



Land For Sale

# Dixon Commerce Center

Vaughn Road at Highway 113 – city of Dixon, CA

## Highlights



±6.43 AC | 0111-090-780



General Industrial



Accelerating success.

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# Property Overview

## Zoning

- General Industrial per 2021 General Plan update
- General Industrial zoning to be adopted Spring 2024

## Gross Acreage

- ±6.43 AC (APN: 0111-090-780)

## Site Dimensions

- ±654' wide x ±379' deep

## Utilities

- Sewer: 10"-12" along Vaughn Road, 15"-18" at NE corner of site (8" Commerce Way/21" Fitzgerald Drive)
- Water: 12"
- Storm drain: (Size TBD). See comments below

## Topography

- Flat

## Access

- Highway 113 (Vaughn Road)
- Approximately 3/4 mile to I-80 Interchange

## Comments

- Also includes partial ownership (10.81%) of the ±7.98 acre retention pond servicing the parcels located within the Dixon Commerce Center (APN: 0111-090-830) Retention pond maintenance agreement in place with the Dixon Commerce Center owners along with CC&R's (See parcel map on next page)
- Strategically located for Industrial users within a land strapped market (Solano County)

## Pricing

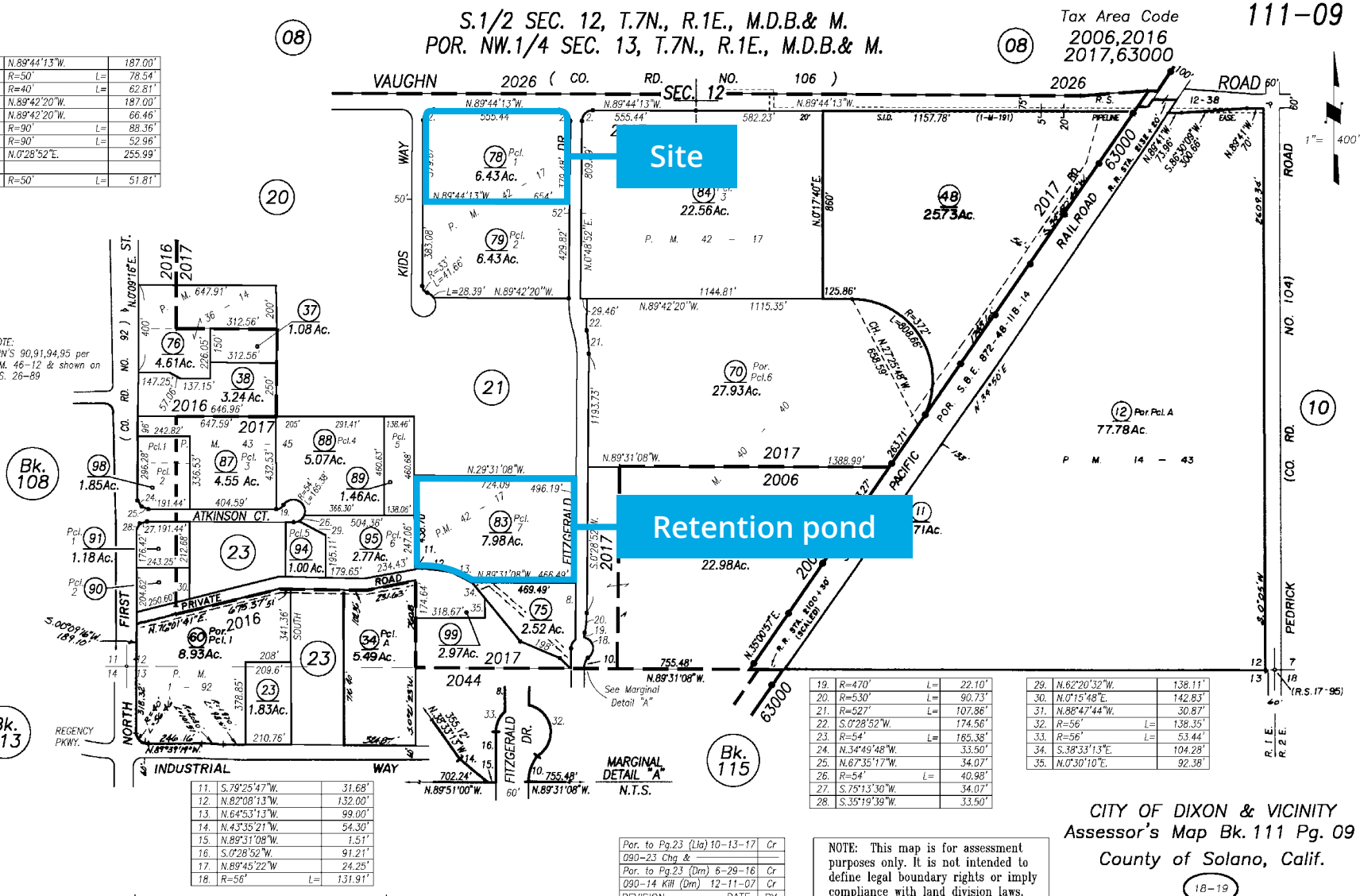
- Call listing broker



# Parcel Map

1.	N.89°44'13"W.	187.00'
2.	R=50'	L= 78.54'
3.	R=40'	L= 62.81'
4.	N.89°42'20"W.	187.00'
5.	N.89°42'20"W.	66.46'
6.	R=90'	L= 88.36'
7.	R=90'	L= 52.96'
8.	N.0°28'52"E.	255.99'
9.		
10.	R=50'	L= 51.81'

NOTE:  
APN'S 90,91,94,95 per  
P.M. 46-12 & shown on  
R.S. 26-89



Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Por. to Pg.23 (Lia) 10-13-17	Cr
090-23 Chg. &	
Por. to Pg.23 (Om) 6-29-16	Cr
090-14 Kill (Om) 12-11-07	Cr
REVISION	DATE BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

CITY OF DIXON & VICINITY  
Assessor's Map Bk. 111 Pg. 09  
County of Solano, Calif.



# Location

Site

## Location Highlights



Davis – 9.5 miles  
I-80/Hwy 12 to Napa – 25.9 miles  
Walnut Creek – 50.8 miles (via I-680)



SMF – 29.3 miles  
OAK – 69.1 miles



Port of Oakland – 60.8 miles