

Cotting Lane

Vacaville, CA

COMMERCIAL LAND FOR SALE



ABOUT PROPERTY



PRICE

\$1,225,000



APN

0133-020-340



PARCEL SIZE

±2.83 AC



ZONING

Office Commercial (CO)

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All information subject to change or withdrawal without notice.

For more information:

Eric Dakin

Managing Broker

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DAKIN & DAKIN
COMMERCIAL REAL ESTATE SERVICES

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IMPROVED PORTION DETAILS

- **Approximately ±2.83 Gross Acres**

- Curb & Gutter in-place
- 12" Water Line In-Street (per City of Vacaville)
- 8" Sewer Line In-Street (per City of Vacaville)
- Relatively Flat Topography
- ±5 Water Rights Included
- Deposit in Lieu Paid for Vaca Valley Parkway Frontage Improvements
- Property includes ±2.67 gross acre parcel & ±0.16 gross acre parcel vacated by the City of Vacaville (subject to confirmation)

DEVELOPMENT STANDARDS

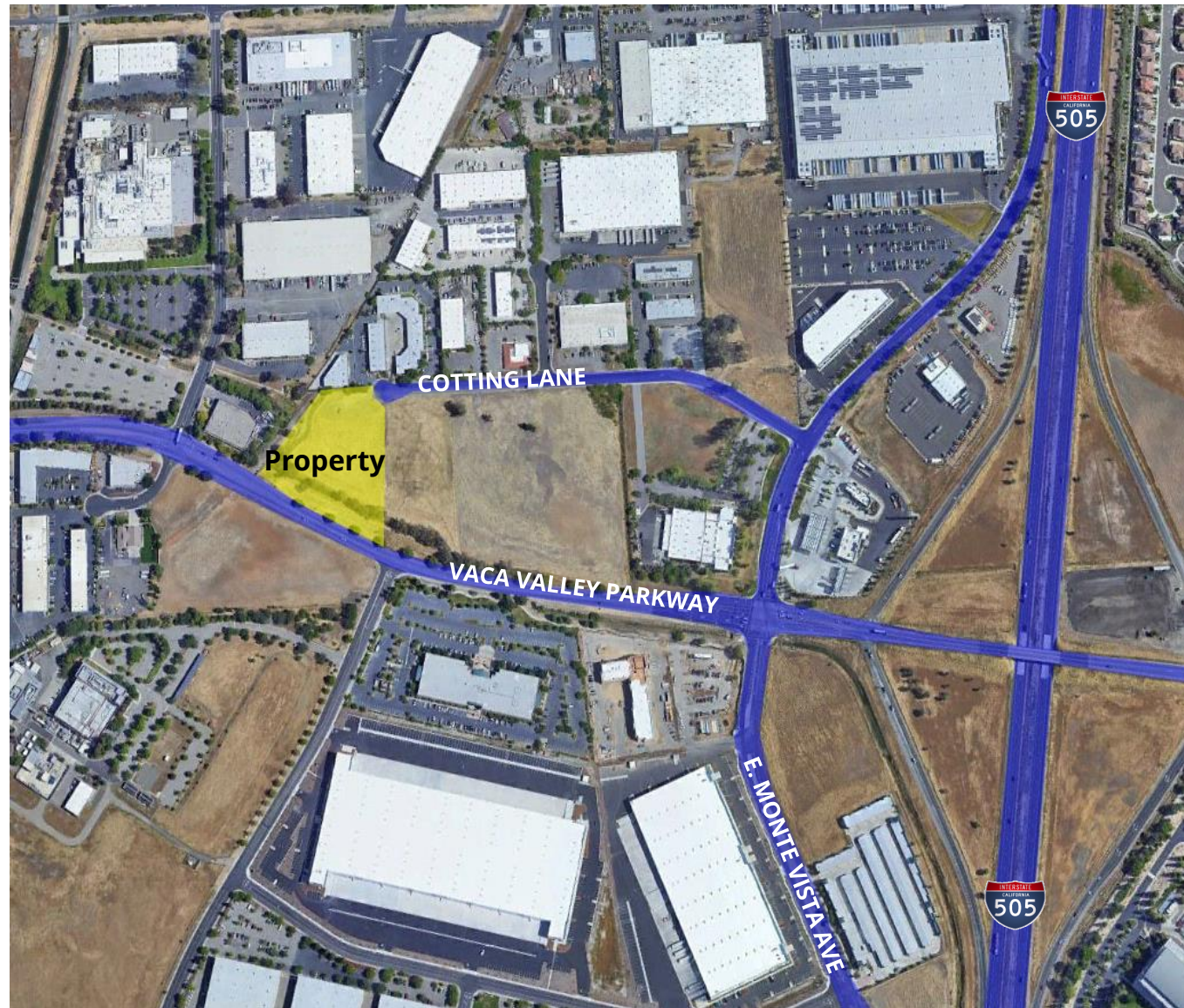
(per City of Vacaville)

- 30% Max FAR
- 30' Max Height

Zoning

- Office Commercial (CO)

[City of Vacaville Zoning Ordinance](#)



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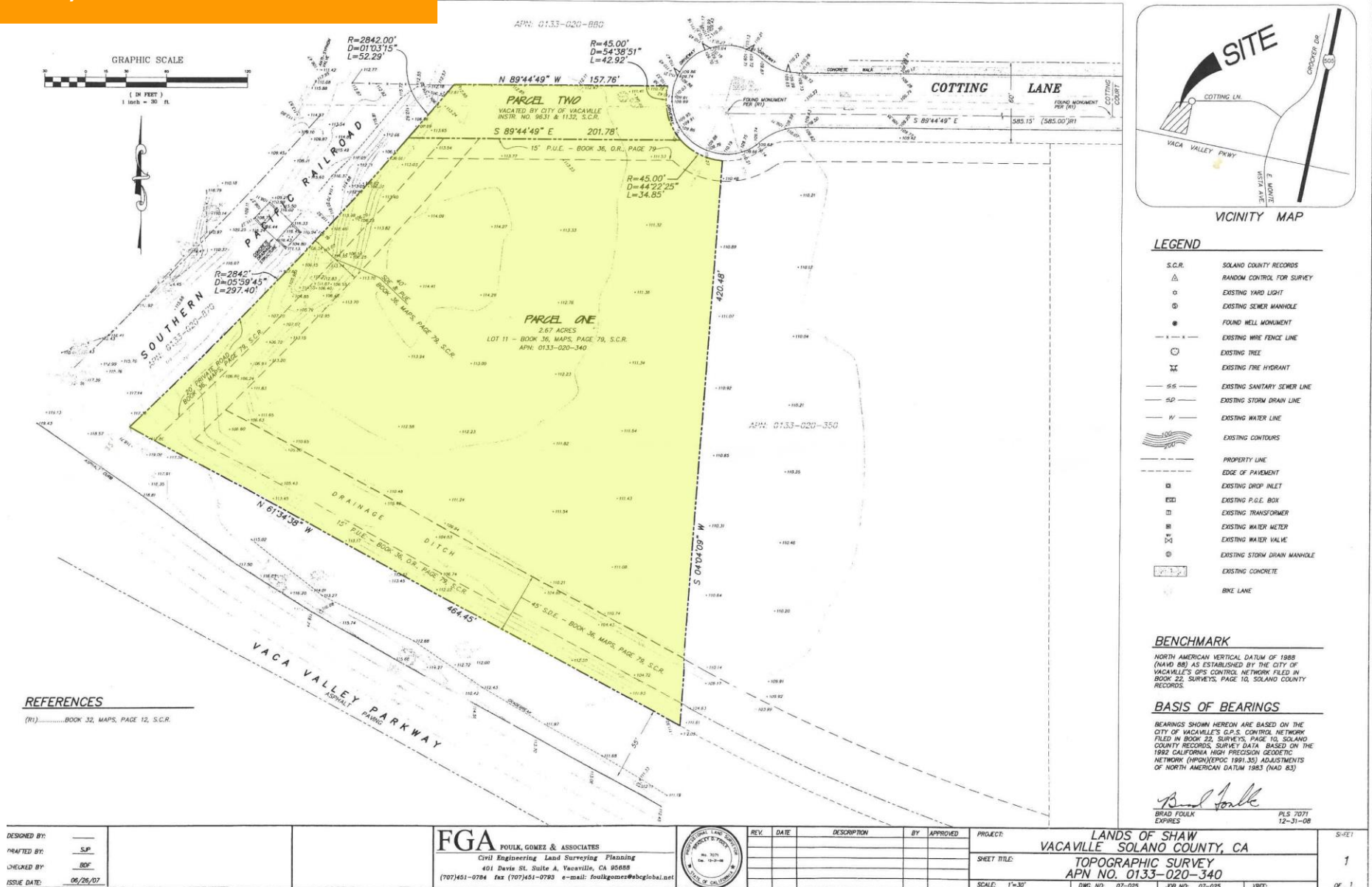
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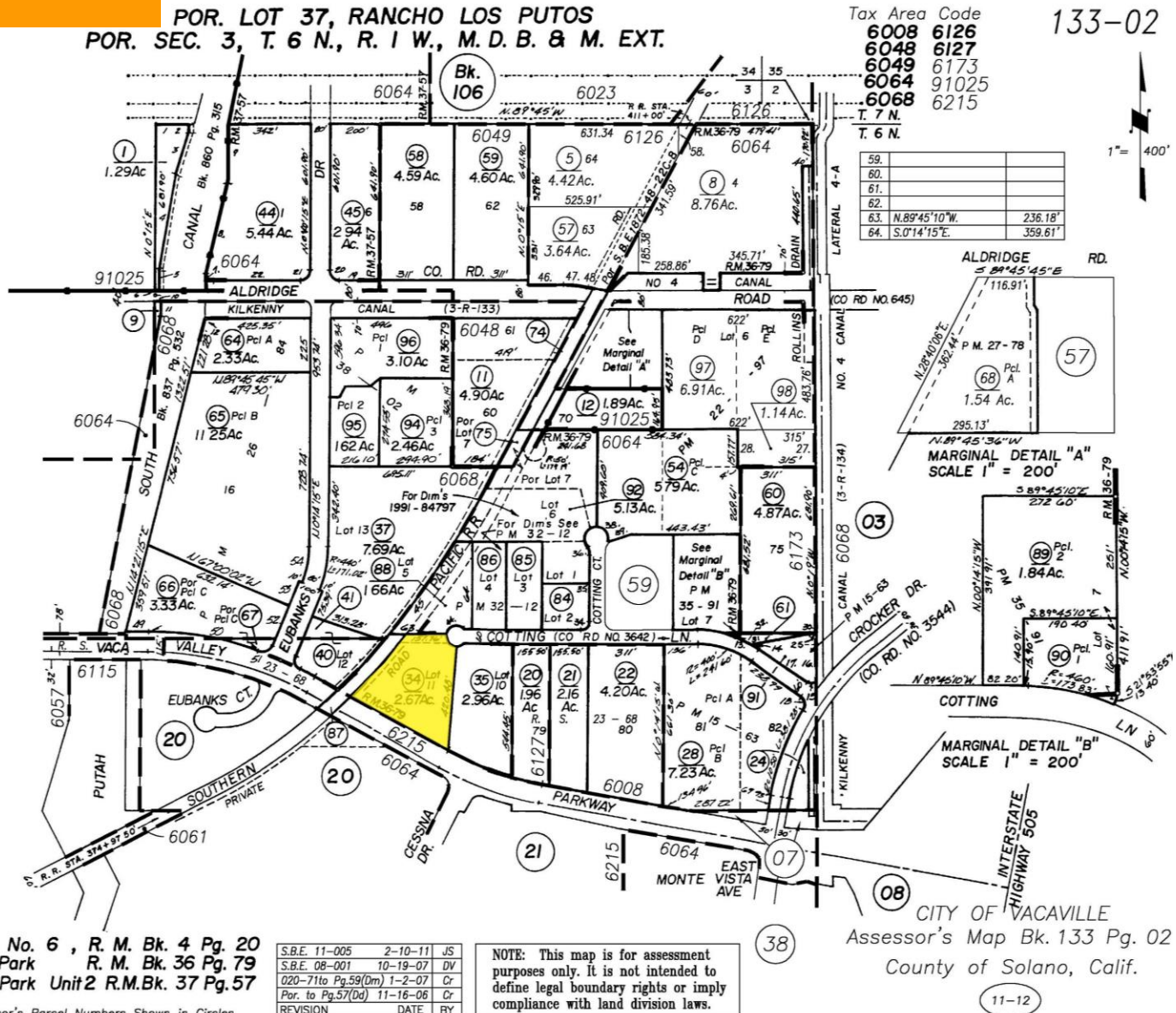
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1.	N.89°45'W.	153.10'
2.	N.0°15'E.	32.30'
3.	N.17°26'E.	179.20'
4.	N.10°07'E.	394.50'
5.	N.0°15'E.	89.90'
6.	N.89°45'E.	32.50'
7.	S.0°15'W.	30.60'
8.	S.13°06'W.	375.20'
9.	S.0°15'W.	245.80'
10.	N.89°45'W.	42.50'
11.	N.0°09'W.	60.40'
12.	S.0°09'W.	10.40'
13.	R=460'	278.24'
14.	R=460'	40.66'
15.	R=40'	31.07'
16.	N.0°14'15'W.	203.78'
17.	N.55°05'48'W.	237.98'
18.	R=40'	60.26'
19.	N.89°45'45'W.	160.00'
20.	R=40'	62.83'
21.	R=40'	62.83'
22.	N.89°45'45'W.	385.50'
23.	R=1432'	20.80'
24.	R=40'	61.74'
25.	S.89°45'10'E.	34.40'
26.	N.26°01'39'E.	104.03'
27.	S.0°14'15'E.	157.78'
28.	S.0°14'15'E.	157.77'
29.		
30.	N.89°45'10'W.	311.00'
31.	S.80°05'W.	226.66'
32.	R=460'	63.75'
33.		
34.	R=30'	47.38'
35.	N.0°14'15'W.	269.10'
36.	R=50'	32.18'
37.		
38.	R=50'	78.96'
39.	N.71°24'10'E.	100.00'
40.		
41.		
42.		
43.		
44.	R=45'	88.61'
45.	R=2782'	468.44'
46.	S.89°45'45'E.	157.50'
47.	R=330'	77.88'
48.	S.76°14'40'E.	89.13'
49.	N.89°41'39'W.	75.91'
50.	R=1485'	487.74'
51.	R=40'	60.47'
52.	N.22°30'27'E.	172.28'
53.	N.22°30'27'E.	105.38'
54.	R=360'	139.93'
55.		
56.		
57.		
58.		



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