

# COMMERCIAL BUILDING PADS FOR SALE

1430 & 1460 MARKET LANE, DIXON, CA  
AVAILABLE TOGETHER OR SEPARATELY

1430 MARKET LANE      ±1.4 Acres (±60,984 SF) \$650,000

1460 MARKET LANE      ±1.23 Acres (±53,578 SF) \$570,000

COMBINED                      ±2.63 Acres (±114,562 SF) \$1,220,000

AVAILABLE                      Separately or combined

**JIM GRAY**, LEED AP, CCIM

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LIC N° 00775072

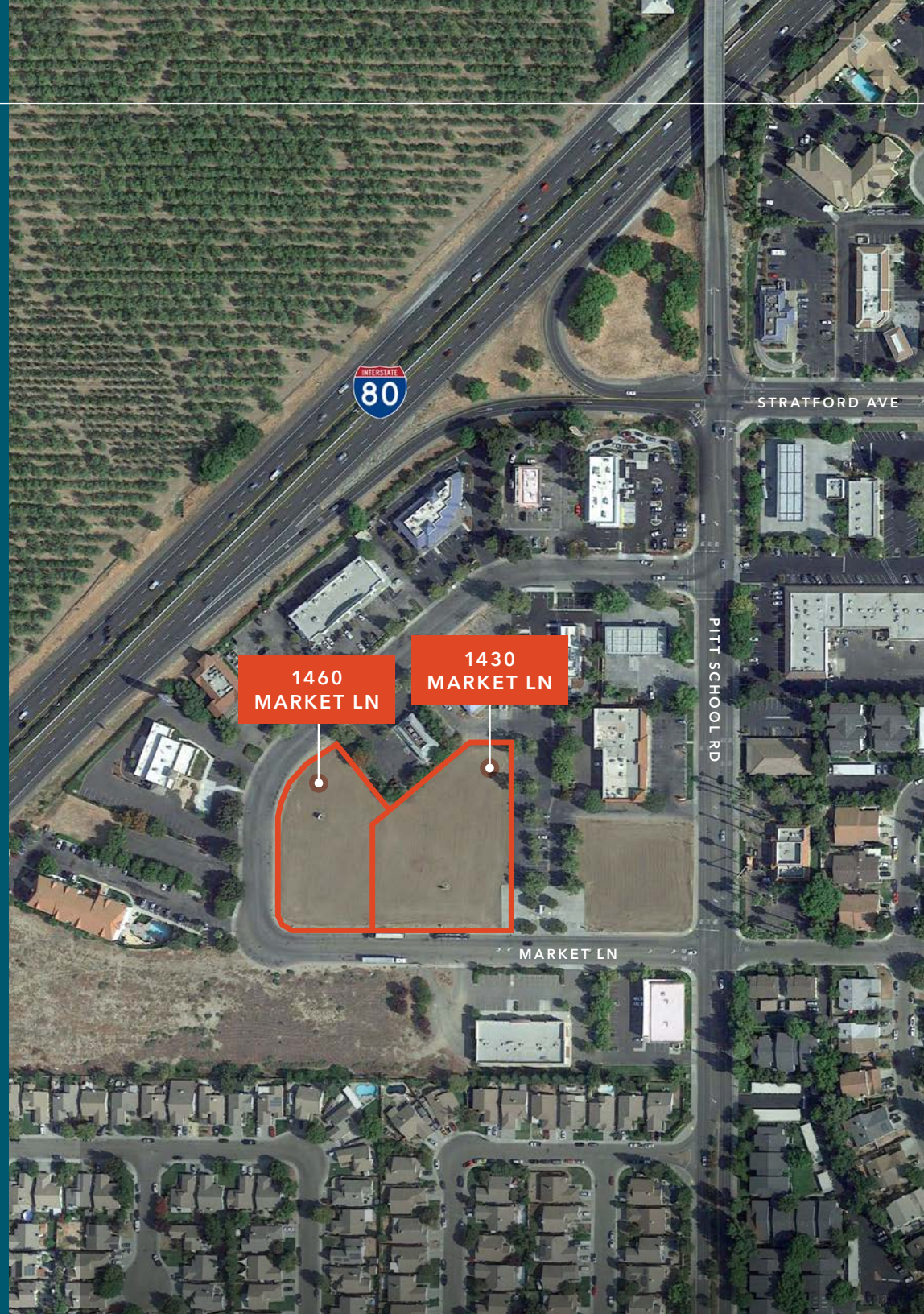
**NAHZ ANVARY**, CCIM

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### DIXON BACKGROUND

UC Davis, Solano Community College, two additional state colleges, and six private colleges are within commuting distance.

Within 25 miles are a skilled and diverse workforce of 200,000 and a population of 400,000 (160,000 population within 15 miles).

Excellent access to Interstates 80. Located at the Pitt School Road Exchange of Interstate 80. Sacramento Airport 30 minutes away, and 3 general aviation airports 10 minutes away.

Located at Pitt School Road Interchange of I-80 with average daily traffic counts on the Interstate with traffic counts of 128,000 vehicles per day.

Affordable site(s) with existing utilities and abundant low cost water supply.

### PITT SCHOOL I-80 EXCHANGE & MARKET LANE

The subject properties were developed to serve the highway traveler and to provide a range of commercial and business services for the residents of Dixon. These two lots have never been built on, and they have existing sidewalk, curb and gutter, utilities to the site. The Community Development and Management Staff of the City of Dixon are available to help buyers make sure your intended use will gain proper land use and zoning review. The owners have explored a number of concepts for development. See attached sheet that are for illustrative purposes only. Good location for single or multi-tenant retail or commercial services. Potentially a motel site if combined.



FOR SALE

# COMBINED PARCEL MAP



## \$1,220,000

COMBINED SALE PRICE

AVAILABLE SEPARATELY OR COMBINED

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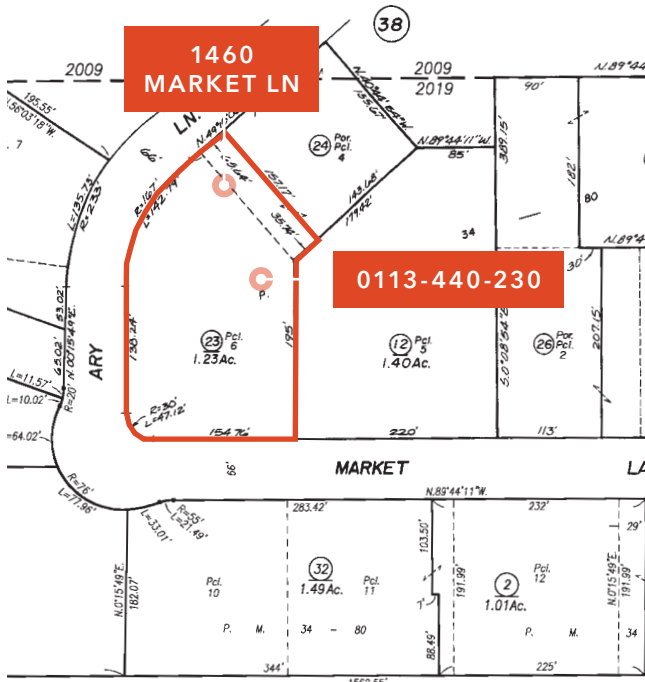
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# PARCEL MAPS



**\$570,000**

1460 MARKET LANE SALE PRICE

**\$650,000**

1430 MARKET LANE SALE PRICE

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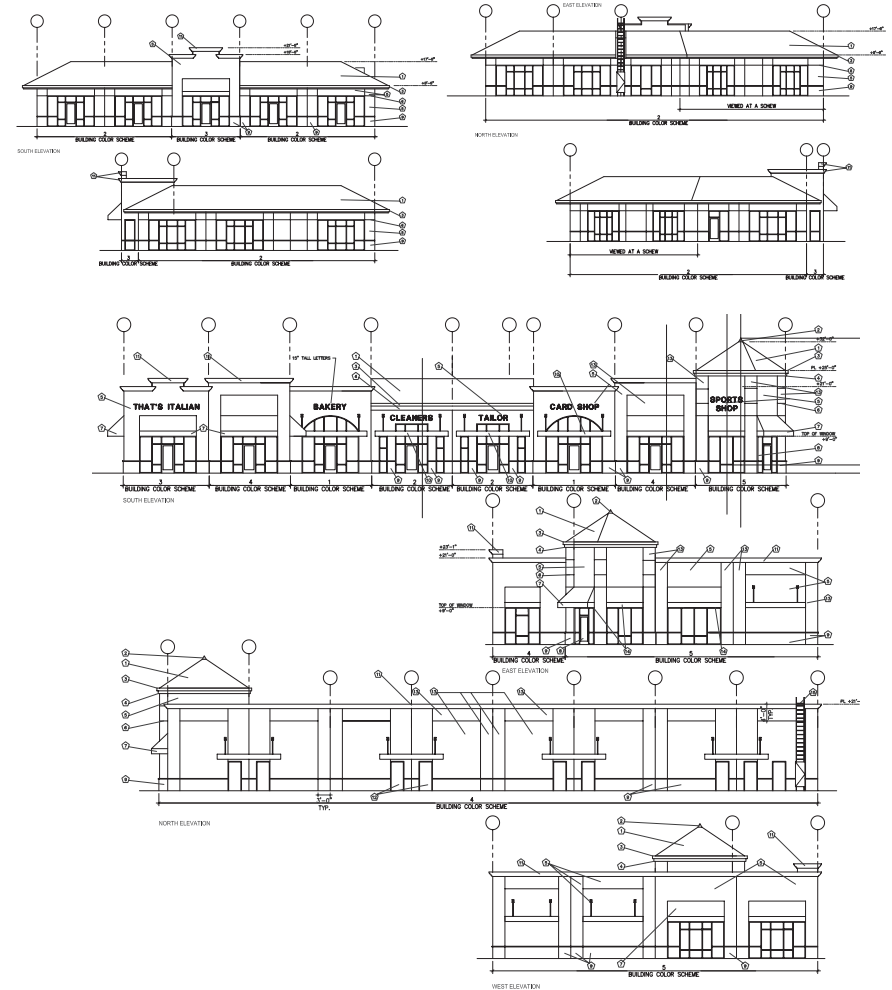
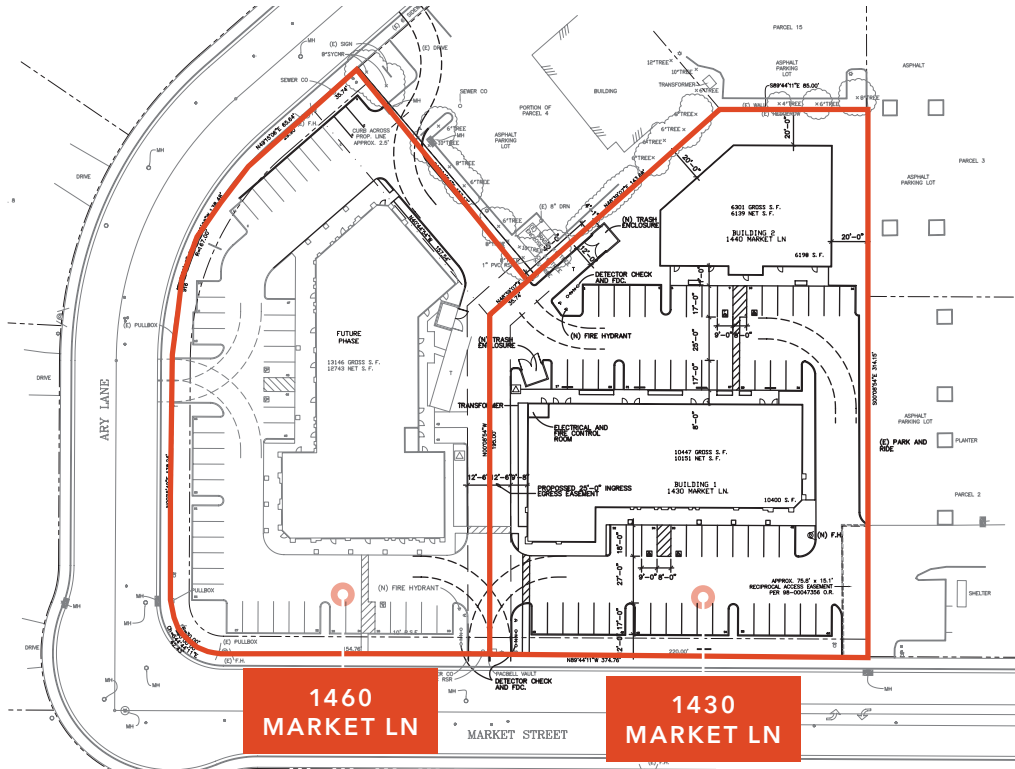
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# SITE PLAN AND EVALUATIONS - PREVIOUS CONCEPT PLANS



Disclaimer: Early design concept-plans are not included in the offering and are not to be relied upon or used for building or development.



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