

Pad For Sale

**.85 +/- Acre
Zoned PAO-CH-PD**

Dixon, CA

FEATURES: The property is situated on North Lincoln Street (frontage road) and faces the Eastbound lane of I-80. Neighbors include Phoenix School, Flex Space Retail Buildings with DaVita Dialysis, Ron DuPratt Ford dealership, Gone Fishin Marine and Coburn Station Partner's Retail buildings.

LOCATION: Located in Dixon with its pro-employment attitude and fast track development processing, in a region with highly favorable growth projections. Close proximity to the UC Davis campus, and approximately 20 miles southwest of Sacramento. Dixon is a community with a comfortable small city atmosphere that is big in opportunities. It has an unmatched quality of life, affordable housing, superior climate, and a quality educational system.

PARCEL SIZE: 36,969 +/- Sq. Ft. (0.849 +/- acre) **APN:** 108-110-560

PRICE: \$360,500 (\$9.75/SF) plus assessments of approximately \$1.00 +/-SF.

ZONING: PAO-CH-PD Neighborhood Commercial/Professional and Administrative Office Planned Development. Call the Dixon Planning Department at (707) 678-7000 for specific uses allowed under this zoning.

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

Chuck L. Krouse
Broker

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

COMMERCIAL REAL ESTATE SERVICES

West **I-80** East

98/02/2099 13:01
31.000' x 13.1'

PROPOSED BOUNDARY
APN: 108-110-200
DIXON, CA
SCALE: 1" = 50'



3111 SUNSET BLVD., STE. 7
ROCKLIN, CA 95677
PHONE: (916) 824-1321
FAX: (916) 824-1322
SUPERVISOR: STEVEN OURADA
DATE: AUGUST 2, 2000
JOB NO. CC-985

