

# TWO LOTS FOR SALE

.628 & 1.49 +/- Acres

2650 & 2700 PLAZA COURT, DIXON, CA

- LOCATION: 2650 & 2700 Plaza Court, Dixon, CA, just off Eastbound I-80, exit at West A Street, left on to Gateway Dr and left turn on to Plaza Court.
- PRICE: \$725,000 (\$7.86 +/- per sq. ft.) with assumption of assessments estimated at \$0.55 cents per sq. ft..
- PARCEL SIZE: .628 & 1.49 +/- Acres (Total: 2.11 +/- Acres)
- APN's: 113-490-150 & 113-490-030
- ZONING: Highway Commercial (CH).
- HIGHWAY SIGN: Included in sale is right to use Gateway Highway Sign, 1/2 panel is third from top on freeway side (subject to Maintenance Fee Agreement). Both lots are subject to easements to access highway sign, which is located on 1.49 acre lot .
- OTHER: Restrictive Covenant: No Hotel/Motel use until Nov 1st, 2018, & Gateway Sign Easement attached.

***Chuck L. Krouse, Broker***

COMMERCIAL REAL ESTATE SERVICES

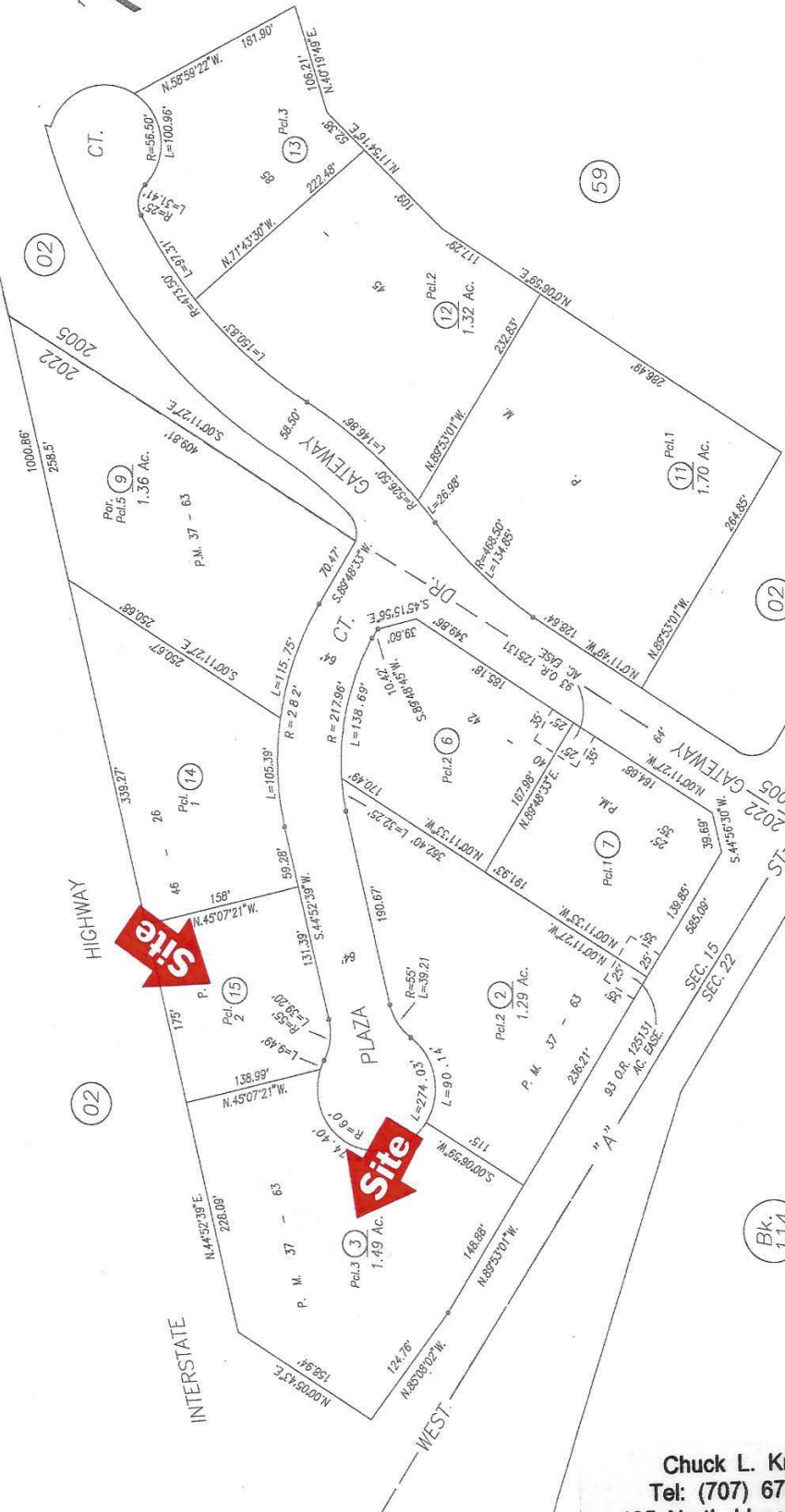
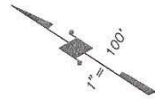
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Phone: (707) 678-0500 Fax: (707) 678-0508  
Email: [chuckkrouse@sbcglobal.net](mailto:chuckkrouse@sbcglobal.net)

Tax Area Code  
2005  
2022

POR. S.W. 1/4 SEC. 15, T.7N., R.1E., M.D.B. & M.

113-49

80



CITY OF DIXON

Assessor's Map Bk. 113 Pg. 49  
County of Solano, Calif.

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

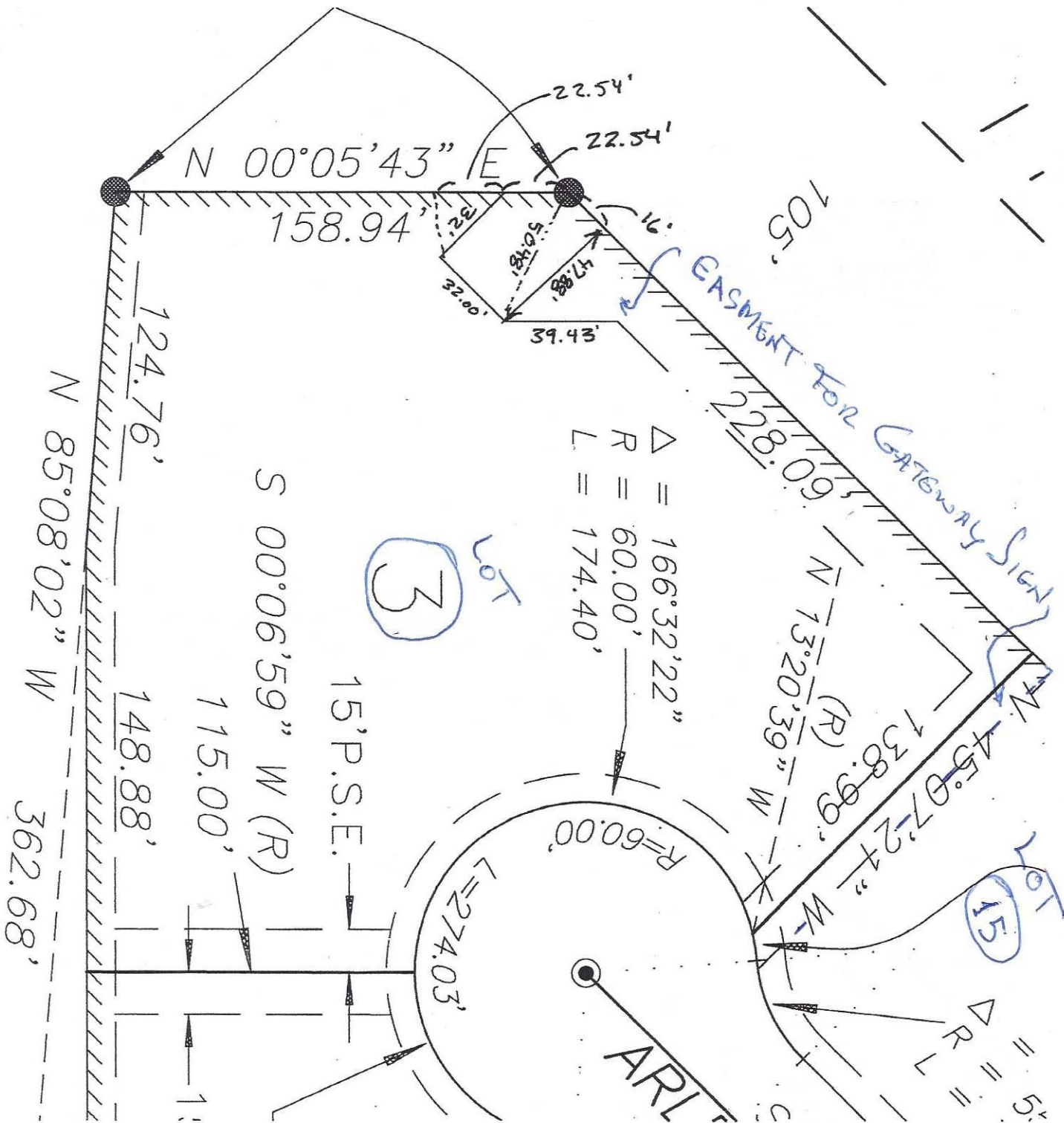
REVISION	DATE	BY
490-14 & 15 (Pm)	12-1-04	SE
490-11 thru 13 (Pm)	8-2-04	BW
490-10 Dd	10-16-98	DJ
490-889 Sup	10-16-98	DJ
490-6 & 7 Frm.	5-14-97	SW

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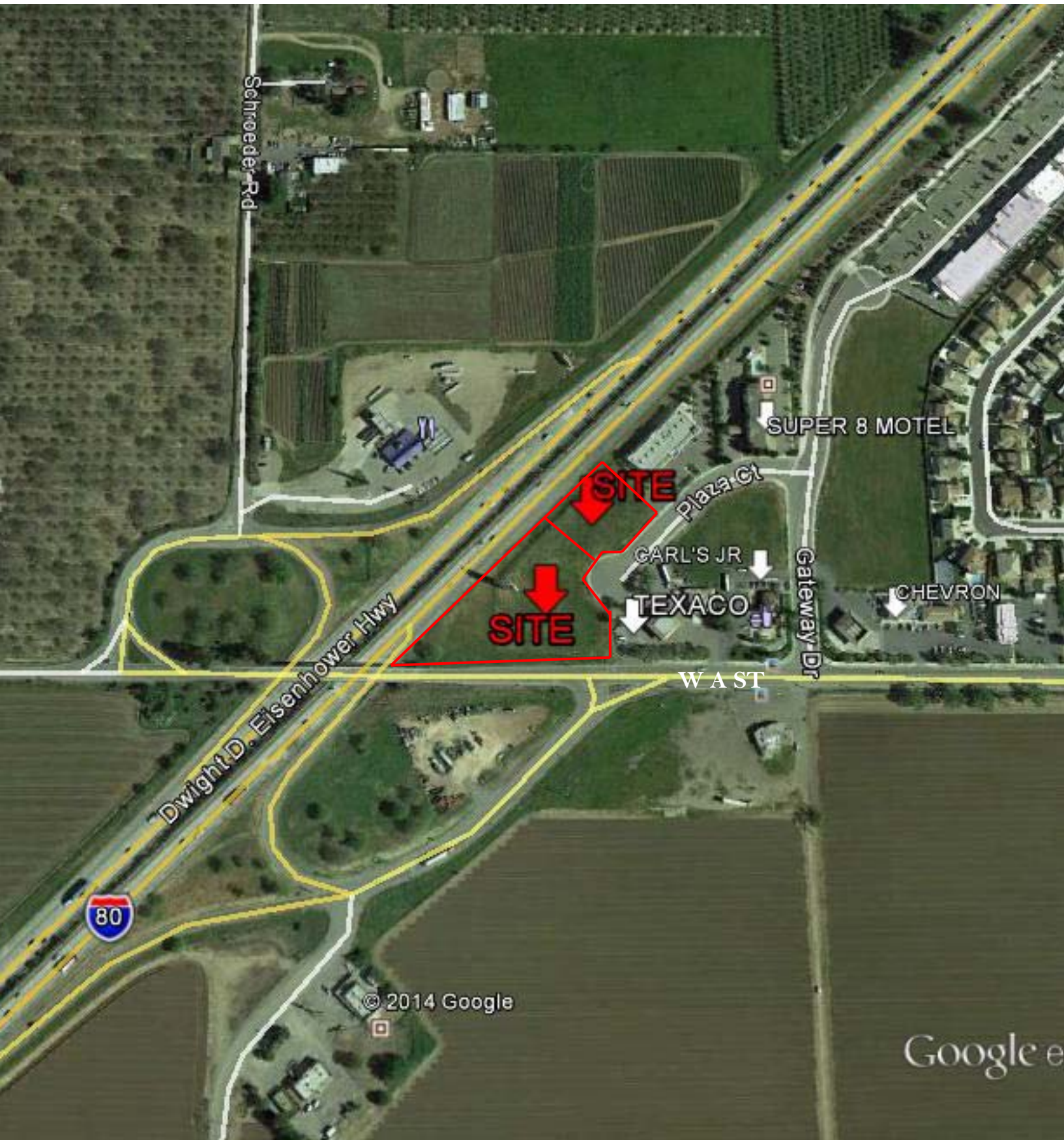
Chuck L. Krouse  
Tel: (707) 678-0500  
125 North Lincoln, Ste. J  
Dixon, CA 95620

Bk. 114

WEST A







Schroeder Rd

Dwight D. Eisenhower Hwy

80

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Google e

SUPER 8 MOTEL

SITE

SITE

CARL'S JR

TEXACO

W A ST

CHEVRON

Plaza Ct

Gateway Dr