

# For Sale | 5.63 Acres

1445-1485 Market Lane, Dixon, CA



Colliers

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Archer & Ficklin, Inc.

**Gary Archer**

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5.63 Acres



CH - PAO - PUD  
Highway Commercial  
Professional & Administrative Office

Sale Price: \$1,975,000

## Highlights

- 450' Interstate 80 frontage
- Possible lot for RV/Auto sales, motel, restaurant or other uses that need freeway visibility
- Municipal jurisdiction: City of Dixon, County of Solano
- Topography: Flat
- Permits and fees: Significantly below market
- Significant growth in housing development and population:
  1. Homestead Development (1,200 new homes)
  2. Valley Glen Subdivision (250 new homes)
  3. Parklane development (150 new homes)



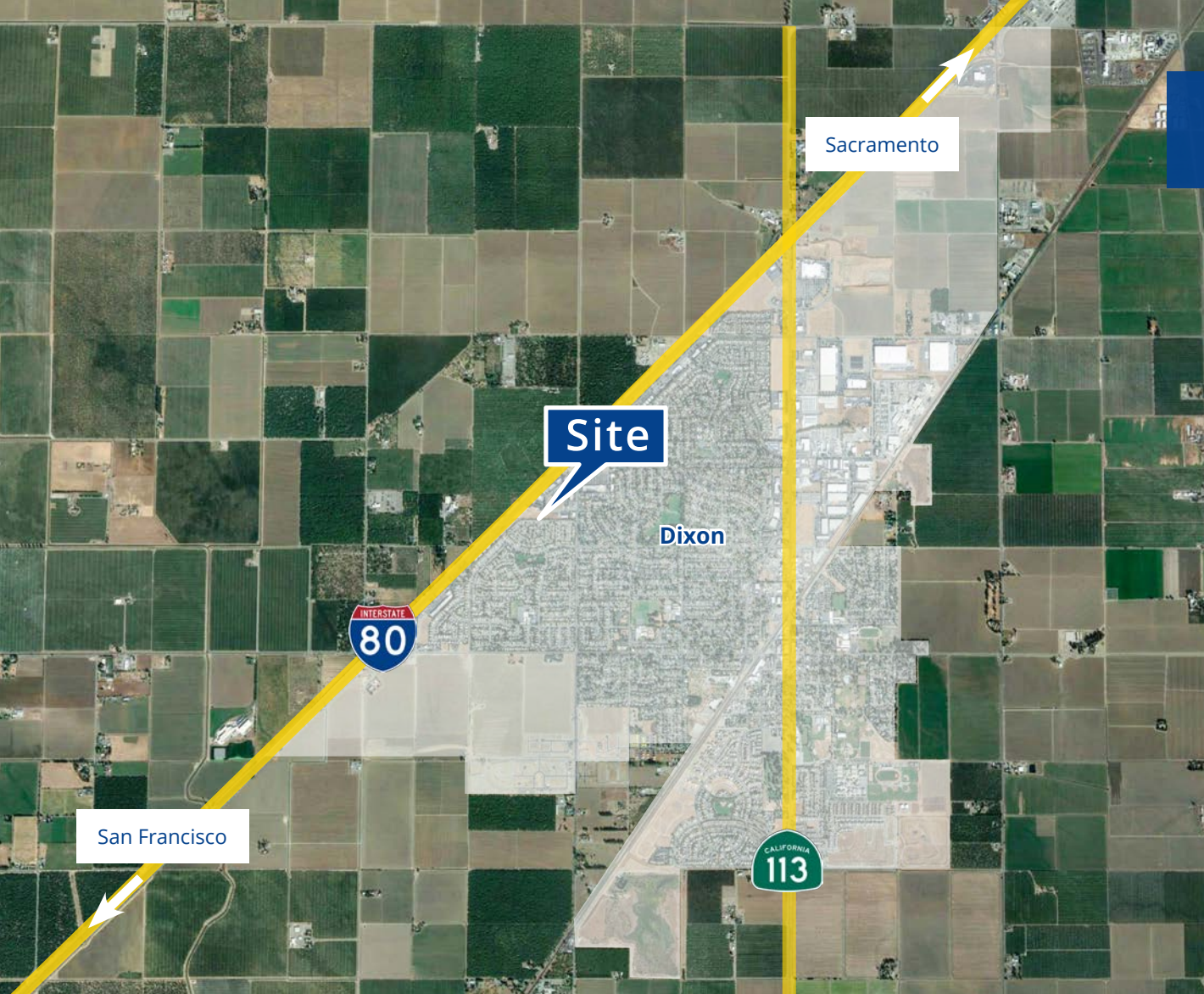
Safeway  
The UPS Store  
Denny's  
Burger King  
Chevron  
Cenario's Pizza  
Solano Baking Company  
Taqueria Jalisco

Starbucks  
Domino's Pizza  
Bank of America  
Baskin Robbin's  
Subway  
Taco Bell  
McDonald's  
The Habit Burger Grill  
Pizza Guys  
Dutch Bros  
ASAP Fitness  
Pedro's Cocina





# Transportation



## California Proximity

- Sacramento ±23 miles
- Stockton ±58 miles
- Port of Oakland ±61 miles
- San Francisco ±65 miles
- Fresno ±190 miles
- Los Angeles ±405 miles

## Major Western Regional City Proximity

- Reno, NV ±154 miles
- Boise, ID ±583 miles
- Las Vegas, NV ±576 miles
- Portland, OR ±579 miles
- Salt Lake City, UT ±681 miles
- Seattle, WA ±751 miles
- Phoenix, AZ ±764 miles
- Denver, CO ±1,200 miles

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