

0.77 Acres Vacant Commercial Land

DIXON, CA



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Danville, CA 94526

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DIXON, CA

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0.77 ACRES VACANT COMMERCIAL LAND

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary

Tuesday, June 30, 2



OFFERING SUMMARY

SALE PRICE:	\$425,000
AVAILABLE SF:	
LOT SIZE:	33,650 SF
ZONING:	CMU. Corridor Mixed Use. General Plan 2020. City of Dixon
MARKET:	Solano County
SUBMARKET:	Vacaville - Dixon
TRAFFIC COUNT:	128,554
PRICE / SF:	\$12.63

PROPERTY OVERVIEW

0.77 acre vacant land parcel with excellent exposure to I-80. Neighboring properties include both residential and commercial uses.

PROPERTY HIGHLIGHTS

- APN: 0108-281-020
- Zoned: CMU Corridor Mixed Use, per General Plan 2040. City of Dixon
- Exposure: Wide Frontage to I-80
- Site Shape: Triangle
- Topography: Predominantly Level
- Traffic Counts: 128,554 Average Daily Traffic Count

Property Description



PROPERTY OVERVIEW

0.77 acre vacant land parcel with excellent exposure to I-80. Neighboring properties include both residential and commercial uses.

LOCATION OVERVIEW

Solano County Assessor Parcel Number 0108-281-020. Property does not have an assigned address. As a point of reference, the subject property vacant land parcel is located across the street east of the building addressed as 1900 North Lincoln Road, Dixon.

Property Details

SALE PRICE

\$425,000

LOCATION INFORMATION

Building Name	0.77 Acres Vacant Mixed Use Land
Street Address	Adjacent East of I-80 @ North Lincoln Street and Vaughn Road
City, State, Zip	Dixon, CA 95620
County/Township	Solano
Market	Solano County
Submarket	Vacaville - Dixon
Cross Streets	North Lincoln Street and Vaughn Road

LAND

Number Of Lots	1
Best Use	Commercial and / or residential use that benefit from freeway exposure.
Topography	Over 95% level

PROPERTY DETAILS

Property Type	Vacant Land
Property Subtype	Residential and / or Commercial
Zoning	Corridor Mixed Use. Commercial and / or residential uses. City of Dixon
Lot Size	33,650 SF
APN#	0108-281-020
Traffic Count	128,554
Traffic Count Street	I-80 at West Vaughn
Traffic Count Frontage	1003

Additional Photos



0.77 ACRES VACANT COMMERCIAL LAND

LOCATION INFORMATION

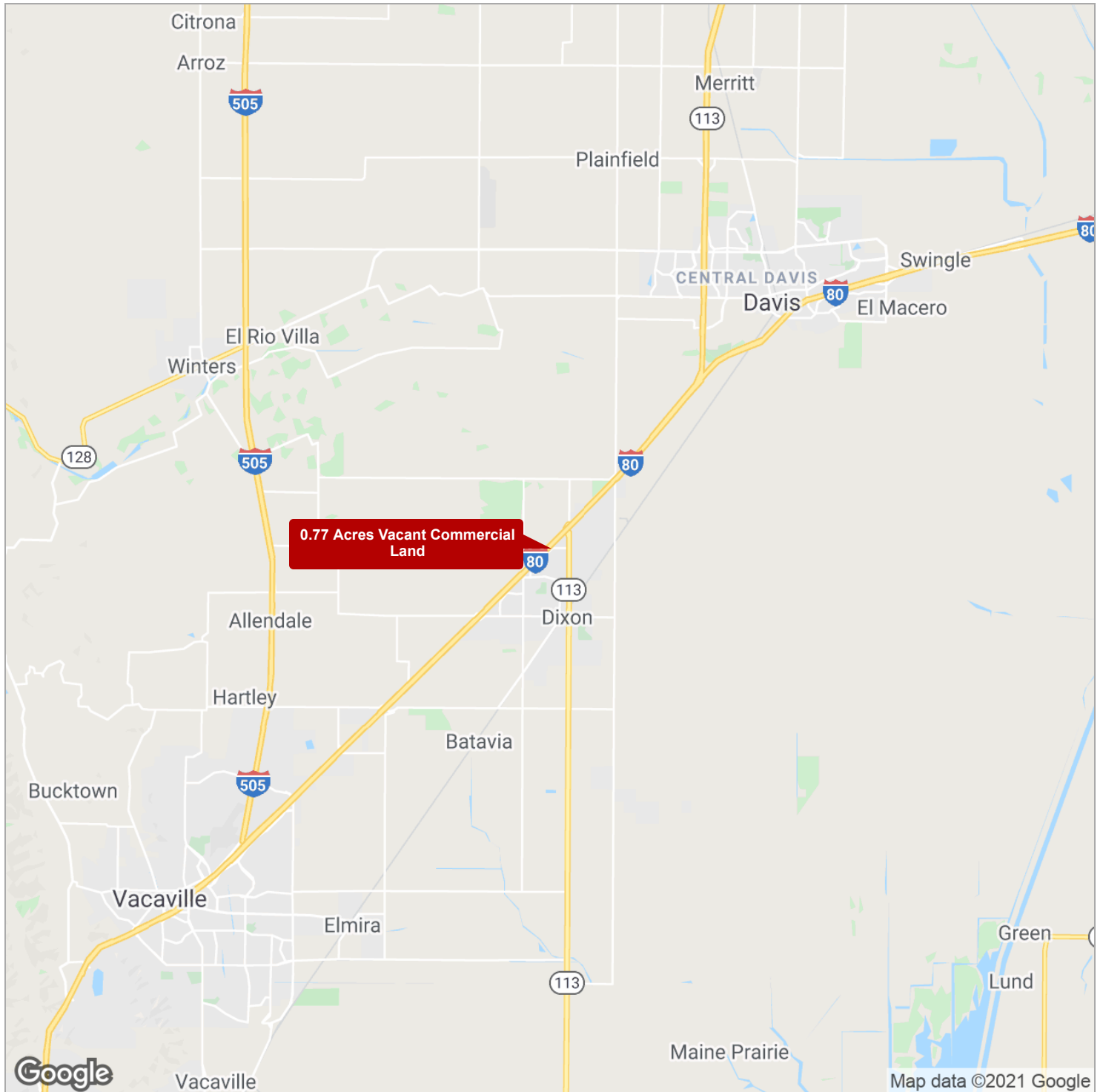
2

REGIONAL MAP

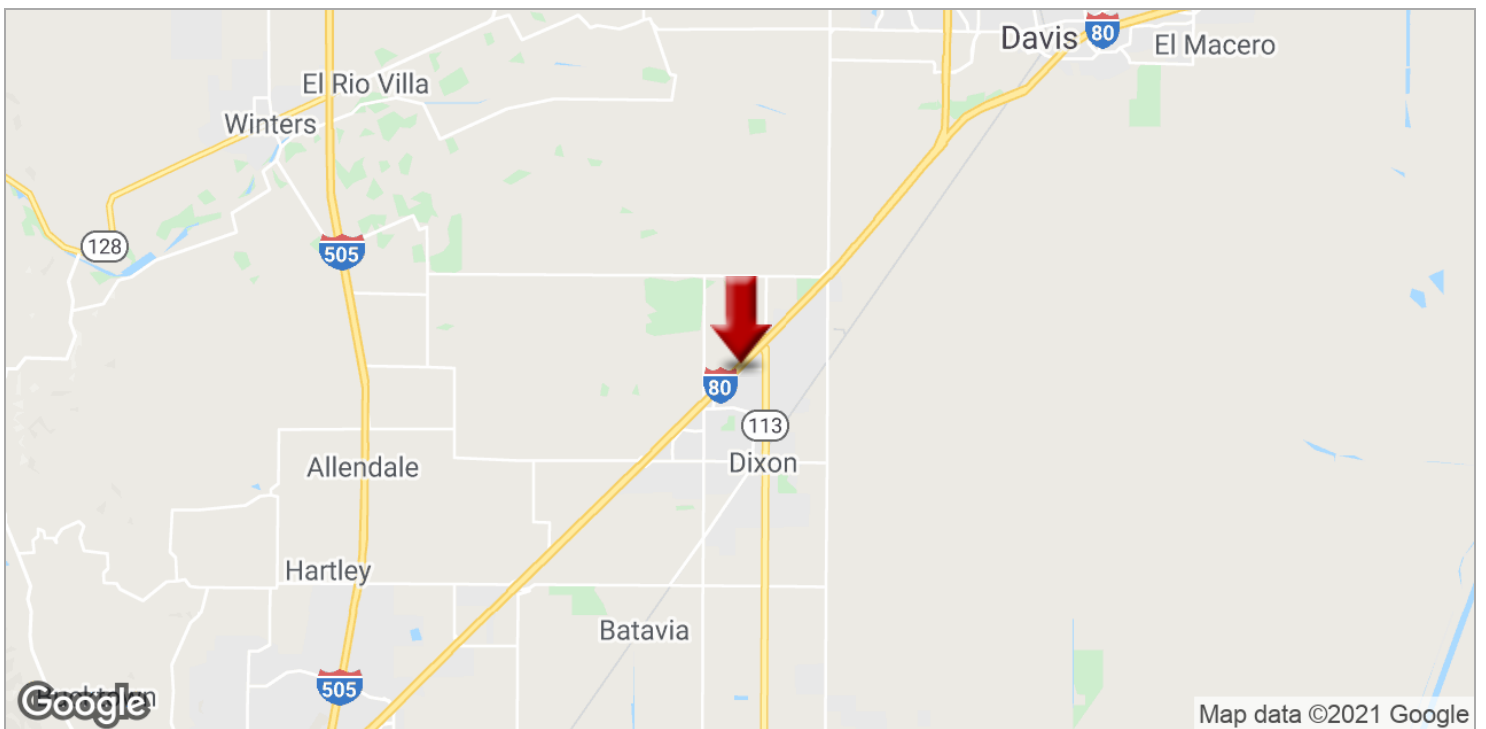
LOCATION MAPS

AERIAL MAP

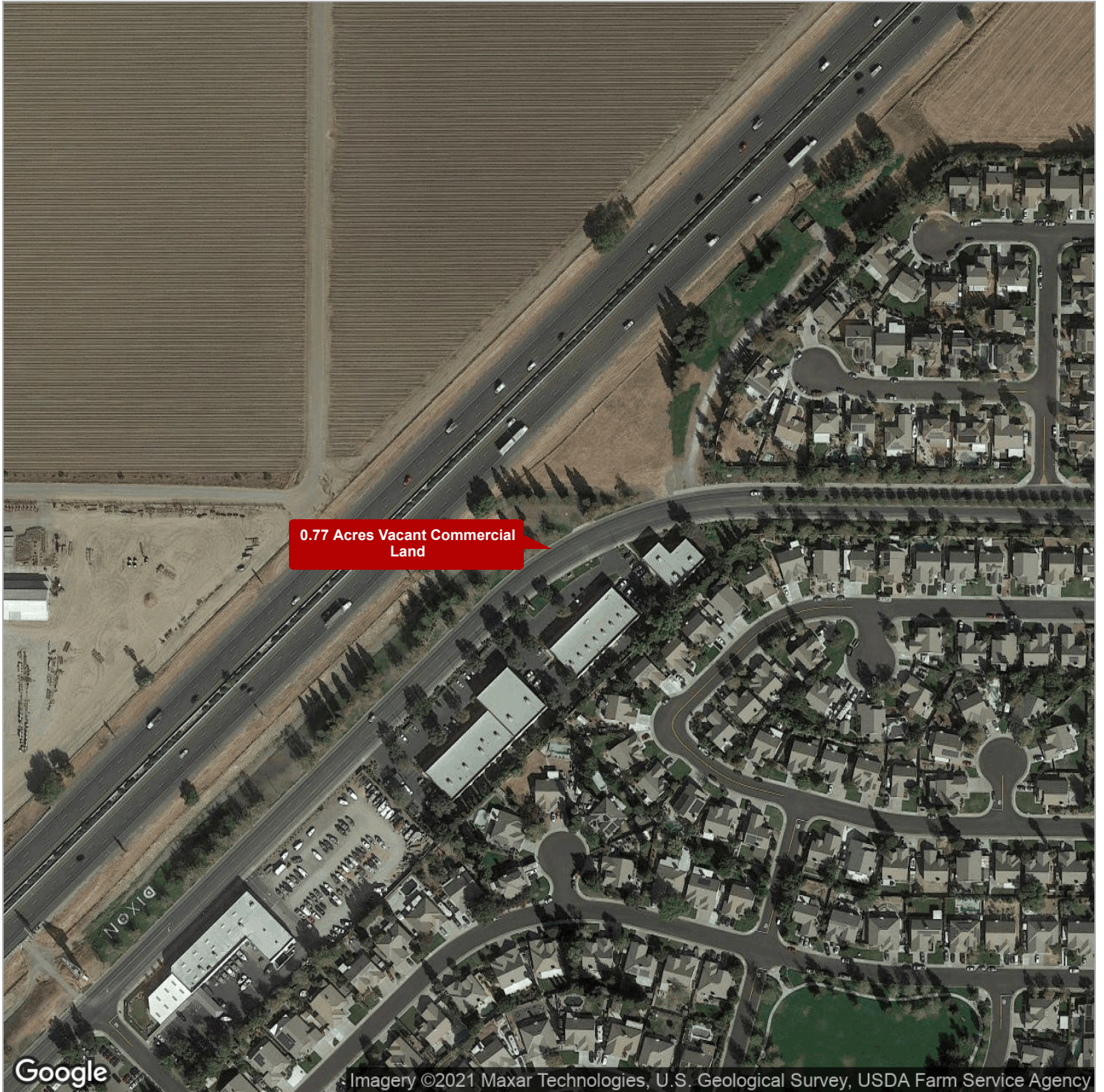
Regional Map



Location Maps



Aerial Map



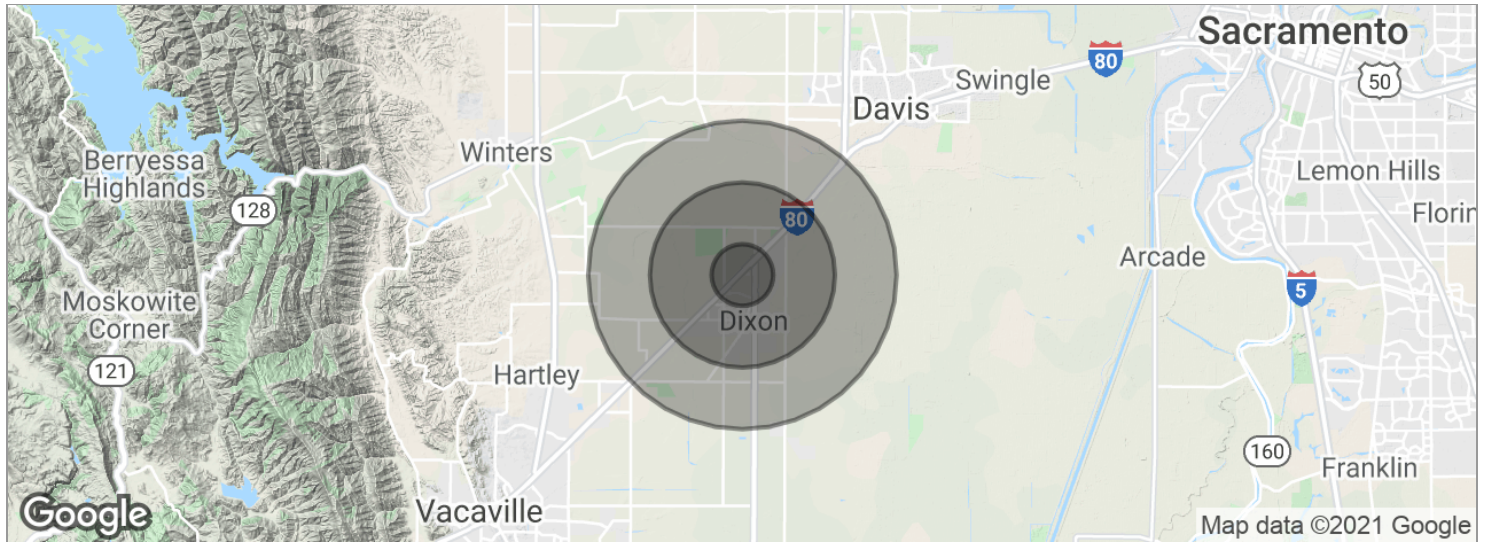
0.77 ACRES VACANT COMMERCIAL LAND

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	461	5,701	13,855
Median age	32.8	32.4	28.6
Median age (male)	33.4	33.0	29.0
Median age (Female)	31.9	31.5	28.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	154	1,901	3,748
# of persons per HH	3.0	3.0	3.7
Average HH income	\$69,524	\$69,016	\$65,194
Average house value	\$410,303	\$395,679	\$417,581

* Demographic data derived from 2010 US Census

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ADDITIONAL INFORMATION

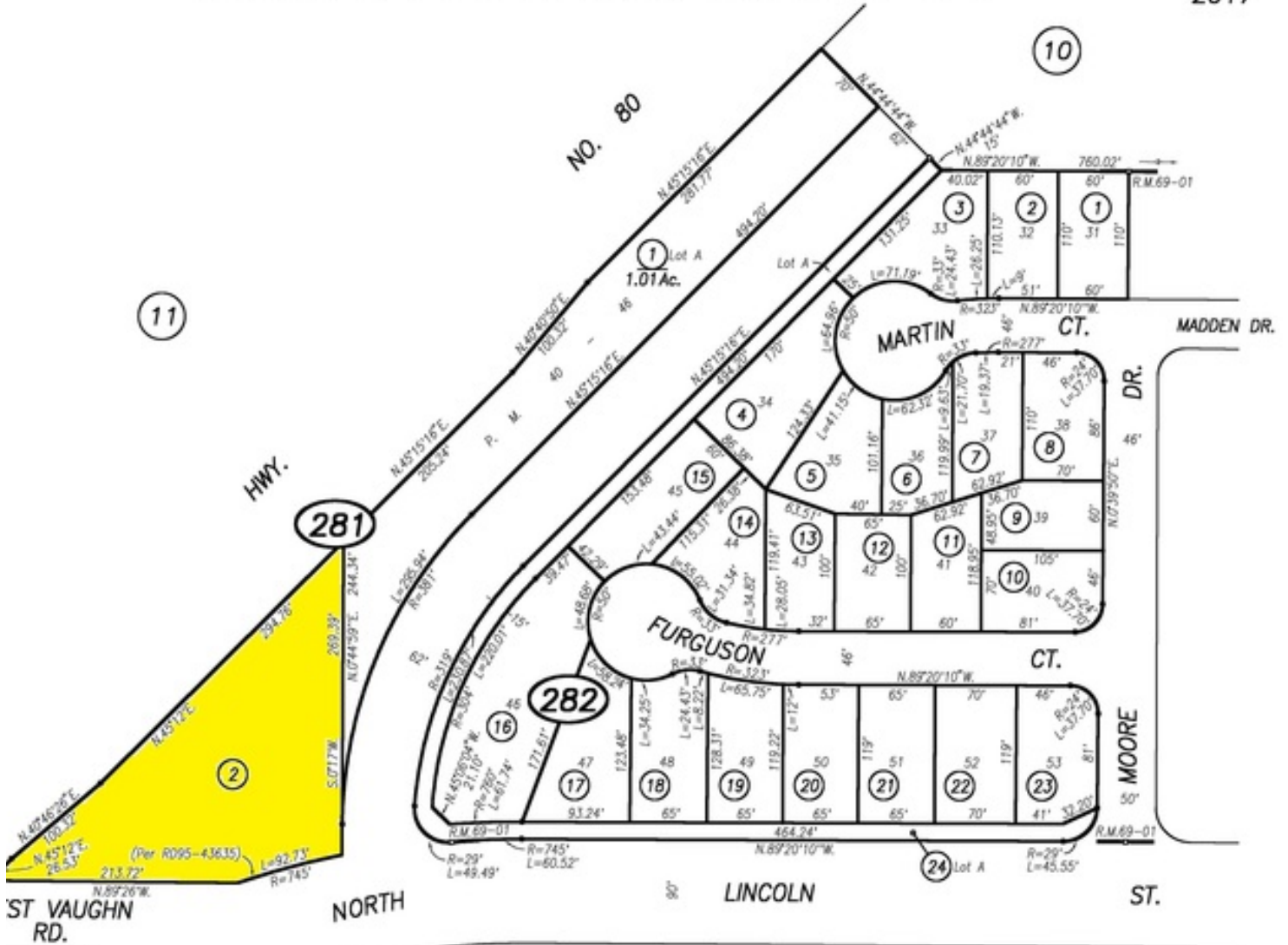
4

SITE PLAN

Site Plan

POR. N.E. 1/4 SEC. 11, T.7N., R.1E., M.D.B. & M.

Tax Area Coc
2017



R.M. Bk. 69 Pg. 01

CREATE	9-3-98	Pd
REVISION	DATE	BY

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.

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

CITY OF
Assessor's Map E
County of So

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