

FEATURED SITE #1 DIXON, CA

Site Name	Dixon Commerce Center – Dixon
Moving Solano Forward Tier ¹	1
Site Location (street address, intersection or location coordinates)	690 Vaughn Road, Dixon, California
City, County	Dixon, Solano
APN	0111-09-0780
Unincorporated area (Y/N)	Yes
If in incorporated area, name of city	
Publicly/Private Owner	Private
Number of Owners	
List owner (s) names	Panattoni Development Company
If appropriate, Real Estate representative (contact information)	Mike Lyons, CBRE, 916-446-8290
City Contact (s)	Larry Burkhardt, CEcD, FM, Economic Development/Grants Manager, City of Dixon, (707) 678-7000, lburkhardt@ci.dixon.ca.us
Is site located in an industrial park?	No
Former Use (s)	Agriculture
Neighboring Uses	Industrial
Total Site Acreage	6.43
Developable Acreage (estimate)	6.43
Site Dimensions	605' x 379'
Additional Acreage Available (specify acreage)	
Acreage within flood plain/floodway	No
Reported Asking Price	To be determined
Reported Lease Rate/Terms (if applicable)	To be determined

LEGEND TIERS:

¹ Properties were evaluated by DSG Advisors and classified by their state of readiness for development.

1. Tier 1 sites are those that are immediately ready for development.
2. Tier 2 sites require a small degree of investment to ready the property for development.
3. Tier 3 sites are largely raw unimproved land requiring significant investment before development can occur.

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Current Zoning Designation	Industrial
Zoning Authority	City of Dixon
Restrictive Covenants	Yes
Name of road directly serving site	Vaughn and Fitzgerald Roads and Kids Way
Number of lanes of road directly serving site	All are two lanes
Nearest Interstate or Limited Access Highway	Interstate 80
Distance	Approximately .5 mile
Is Rail adjacent to the site?	No
If yes, name of rail provider serving site	
Nearest Rail Transload Facility	
Distance	
Name of Electric Power Provider	Pacific Gas and Electric
Distance to substation	Information not available
Substation capacity (total/excess)	Information not available
Name of Natural Gas Provider	Pacific Gas and Electric
Line Size	
Distance to site	
Existing pressure at site (PSI)	
Name of Water Provider	City of Dixon
Line Size	12-inch on Vaughn Road and Kids Way
Distance to site	Adjacent
Static and residual line pressure (PSI)	Static: 60 Residual: 50
Flow in gallons per minute	N/A
Water treatment plant capacity (MGD)	

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• total (design) capacity	5.3 MGD
• annual average daily use	1.13 MGD
• peak demand	4.0 MGD
• excess (available) capacity	Planned two wells and two 1-MG storage tanks
Name of Wastewater Provider	City of Dixon
Line Size	15-inch on Vaughn Road and 8-inch on Kids way
Distance to site	Adjacent
Specify if service is gravity or force main	Gravity
Wastewater treatment plant capacity (MGD)	
• total (design) capacity	1.92 MGD
• annual average daily use	1.25 MGD
• peak wet weather capacity	2.9 MGD
• excess (available) capacity	Currently 0.3 MGD, Phase 2 plant expansion allows build out of General Plan
Telecommunication Provider (s)	Wave Cable
Describe known service at site	To be determined
Fire Insurance Rating at Site	5
Effective Property Tax Rate per \$1,000 at Site (please state none if exempt)	
Land/Building	1% of assessed market value at time of occupancy, value capped at no greater than 2% escalation per year
Machinery/Equipment	0.01
Inventories	None
Known environmental issues/challenges	
List available environmental reports and the year they were prepared (Phase I, II, ESA, Wetland delineation study, archaeological survey, species studies, geotechnical reports)	Please see Northeast Quadrant Specific Plan (www.ci.dixon.ca.us)

Featured Site: **Dixon Commerce Center**

Location: 690 Vaughn Road, Dixon, California

