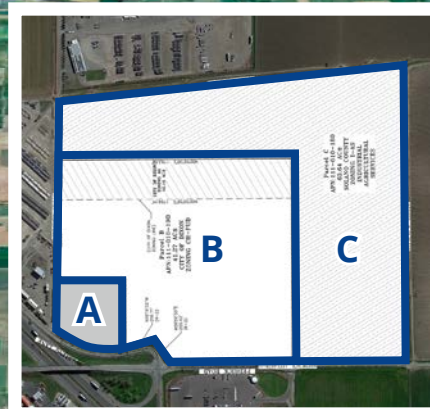


Sacramento | 20 Miles

West Sacramento | 18 Miles

Davis | 6 Miles

Dixon



Parcel A: ±6.03 AC (not a part)

Parcel B: ±41.27 AC (CH-PUD)
±12.10 AC (AG)
0111-050-190
City of Dixon

Parcel C: ±63.64 AC (I-AS)
0111-050-180
Solano County

For Sale | 8534 Pedrick Road, Dixon, CA

Regional Development Site

±117.01 Acres on Two Parcels | Zoned Highway Commercial, Agriculture, Industrial - Agricultural Services

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Curt Scheve sior

Executive Vice President

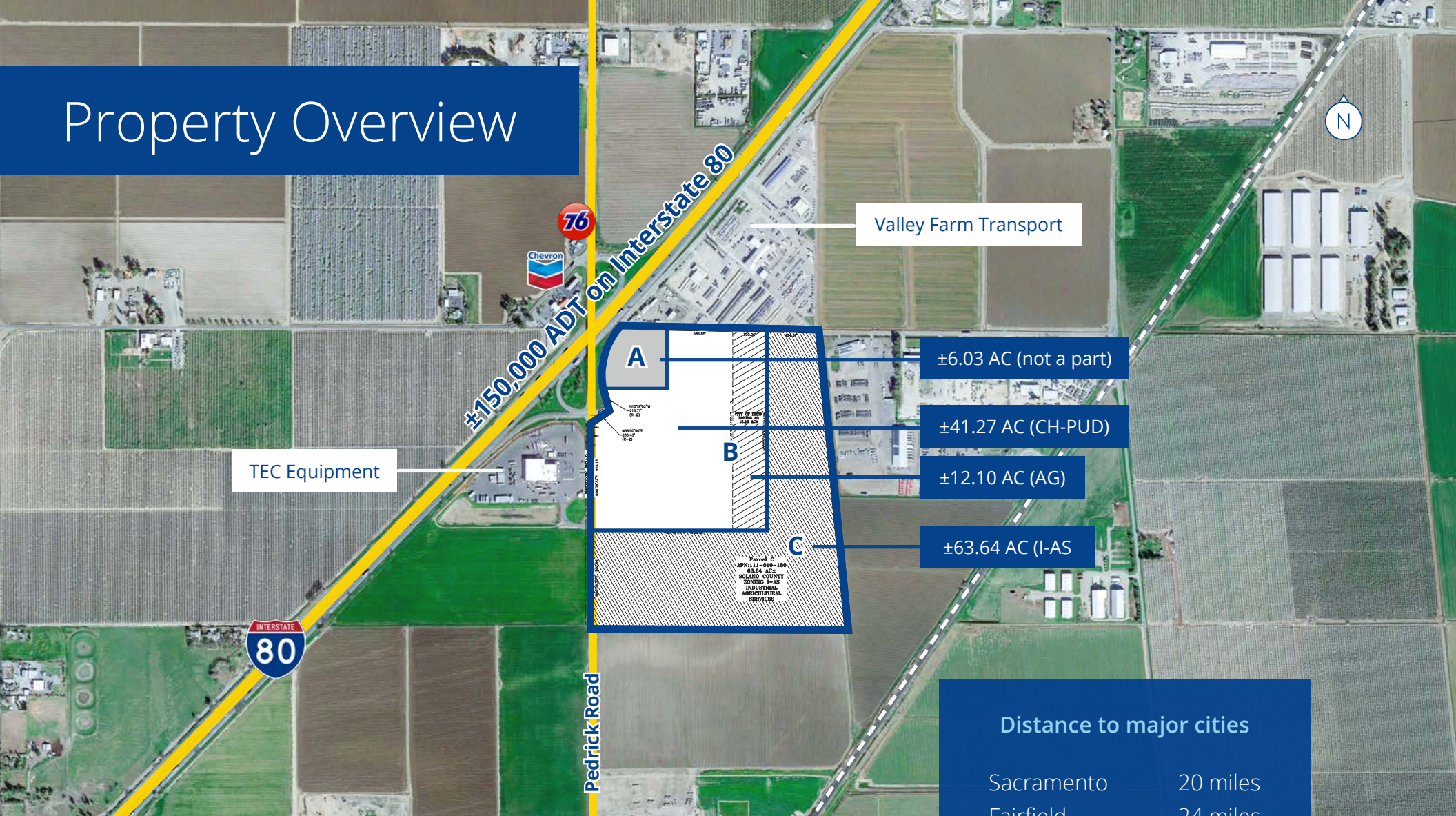
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curt.scheve@colliers.com

CA Lic. 00916122



Property Overview



Distance to major cities

Sacramento	20 miles
Fairfield	24 miles
Richmond	52 miles
Port of Oakland	63 miles
Stockton	65 miles
San Francisco	68 miles

[View Location](#)

Click on the icons below for more information



Zoning Information



Public Works



City of Dixon



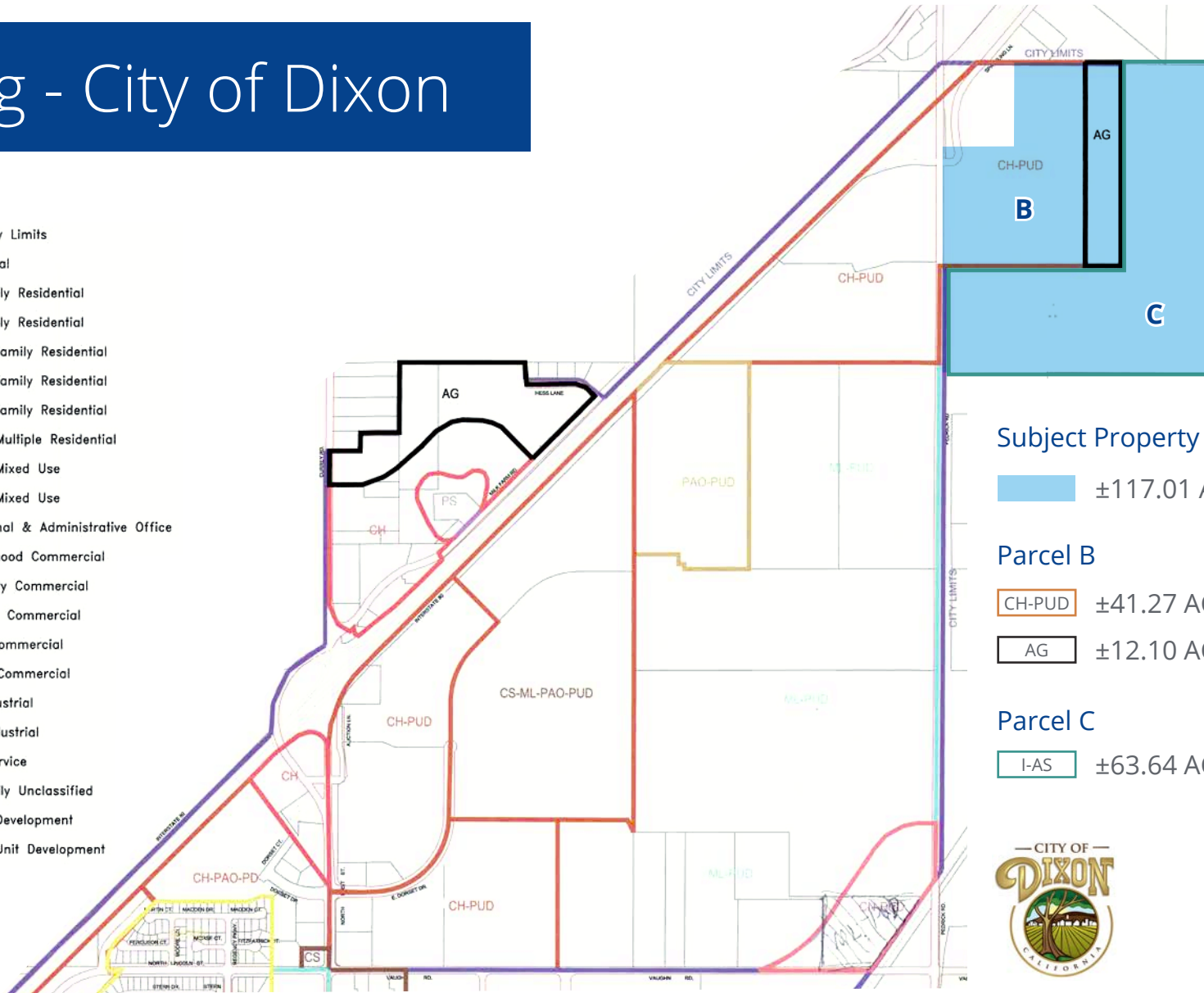
Solano County

Site Plan



Zoning - City of Dixon

-  Dixon City Limits
-  Agricultural
-  One Family Residential
-  Two Family Residential
-  Multiple Family Residential
-  Multiple Family Residential
-  Multiple Family Residential
-  Planned Multiple Residential
-  Planned Mixed Use
-  Planned Mixed Use
-  Professional & Administrative Office
-  Neighborhood Commercial
-  Community Commercial
-  Downtown Commercial
-  Service Commercial
-  Highway Commercial
-  Light Industrial
-  Heavy Industrial
-  Public Service
-  Temporarily Unclassified
-  Planned Development
-  Planned Unit Development



Subject Property

 ±117.01 AC Total

Parcel B

 CH-PUD ±41.27 AC

 AG ±12.10 AC

Parcel C

 I-AS ±63.64 AC



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