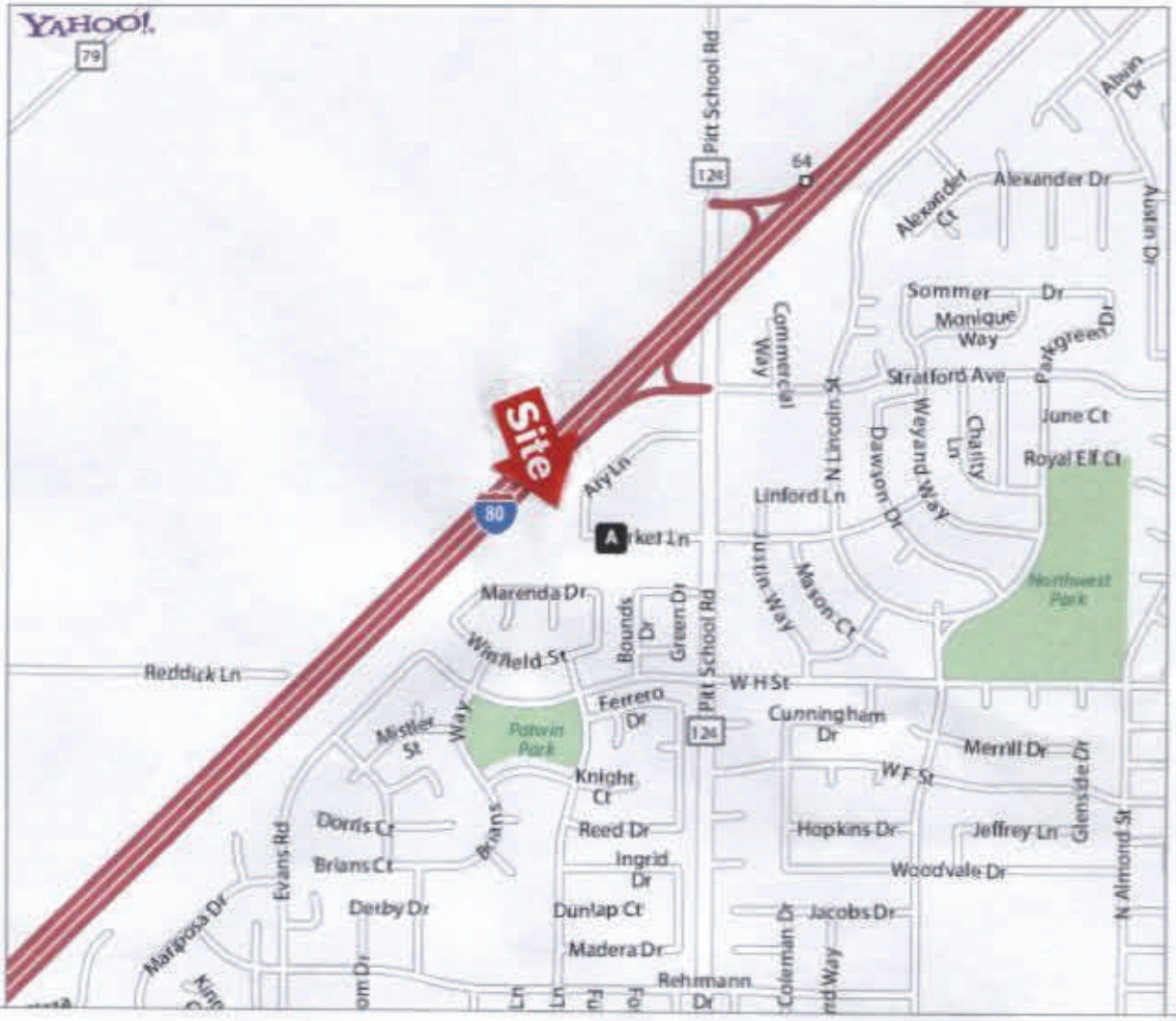
MacDonald Ct

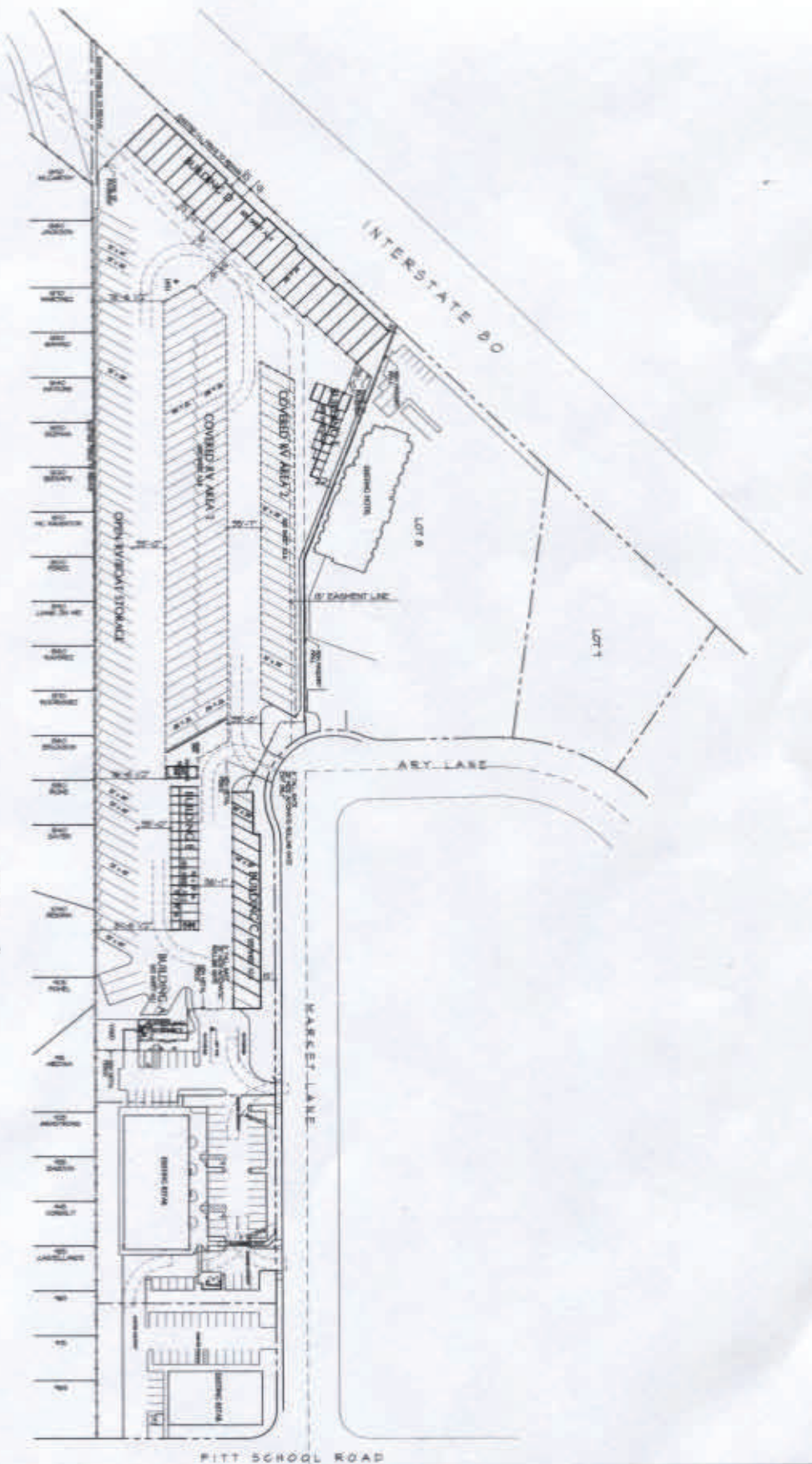
Cunningham Dr

Nancy Dr

W F St

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OVERALL SITE PLAN



Thomas L. Hester
 Robert L. Hester
 RISA ASSOCIATES, INC.
 1400 MARKET LANE
 SUITE 100
 PITTSTOWN, TN 37371
 (615) 441-1111
 FAX (615) 441-1112
 WWW.RISA-ASSOCIATES.COM

MARKET LANE
 PROPERTY
 STORAGE
 1400 MARKET LANE
 PITTSTOWN, TN

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITTING
2	11/11/11	ISSUED FOR PERMITTING
3	11/11/11	ISSUED FOR PERMITTING
4	11/11/11	ISSUED FOR PERMITTING
5	11/11/11	ISSUED FOR PERMITTING
6	11/11/11	ISSUED FOR PERMITTING
7	11/11/11	ISSUED FOR PERMITTING
8	11/11/11	ISSUED FOR PERMITTING
9	11/11/11	ISSUED FOR PERMITTING
10	11/11/11	ISSUED FOR PERMITTING
11	11/11/11	ISSUED FOR PERMITTING
12	11/11/11	ISSUED FOR PERMITTING
13	11/11/11	ISSUED FOR PERMITTING
14	11/11/11	ISSUED FOR PERMITTING
15	11/11/11	ISSUED FOR PERMITTING
16	11/11/11	ISSUED FOR PERMITTING
17	11/11/11	ISSUED FOR PERMITTING
18	11/11/11	ISSUED FOR PERMITTING
19	11/11/11	ISSUED FOR PERMITTING
20	11/11/11	ISSUED FOR PERMITTING

SITE PLAN

SHEET NO. **A10**
 OF TOTAL SHEETS