

LOT FOR SALE
35,022 +/- Sq. Ft.
ACROSS FROM
SUPER WALMART
DIXON, CALIFORNIA

FEATURES: The site is on Dorset Drive, sharing access with Jack-in-the-Box, 76/Popeye's and near Cattlemen's Restaurant. Across Dorset from Arco and across N. First St (Hwy 113) from the Super WalMart.

PRICE: \$412,775 (\$11.79 +/- per sq. ft.), plus assumption of North First Street, Assessments, estimated at \$1.00 +/- per sq. ft.

PARCEL SIZE: 35,022 +/- sq. ft. **APN:** 108-100-290

HIGHWAY SIGNAGE: Suffolk Downs Highway Pole Sign position may be available for additional compensation.

ZONING: Highway Commercial (CH) and Professional Administrative Office (PAO).

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