



DIXON, CA

EST. 2018

HOMESTEAD

CELEBRATE HOME

+/- 1,000-unit new residential
master planned community

Commercial Land for Sale or Lease

±1.0 AC -13.7 AC contiguous available
±23.5 AC total

Dixon, California

Highway 80 at W. A St exit
with easy on & off access



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260



SITE

DIXON

VACAVILLE

- Retail
- Corporate
- Education

505

80

128

amazon

EST. 1994
Mariani
FAMILY

DuraVent

Blue Mountain
Construction Services, Inc.

PACIFIC CYCLE

North Bay Construction Inc.

WORLD MARKET

HomeGoods

Michael's

BEST BUY

ULTA

NOODSTROM

rack

NUT TREE AIRPORT

Vacaville Auto Mall

HONDA

VW

KIA

HYUNDAI

MAZZEI CHEVROLET

extended
STAY AMERICA

Quality
Inn

THE HOME DEPOT

KOHL'S

MAZDA

American Honda

Vacaville Premium Outlets

Nike

Under Armour

AMERICAN EAGLE

COACH

Calvin Klein

DXL

adidas

VANS

Reebok

PUMA

FOSSIL

LOFT

SKECHERS

carter's

Columbia

Fairfield
BY HARRIS

SAFeway

TRACTOR SUPPLY CO.

Walmart

GROCERY OUTLET
Dragon King Market

Cardinal Health

GOLD STAR FOODS

BASALITE

Altec

Milgard

COLAVITA

ANL

insulfoam

DIXON
UNION OF AMERICA

TEC
Equipment

80

UC DAVIS
UNIVERSITY OF CALIFORNIA

UC DAVIS

TRADER JOE'S

SAFeway

TARGET

TJ-MAXX

SAFeway

Office DEPOT
OfficeMax

Walmart Express

LA QUINTA

Nugget

Jeep

HONDA

TOYOTA

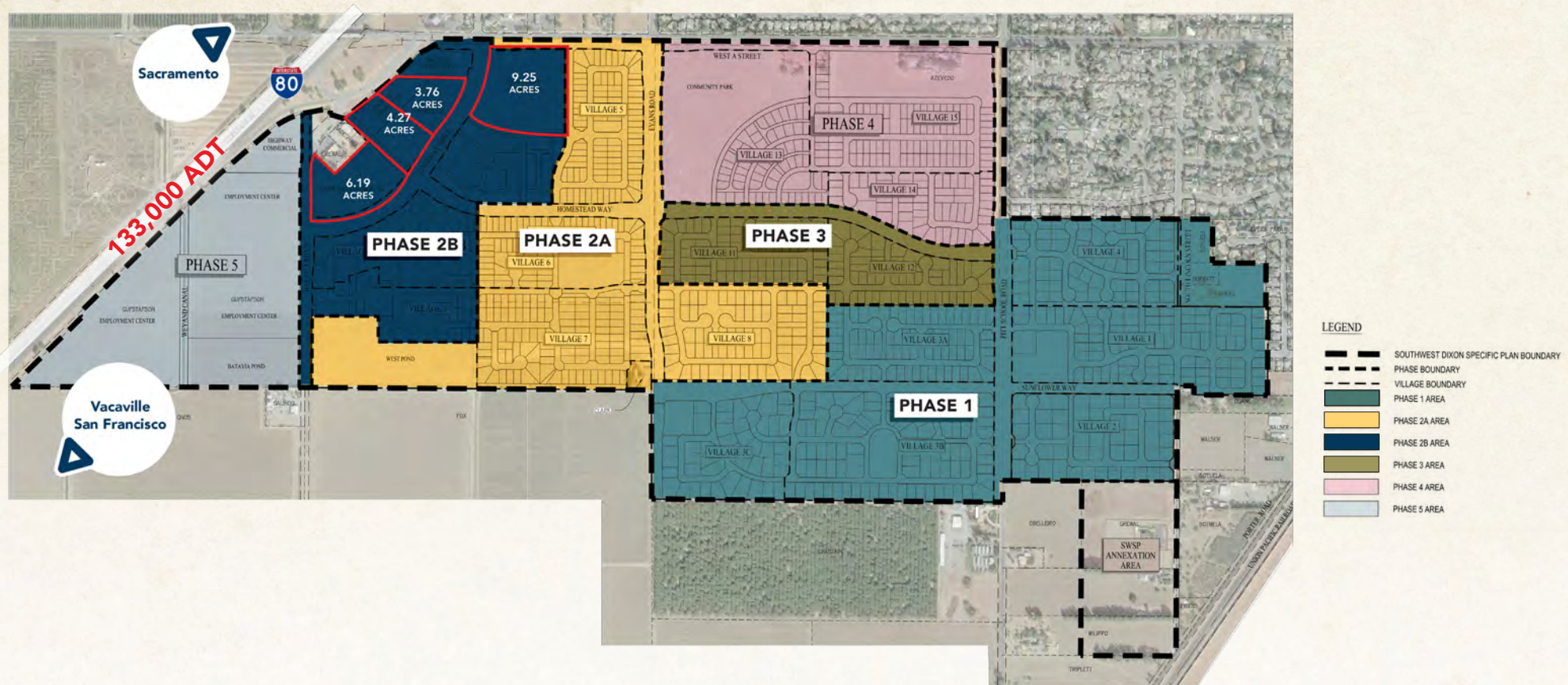
DAVIS

CHEVROLET

NISSAN

6

Homestead Master Plan



PHASE 1:

343 SFR lots; 80+% of the homes have sold

PHASE 2A:

Backbone improvements are complete.

- 174-unit active adult community. Vertical construction will commence in late April 2022 (K Hovnanian Home)
- 159 units of non-age restricted SFR: DR Horton & Richmond American are under construction.

PHASE 2B (includes commercial):

Backbone infrastructure improvements start spring 2022 and be completed by Q1 2023

- 127-unit active adult community will be developed on the same timeline as the backbone infrastructure
- 180-unit affordable apartment (Parcel B of Phase 2A); vertical construction is expected to commence in December 2022 with an 18-month build time. All units expected to be leased prior to completion.

PHASE 3:

Main road from Evans Rd to Pitt School Rd. will be completed by early Summer 2022. Village 11 public improvements will be completed by Summer 2022. Vertical construction will commence shortly thereafter.

Parcel Map



About Homestead

Wrapped in the arms of a rich agricultural history- Dixon brings a celebration of simpler times. The City of Dixon offers residents vast outdoor recreational opportunities and is home to the oldest district fair and fair-grounds in the state of California. With easy access to Sacramento and San Francisco this charming city offers all of the pleasures of city life at an easy-going pace.

Area Employers



Parks & Trails

More than 20 acres of community parks located throughout Homestead. Dixon has a vast trail system any nature lover is sure to enjoy.

Events

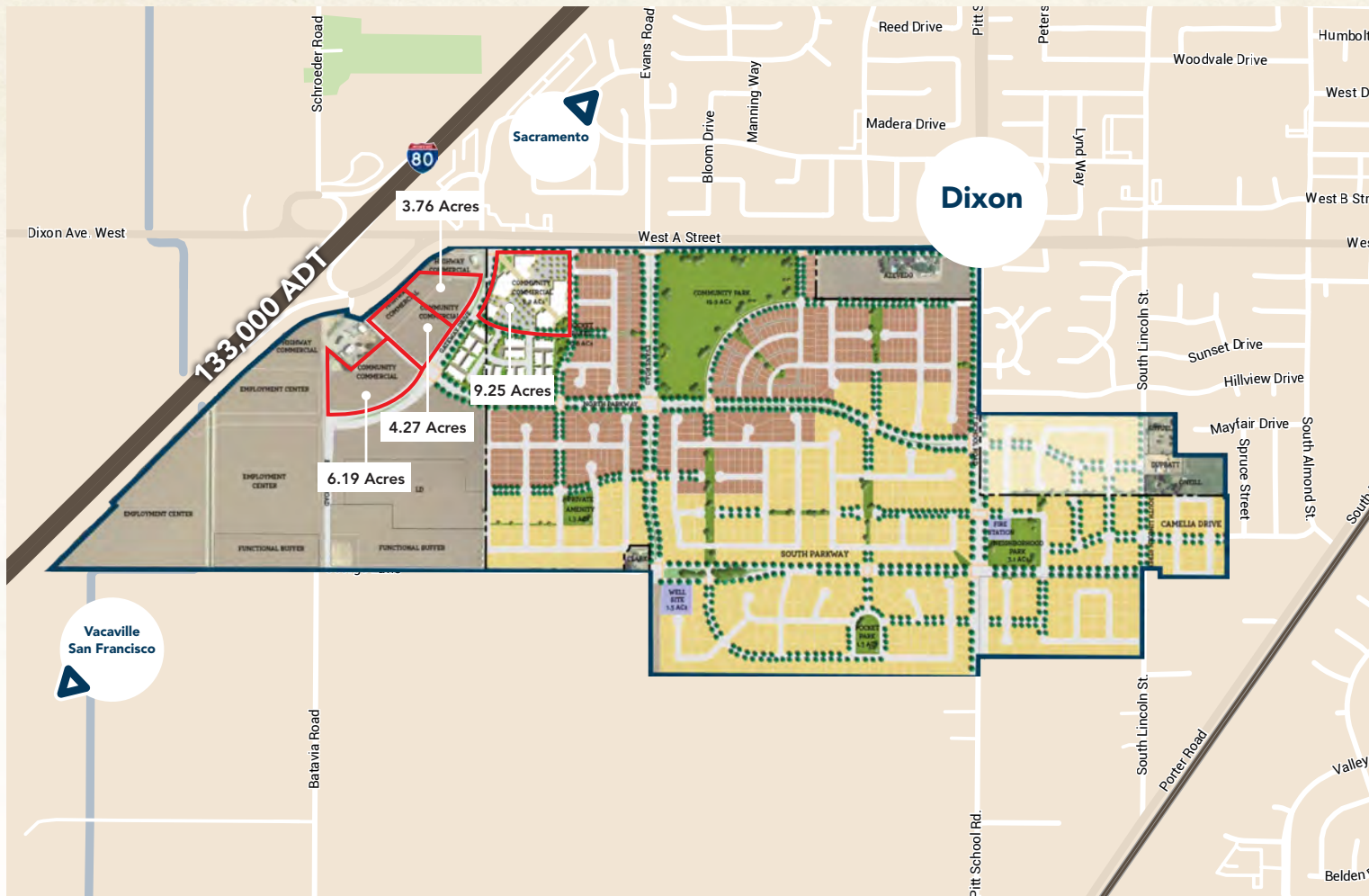
Offering the best of community and agriculture related activities throughout the year, roughly 90,000 people attend California's oldest district fair, the Dixon May Fair.

Location

Located just 19 miles southwest of Sacramento and 70 miles NE of San Francisco, with convenient access to the Bay Area, Sacramento and Lake Tahoe, University of California, Davis, and California State University, Sacramento.

Schools

Located within the Dixon Unified School District with excellent area schools, including Dixon High School and just a short drive to University of California, Davis and California State University, Sacramento.



About Homestead



A thoughtfully planned community featuring something for everyone, located in the delightful and charming town of Dixon. Homestead celebrates the important things—family, community, tradition and the small moments that make for a very big life. Welcome to the neighborhood.

Savannah by D. R. Horton



Midway Grove by Richmond American



Copperleaf by KB HOME



Meritage by Meritage Homes



Seasons at Homestead



Dixon, California
Highway 80 at W. A St exit



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