For Sale | 5.63 Acres

1445-1485 Market Lane, Dixon, CA

Pitt School Rd

Ary Ln

INTERSTATE 80

Market Ln

N

Colliers

Mark Demetre, SIOR
Executive Vice President
+ 1 916 563 3010
mark.demetre@colliers.com
CA Lic. 00852871

Michael Hoo, MBA
Vice President
+ 1 916 563 3087
michael.hoo@colliers.com
CA Lic. 01989521

Nathan Miller
Senior Associate
+1 916 563 3011
nathan.miller@colliers.com
CA Lic. 02097602

Archer & Ficklin, Inc.

Gary Archer
Principal
+1 707 678 1092
garya@archerficklin.com
CA Lic. 00815677

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5.63 Acres

CMX
Corridor Mixed Use

Sale Price: $1,975,000

Highlights

- 450' Interstate 80 frontage
- Opportunity for commercial, hospitality, office, or residential development in a high-visibility corridor location, with residential potential of up to 28 dwelling units per acre
- 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)
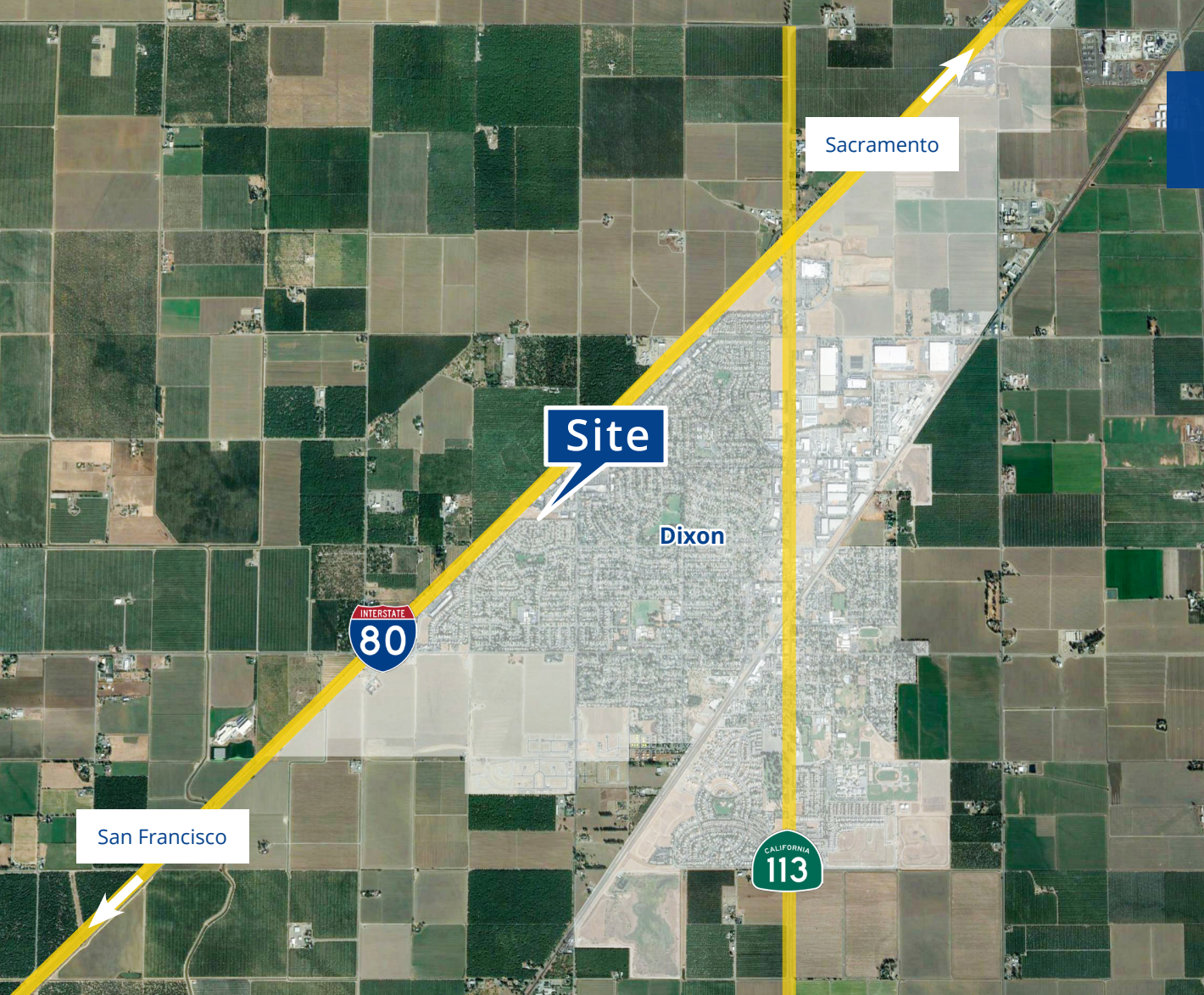 3. Parklane development (150 new homes)

N Lincoln St

Strafford Ave

Watson Ranch Way

Pitt School Rd

Ary Ln

Market Ln

I-80 access | 0.3 miles

Motel 6

INTERSTATE 80

Safeway
The UPS Store
Denny's
Burger King
Chevron
Cenario's Pizza
Solano Baking Company
Heath Center

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

Sacramento

Site

Dixon

INTERSTATE 80

San Francisco

CALIFORNIA 113

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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