

O F F E R I N G   M E M O R A N D U M

# 215 Vaughn Road

Dixon, California 95620

32 Acres | General Industrial (IG-NESP)

\$13,939,000 | \$10.00/SF

APN: 0111-080-300



## **DRAFT**

Prepared By

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## INVESTMENT OVERVIEW

215 Vaughn Road presents a rare opportunity to acquire one of the last remaining large industrial-zoned parcels in the North Bay and greater Solano County submarket. The approximately 32-acre site is located in the City of Dixon's Northeast Specific Plan (NESP) area, zoned General Industrial (IG-NESP), and offers significant development potential for a wide range of industrial, manufacturing, warehouse, distribution, and flex-use concepts. The property benefits from its strategic position along the I-80 corridor between the San Francisco Bay Area and Sacramento, with direct access to a regional labor pool, strong transportation infrastructure, and proximity to an established base of corporate and industrial tenants. With the previous development agreement terminated in August 2024, the site is now free of any prior entitlement obligations and available for new development proposals.

## PROPERTY OVERVIEW

<b>Address</b>	215 Vaughn Road, Dixon, CA 95620
<b>County</b>	Solano
<b>APN</b>	0111-080-300
<b>Lot Size</b>	32 Acres (1,393,920 SF)
<b>Site Dimensions</b>	1,600' x 1,000' x 1,300'
<b>Zoning</b>	General Industrial (IG-NESP)
<b>General Plan</b>	Industrial
<b>Specific Plan</b>	Northeast Quadrant Specific Plan (NEQSP)
<b>Asking Price</b>	\$13,939,000
<b>Price Per SF</b>	\$10.00/SF
<b>Price Per Acre</b>	\$435,594/Acre
<b>Topography</b>	Generally flat
<b>Access Points</b>	4 potential egress points

## SITE DESCRIPTION & ACCESS

The property is an irregularly shaped parcel with approximate dimensions of 1,600 feet by 1,000 feet by 1,300 feet. The site is generally flat with topography suitable for large-scale industrial development. Up to four potential access/egress points are available along the perimeter, providing flexibility for site planning and truck circulation.

### Utilities

<b>Water</b>	City of Dixon
<b>Sewer</b>	City of Dixon
<b>Gas</b>	PG&E
<b>Electric</b>	PG&E
<b>Storm Drain</b>	City of Dixon / Solano Irrigation District

## TRANSPORTATION & ACCESS

The property is strategically located approximately 1.5 miles from Interstate 80, one of California's most heavily traveled corridors connecting the San Francisco Bay Area to Sacramento and points east.

<b>I-80 Proximity</b>	1.5 miles to I-80 interchange
<b>I-80 Traffic (at Dixon)</b>	290,000 vehicles/day (Caltrans 2023 AADT)
<b>I-80 Traffic (Corridor Peak)</b>	310,000 vehicles/day (Vacaville-Dixon)
<b>Route 505</b>	Direct access via I-80/505 interchange
<b>Sacramento</b>	25 miles east (30 min drive)
<b>San Francisco</b>	65 miles southwest (75 min drive)
<b>Oakland/Port of Oakland</b>	55 miles southwest (60 min drive)
<b>Napa</b>	35 miles west
<b>UC Davis (Campus)</b>	9 miles northeast
<b>UC Davis Medical Center</b>	15 miles east (Sacramento)
<b>Travis Air Force Base</b>	15 miles south

## ZONING & LAND USE

The property is zoned General Industrial (IG) under the City of Dixon Zoning Code, Chapter 18.06. The IG District is intended to provide areas for businesses that have potential to create adverse visual, noise, or other impacts to adjoining public and residential properties. This district allows for a broad range of industrial and commercial uses as outlined below.

### Permitted Uses (By Right)

- Construction and Material Yards
- Contractor Shops
- Custom Manufacturing
- Light Industrial
- Research and Development
- Small Scale Food & Beverage Manufacturing
- Indoor Storage, Warehousing, and Wholesaling
- Distribution Facilities & Freight/Trucking Terminals (under 150,000 SF)
- Light Fleet Based Services
- Auto/Vehicle Service, Repair, Sales, and Rental
- Business Services and Offices
- Retail Sales (Building Materials, Food & Beverage, General)
- Restaurants and Food Preparation

### Administrative Use Permit

- General Industrial
- Large Scale Food & Beverage Manufacturing
- Personal Storage and Vehicle Storage
- Public Works and Utilities

### Conditional Use Permit

- Outdoor Storage
- Large Distribution/Freight Terminals (150,000+ SF)
- Salvage and Wrecking
- Recycling Facilities
- Cannabis Business



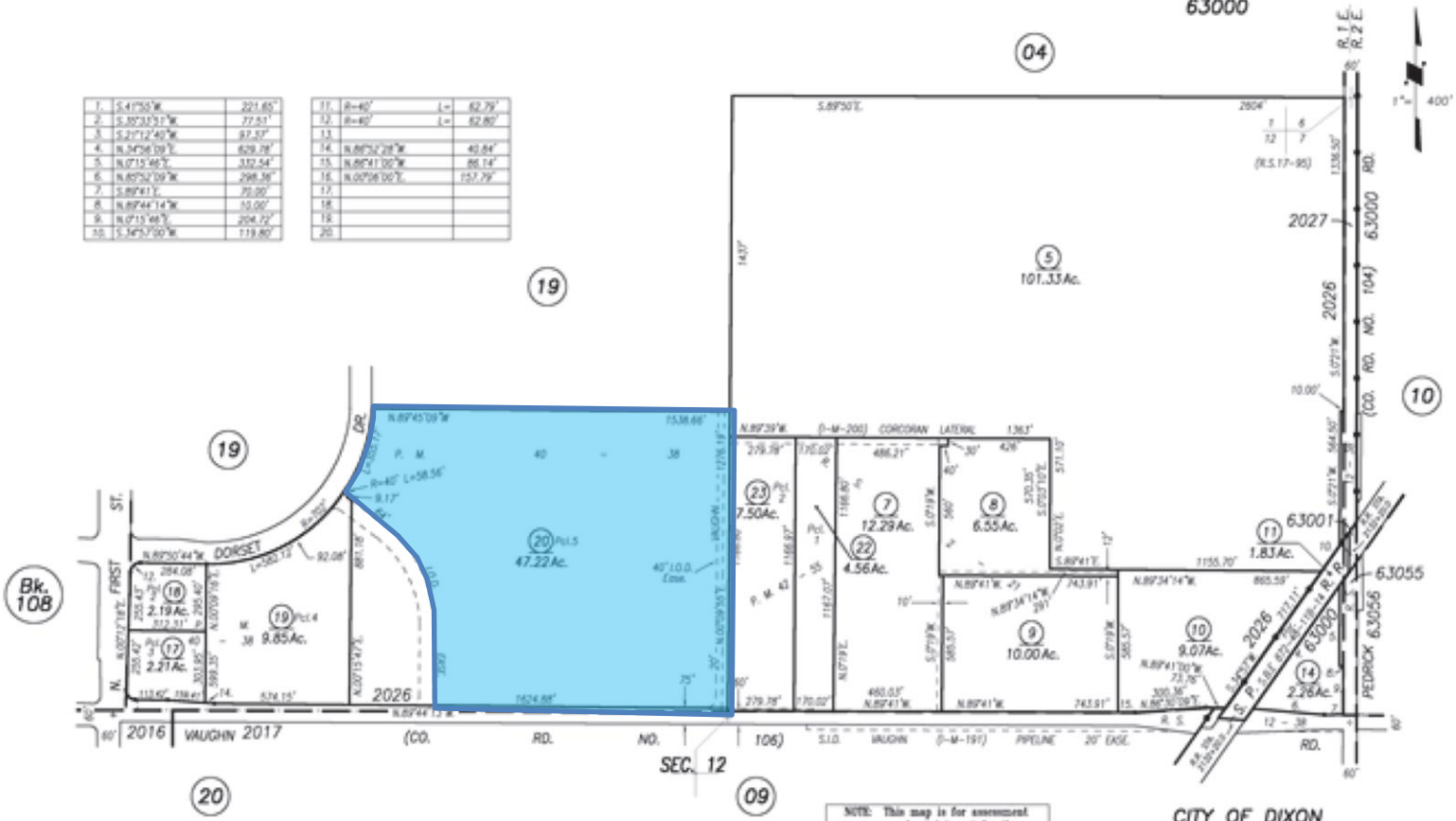


**PLAT MAP**

POR. N. 1/2 SEC. 12, T.7N., R.1E., M.D.B.& M

Tax Area Code 111-08  
2026 63000

1	S.41°35'W	221.65'	11	R=40'	L= 82.79'
2	S.82°33'17"W	77.51'	12	R=40'	L= 82.80'
3	S.21°12'45"W	87.87'	13		
4	N.82°58'09"E	629.28'	14	N.82°52'28"W	40.84'
5	N.07°15'46"E	332.54'	15	N.82°41'00"W	86.14'
6	N.82°52'09"W	298.58'	16	N.00°58'00"E	157.79'
7	S.82°41'E	75.00'	17		
8	N.82°44'14"W	15.00'	18		
9	N.07°15'46"E	204.72'	19		
10	S.14°57'00"W	118.80'	20		



Bk. 108

REV	DATE	BY
AS. Pg. 20	11-7-06	J5
Map Sheet	8-28-04	J5
SRD-02/08/2019 Pg.19	11-14-01	J5
ORD-22/02/13 Pm	2-13-01	J5
REVISON		

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

CITY OF DIXON  
Assessor's Map Bk. 111 Pg. 08  
County of Solano, Calif.

NOTE: Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

## DEVELOPMENT STANDARDS

The following development standards apply to the General Industrial (IG) zoning district per Dixon Municipal Code Chapter 18.06:

Standard	IG District
Maximum FAR	0.6
Minimum Lot Size	40,000 SF
Maximum Height	75 ft (40 ft within 200 ft of residential)
Maximum Lot Coverage	60%
Front Setback	10 ft
Interior Side Setback	50 ft (adj. to residential); 0 ft otherwise
Street Side Setback	10 ft
Rear Setback	50 ft (adj. to residential); 10 ft otherwise

## Development Potential

Based on the IG zoning standards, the property supports multiple development configurations. The following table illustrates estimated building area under the applicable FAR and lot coverage limits:

Scenario	Estimated Building Area
Total Site Area	1,393,920 SF (±32 Acres)
Max Buildable Area (0.6 FAR)	836,352 SF
Max Lot Coverage (60%)	836,352 SF
Single Large Warehouse/Distribution	500,000 - 550,000 SF
Two-Building Campus	250,000 - 300,000 SF each
Maximum Building Height	75 ft

Note: Actual development potential will depend on site planning, parking requirements, fire access lanes, stormwater management, and City of Dixon pre-application review. The City recommends submitting pre-application materials for any project proposals.

## NEIGHBORING TENANTS & CORPORATE NEIGHBORS

The property is surrounded by an established and growing base of industrial, distribution, and logistics tenants. The table below highlights key corporate neighbors in the immediate Dixon and Vacaville corridor:

Tenant	Address	Details
<b>GE Appliances / Dart Logistics</b>	250 E. Dorset Dr, Dixon	04,000 SF Distribution; LEED-certified; 100+ dock positions
<b>Gold Star Foods</b>	1000 Vaughn Rd, Dixon	188,000 SF Food Distribution
<b>Altec Inc.</b>	1000 Vaughn Rd Ste A, Dixon	NorCal Parts & Supply Distribution
<b>Industrial (Available)</b>	700 Vaughn Rd, Dixon	330,554 SF on 22.5 Acres
<b>Amazon Sortation Center</b>	300 Crocker Dr, Vacaville	321,000 SF
<b>Amazon Fulfillment Center</b>	4800 Midway Rd, Vacaville	617,000 SF
<b>FedEx Distribution Hub</b>	Vacaville / Fairfield	Regional Distribution
<b>Travis Air Force Base</b>	15 miles south	Major Economic Driver



## INDUSTRIAL MARKET SNAPSHOT

The Solano/Napa Counties industrial submarket encompasses approximately 42.5 million square feet of total inventory. The corridor continues to attract major distribution, logistics, and manufacturing tenants seeking lower costs and strong transportation access compared to the core Bay Area.

### Key Market Indicators (2024)

Metric	Solano / Napa Industrial
Total Market Inventory	±42.5 Million SF
Vacancy Rate (Q3 2024)	7.4%
New Completions (Q3 2024)	720,395 SF
Industrial Rents vs. East Bay	25-35% Lower

Vacancy in the submarket rose from approximately 3.0% in early 2024 to 7.4% by Q3 2024, driven primarily by large speculative completions entering the market rather than tenant departures. Asking rents have remained stable, and the submarket continues to offer a significant cost advantage over comparable East Bay and core Bay Area industrial markets.

### Recent Development Activity

- GE Appliances opened a ±504,000 SF LEED-certified distribution center at 250 E. Dorset Drive in Dixon (2021) — the first major industrial building in Dixon in over 20 years.
- Amazon approved expansion of Vacaville complex to ±2.1 million SF (2023).
- 720,395 SF of new warehouse space completed in Q3 2024 across Solano/Napa.
- I-80 Solano Express Lanes opened December 2025, improving corridor connectivity.

### Vacaville Life Science Hub

The Vacaville-Dixon corridor is establishing itself as a Northern California life science and biotech hub. The region's growing cluster of biomanufacturing and pharmaceutical operations is bolstered by proximity to UC Davis, skilled labor availability, and lower operating costs compared to the core Bay Area.

### Solano County Demographics

Solano County offers a strong regional labor pool with competitive wage rates. Key demographic highlights include a county population of approximately 460,000, a diversified economic base spanning healthcare, education, government (Travis AFB), manufacturing, and agriculture, a median household income above the national average, and a workforce with significant experience in industrial, logistics, and technical operations.

## AREA OVERVIEW & NEARBY DEVELOPMENT

The property is located within Dixon's Northeast Quadrant Specific Plan (NEQSP) area, which is seeing significant development activity. The NEQSP encompasses approximately 643 acres and represents the city's primary growth corridor for both industrial and residential uses.

### **The Campus (Adjacent Master-Planned Development)**

"The Campus" is a 260-acre master-planned project located within the same NE Specific Plan area. The project includes approximately 1,041 residential units across low, medium, and high density configurations, a 48-acre technology and business park (Dixon Opportunity Center), and 2.48 acres of commercial uses. The Campus Design Guidelines were adopted March 18, 2025, signaling the city's commitment to growth in this corridor.

### **Independence East (Nearby Residential Project)**

"Independence East" is a newly formed residential project in the vicinity with two large housing developers actively bidding on the site. The project is planned for duplexes and triplexes, indicating strong residential demand in the surrounding area.

### **GE Appliances Distribution Center (Adjacent)**

GE Appliances (a Haier company) opened its ±504,000 SF LEED-certified distribution center at 250 E. Dorset Drive in 2021 — the first major industrial building constructed in Dixon in over 20 years. The facility, developed by Scannell Properties and operated by Dart Logistics, features 32-foot clear heights, 100+ dock positions, 200+ trailer stalls, and approximately 14,000 SF of office space. The 10-acre site was subdivided from the original 47-acre parent parcel that includes the subject property.

## PARCEL HISTORY

The subject property has undergone several changes in recent years:

- 2008: Original Development Agreement (DA) executed with T.V.O.B. partnership for approximately 47 acres.
- Approximately 10 acres sold for the GE Dixon Distribution Center at 250 E. Dorset Drive.
- November 18, 2021: DHIR Capital acquired the remaining approximately 37 acres from TVOB.
- March 19, 2024: "Parcel Map Dixon Parcel 5" recorded, splitting the 37-acre site into a 5-acre parcel and the subject 32-acre parcel. The old APN (0111-080-290) was retired and replaced by current APN 0111-080-300.
- May 7, 2024: Zoning officially changed from Highway Commercial (CH) to General Industrial (IG).
- June 11, 2024: Planning Commission voted 6-0 (Resolution 2024-008) recommending termination of the original DA.
- August 20, 2024: City Council adopted Ordinance 24-004, formally terminating the DA (4-0 vote). The property is now free of any prior development agreement obligations.

## CITY CONTACT

For development inquiries, the City of Dixon recommends submitting pre-application materials for any project proposals to receive formal feedback.

<b>Contact</b>	Scott Greeley, Associate Planner
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<b>Phone</b>	(707) 678-7000 ext. 1115
<b>Zoning Code</b>	Chapter 18.06 - Industrial Districts
<b>City Website</b>	<a href="http://www.cityofdixonca.gov">www.cityofdixonca.gov</a>

*DISCLAIMER: The information contained in this Offering Memorandum has been obtained from sources believed to be reliable. Tamarack Real Estate has not verified, and will not verify, the information and makes no representation or warranty regarding its accuracy. All potential buyers must verify the information and perform their own due diligence. This document does not constitute an offer to sell or a solicitation to purchase. Projected development scenarios are estimates only and subject to City of Dixon review and approval.*