

FEATURED SITE #13 DIXON, CA

Site Name	AKT Development Property – Dixon
Moving Solano Forward Tier ¹	2
Site Location (street address, intersection or location coordinates)	8301 East Dorset Drive
City, County	Dixon, Solano
APN	0111-19-0010, 0111-19-0020, 0111-19-0030
Unincorporated area	No
If in incorporated area, name of city	Dixon, California
Publicly/Privatey Owned	Private
Number of Owners	
List owner (s) names	Ryan Claycomb, 7700 College Town Drive, Ste 101, Sacramento, CA 95826, 916-812-4125
City Contact	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)	Raw land
Neighboring Uses	Raw land and Walmart
Total Site Acreage	122.89 (66.61 ac., 32.7 ac. and 22.57 ac.)
Developable Acreage (estimate)	Unknown
Site Dimensions	3 separate parcels-irregular shapes
Additional Acreage Available (specify acreage)	122.89
Acreage within flood plain/floodway	None
Reported Asking Price	Brochure: \$4-6/SF
Reported Lease Rate/Terms (if applicable)	

LEGEND TIERS:

¹Properties 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.

FEATURED SITE #13 DIXON, CA

Current Zoning Designation	Industrial/Highway Commercial
Zoning Authority	City of Dixon
Restrictive Covenants	Yes
Name of road directly serving site	Dorset Road
Number of lanes of road directly serving site	
Nearest Interstate or Limited Access Highway	Interstate 80
Distance	Adjacent
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 (electric on Dorset Drive)
Distance to substation	Information not available
Substation capacity (total/excess)	Information not available
Name of Natural Gas Provider	Pacific Gas and Electric (4" line on Dorset Drive)
Line Size	
Distance to site	
Existing pressure at site (PSI)	
Name of Water Provider	City of Dixon (2 wells planned to serve area)
Line Size	12-inch on Dorset Drive
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)	
<ul style="list-style-type: none"> • total (design) capacity 	5.3 MGD
<ul style="list-style-type: none"> • annual average daily use 	1.13 MGD
<ul style="list-style-type: none"> • peak demand 	4.0 MGD

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<ul style="list-style-type: none"> • excess (available) capacity 	Planned two wells and two 1-MG storage tanks
Line Size	8-inch line on Dorset Drive
Distance to site	Adjacent
Specify if service is gravity or force main	Gravity
Wastewater treatment plant capacity (MGD)	
<ul style="list-style-type: none"> • total (design) capacity 	1.92 MGD
<ul style="list-style-type: none"> • annual average daily use 	1.25 MGD
<ul style="list-style-type: none"> • peak wet weather capacity 	2.9 MGD
<ul style="list-style-type: none"> • excess (available) capacity 	Currently 0.3 MGD, Phase 2 plant expansion allows build out of General Plan
Telecommunication Provider (s)	Wave Communications
Describe known service at site	
Fire Insurance Rating at Site	5
Effective Property Tax Rate per \$1,000 at Site (please state none if exempt)	0.01
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	None
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: **AKT Development Property**

Location: 8301 East Dorset Drive, Dixon, California

