

AVAILABLE

12.374 Acres
Central Dixon, CA

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FOR SALE



macLaughlin and co

Commercial And Industrial Real Estate Since 1965

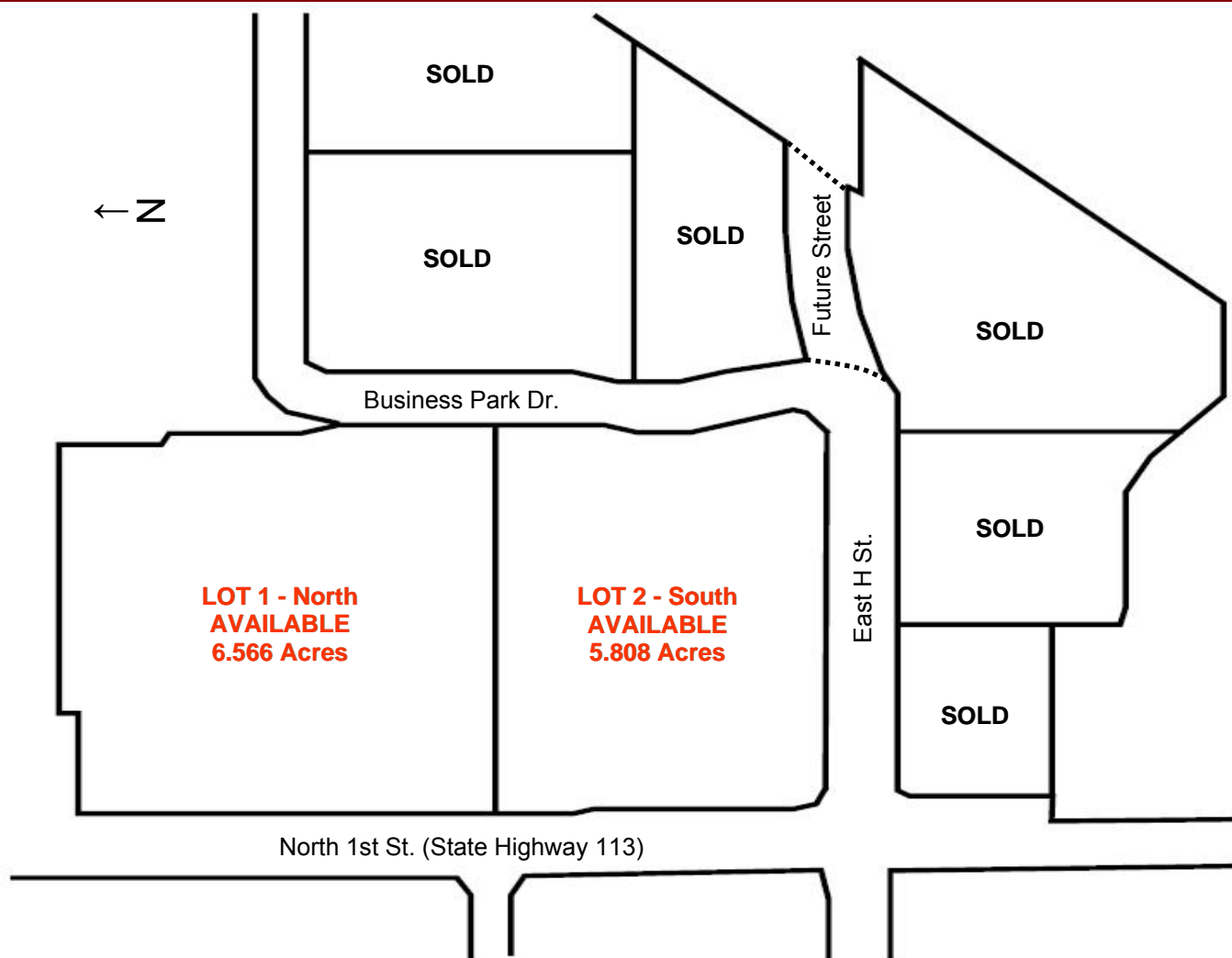
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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

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SITE MAP



COMMERCIAL/OFFICE LAND FOR SALE

Parcels can be purchased separately

Lot 1 6.566 Acres

Lot 2 5.808 Acres

TOTAL AREA **12.374 Acres**

Zoned City of Dixon CN-PAO (Neighborhood Commercial-Professional Administrative Office). 1 mile south of Interstate 80. Excellent neighborhood retail or office potential. Located in an emerging market with the potential for nearly 2,500 homes in the coming years. New subdivision and high school 1 1/2 miles south of property. Within 5 blocks from new Wal-Mart and Highway Commercial development. The south portion of Lot 1 has been subdivided into four 1 acre parcels which can be purchased separately. See supplemental map on next page.



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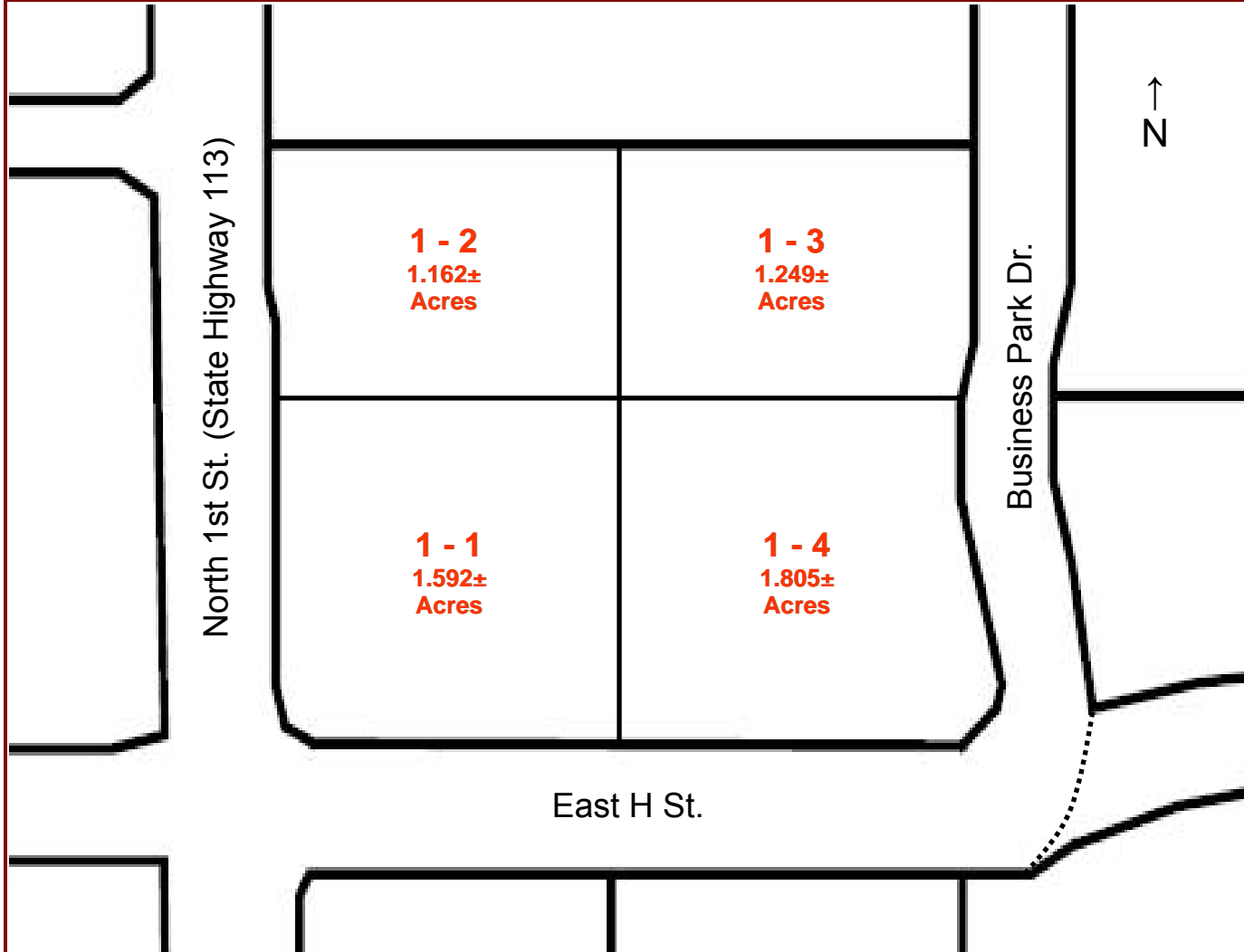
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SUPPLEMENTAL



INDIVIDUAL LOT INFORMATION

Lot #	Size	Price	Total
1 - Whole Parcel	12.39 Acres	3.25/Sq. Ft. +Bonds	\$1,754,052
1 - North	6.566 Acres	3.75/Sq. Ft. +Bonds	\$1,072,556
1 - South	5.808 Acres	3.85/Sq. Ft. +Bonds	\$924,035
1 - 1	1.592 Acres	4.50/Sq. Ft. +Bonds	\$312,064
1 - 2	1.162 Acres	4.50/Sq. Ft. +Bonds	\$227,775
1 - 3	1.249 Acres	4.00/Sq. Ft. +Bonds	\$217,625
1 - 4	1.805 Acres	4.00/Sq. Ft. +Bonds	\$314,509



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