

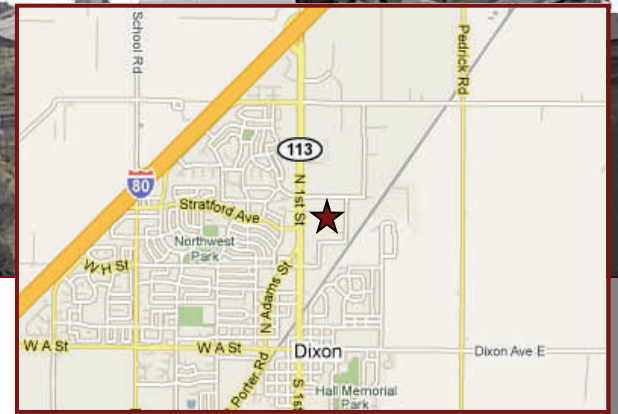
# AVAILABLE

16.239 Acres  
Central Dixon, CA

Bill MacLaughlin  
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FOR SALE



**macLaughlin and co**

Commercial And Industrial Real Estate Since 1965

1401 Shore Street  
West Sacramento, CA 95691  
T 916.371.9021  
F 916.373.0655  
WWW.MACCO.ORG

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
Lot 9	3.865 Acres

**TOTAL AREA 16.239 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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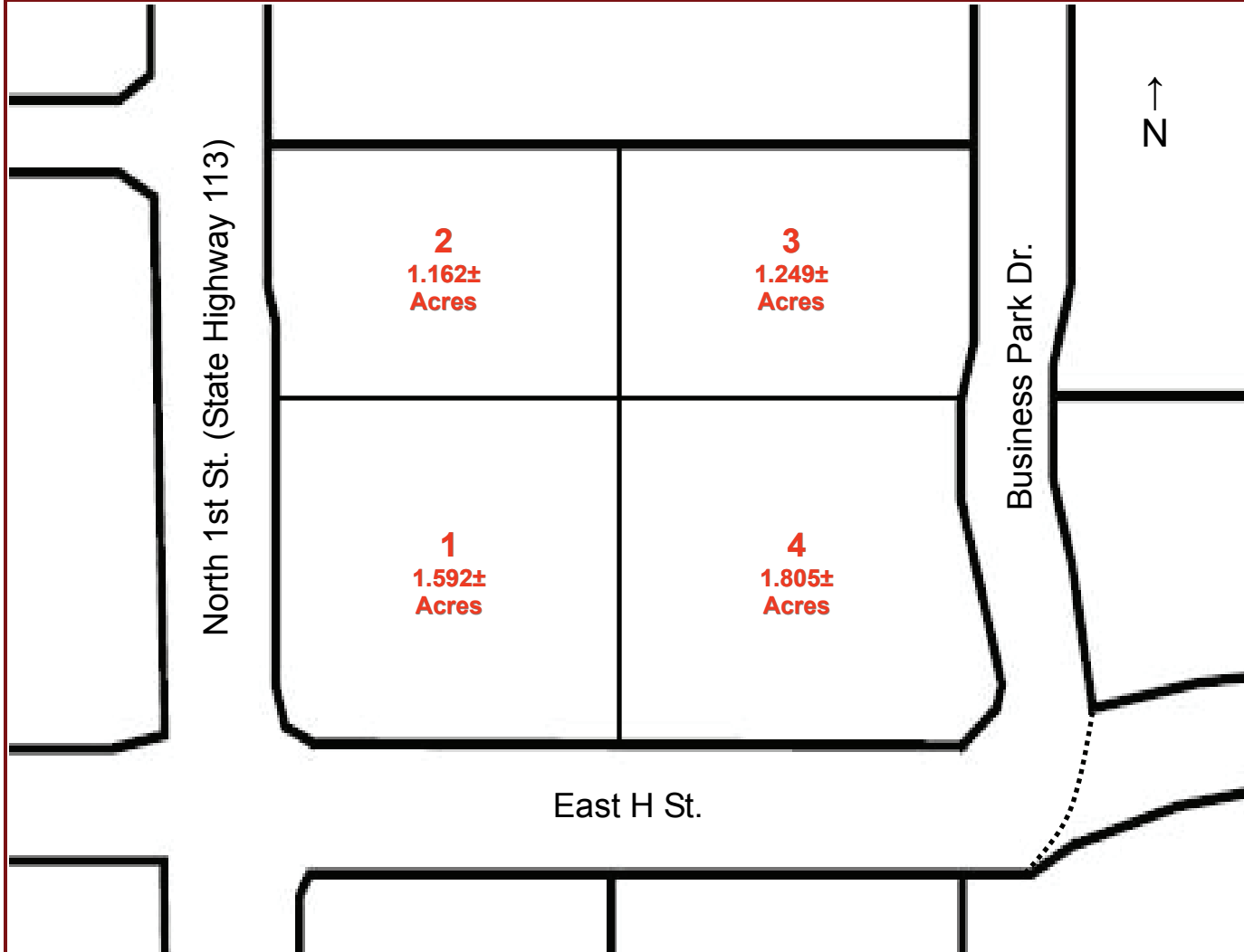
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## SUPPLEMENTAL



### INDIVIDUAL LOT INFORMATION

Lot #	Size	Price	Total
1	12.39 Acres	3.25/Sq. Ft. +Bonds	\$1,754,052
1	6.566 Acres	3.75/Sq. Ft. +Bonds	\$1,072,556
1	5.808 Acres	3.85/Sq. Ft. +Bonds	\$924,035
1	1.592 Acres	4.50/Sq. Ft. +Bonds	\$312,064
2	1.162 Acres	4.50/Sq. Ft. +Bonds	\$227,775
3	1.249 Acres	4.00/Sq. Ft. +Bonds	\$217,625
4	1.805 Acres	4.00/Sq. Ft. +Bonds	\$314,509
9	3.865 Acres	2.25/Sq. Ft. +Bonds	\$378,810



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