

HEART OF THE NAPA VALLEY WINE COUNTRY



ALL OFFERS ARE SUBJECT TO BANKRUPTCY COURT APPROVAL

**±13.04 ACRES
YOUNTVILLE
CALIFORNIA**

FOR SALE

PLANTED VINEYARD & RESIDENTIAL DEVELOPMENT OPPORTUNITY

**CALL FOR OFFERS BY FRIDAY
MARCH 6, 2026**

VETERAN'S HOME OF CALIFORNIA

CALIFORNIA DRIVE

VINTNERS GOLF CLUB

DOMAIN CHANDON



STATE HIGHWAY 29

WASHINGTON STREET

YOUNT STREET

PROPOSED ROAD ACCESS PARCEL B ±0.6 ACRES

BARDESSANO HOTEL & SPA

FOLEY FAMILY VINEYARD

LAND LANE

BELLA VISTA MHP

RANCHO DE NAPA MHP

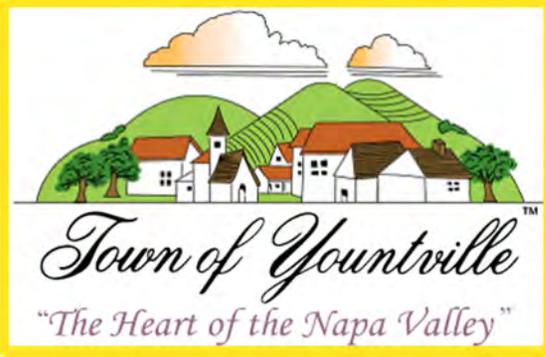
YOUNTVILLE

FINNELL ROAD

PROPOSED PARCELA ±12.44 ACRES

TRIO C VINEYARD





HEART OF THE NAPA VALLEY WINE COUNTRY



YOUNTVILLE CALIFORNIA

- Close to Public Transit
- Easy Access off of Highway 29
- Interim Vineyard Income
- Parks and Recreation Nearby
- Premier Location
- Shopping and Services Available

- Strong Housing Values
- Super Rare Yountville Housing Opportunity
- Surrounded by Vineyards
- Vibrant Community
- Water & Sewer Proximate to Site



THE OPPORTUNITY

This vineyard property represents a rare Yountville opportunity to develop residential at the edge of town, adjacent to multiple world class vineyards, in the heart of the Napa Valley. The site's zoning allows the for development of single-family and/or mutifamily dwellings with a density minimum of 10 units per gross acre, and a maximum of 20 units per gross acre.

Development of the site would likely require an access road over Hopper Creek from the west as well as flood protection measures. The property is currently in a FEMA flood zone.



UNIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY



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THE LOCATION

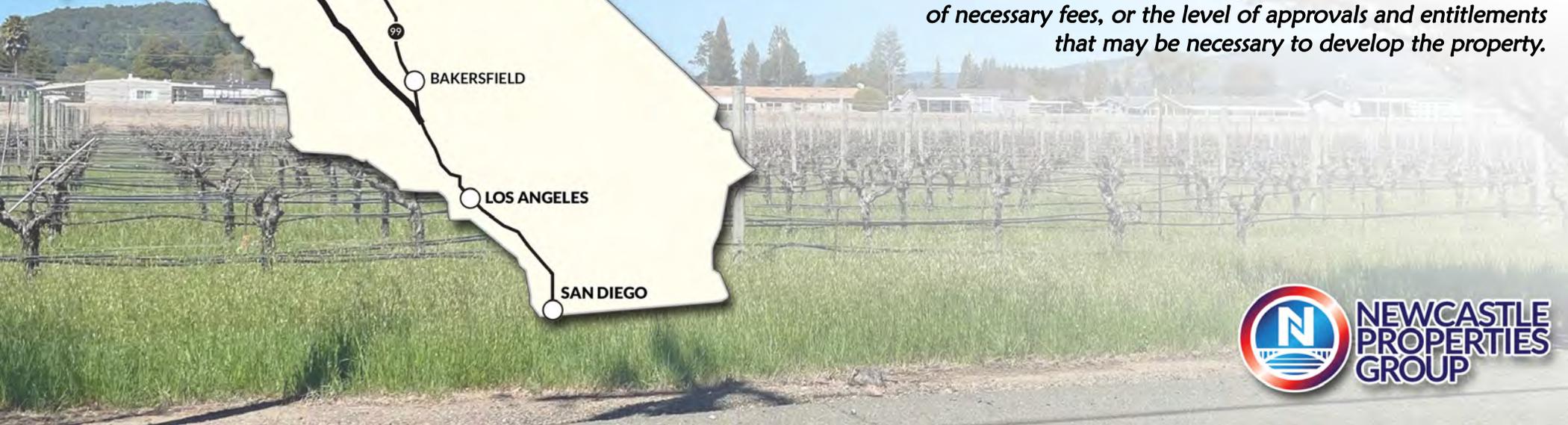
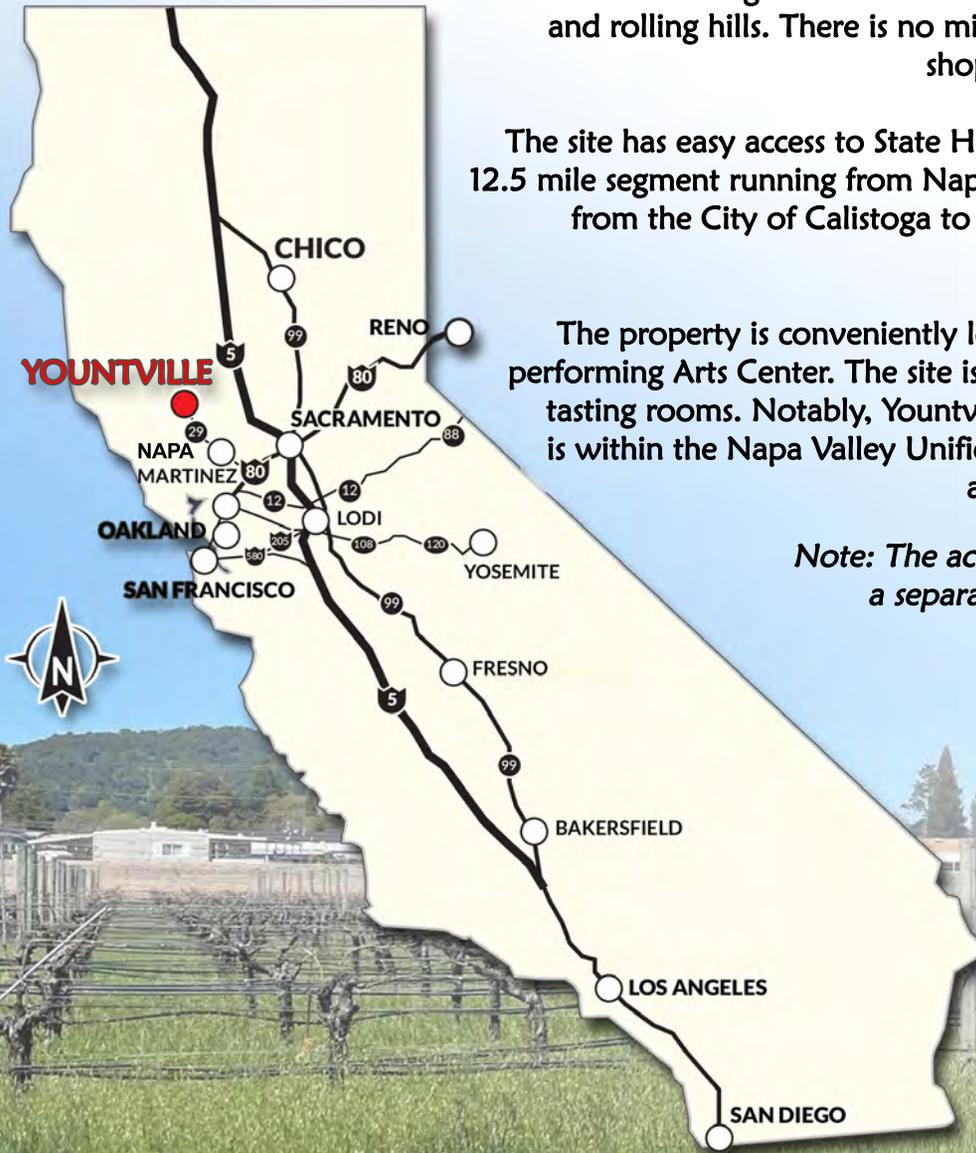
At the southern edge of the Town of Yountville this property provides a picturesque view of sprawling vineyards and rolling hills. There is no mistaking you are in the heart of the Napa Valley. The property is proximate to shopping, world-class dining, and major medical services in nearby communities.

The site has easy access to State Highway 29, and the Napa Valley Vine Trail. The Vine Trail currently features a 12.5 mile segment running from Napa to Yountville, but is planned as a 47-mile multi-use paved trail that extends from the City of Calistoga to the Vallejo Ferry Terminal, then to connect to the San Francisco Bay Trail and to the Bay Area Ridge Trail.

The property is conveniently located less than one mile from the friendly Vintners Golf Club, and the Napa performing Arts Center. The site is also within walking distance of over a dozen fine dining establishments, and tasting rooms. Notably, Yountville is home to the world renowned French Laundry restaurant. The property is within the Napa Valley Unified School District, with Willow Elementary School, Redwood Middle School, and Vintage High School all located within ± 6 miles (± 15 minutes) of the site.

Note: The acreage is not currently a separate legal parcel. In order to convey the property a separate legal parcel will need to be created, which cannot be guaranteed to occur.

Disclaimer: The Seller, and Broker, make no representations or guarantees as to the completeness of existing improvements, the payment of necessary fees, or the level of approvals and entitlements that may be necessary to develop the property.



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**FOR
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YOUNTVILLE

PROPOSED
ROAD ACCESS
PARCEL B
±0.6 ACRES

PROPOSED
PARCEL A
±12.44 ACRES

VINTNERS
GOLF
CLUB

HOPPER
CREEK

NAPA
RIVER

SILVERADO TRAIL

STATE HIGHWAY 29

CALIFORNIA DRIVE

WASHINGTON STREET

HEART OF THE
NAPA VALLEY
WINE COUNTRY



NEWCASTLE
PROPERTIES
GROUP

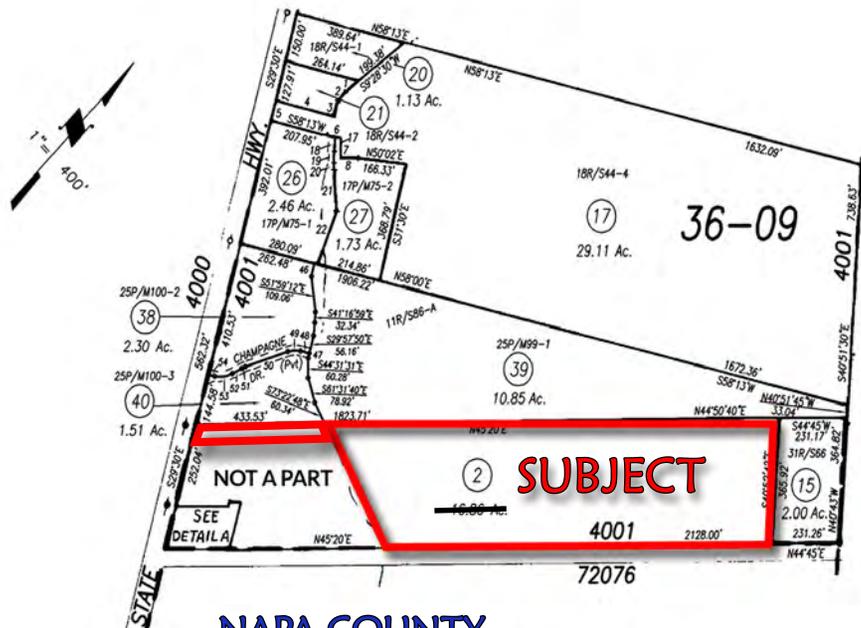
HEART OF THE NAPA VALLEY WINE COUNTRY



YOUNTVILLE CALIFORNIA

FOR SALE

ASSESSOR'S PARCEL MAP

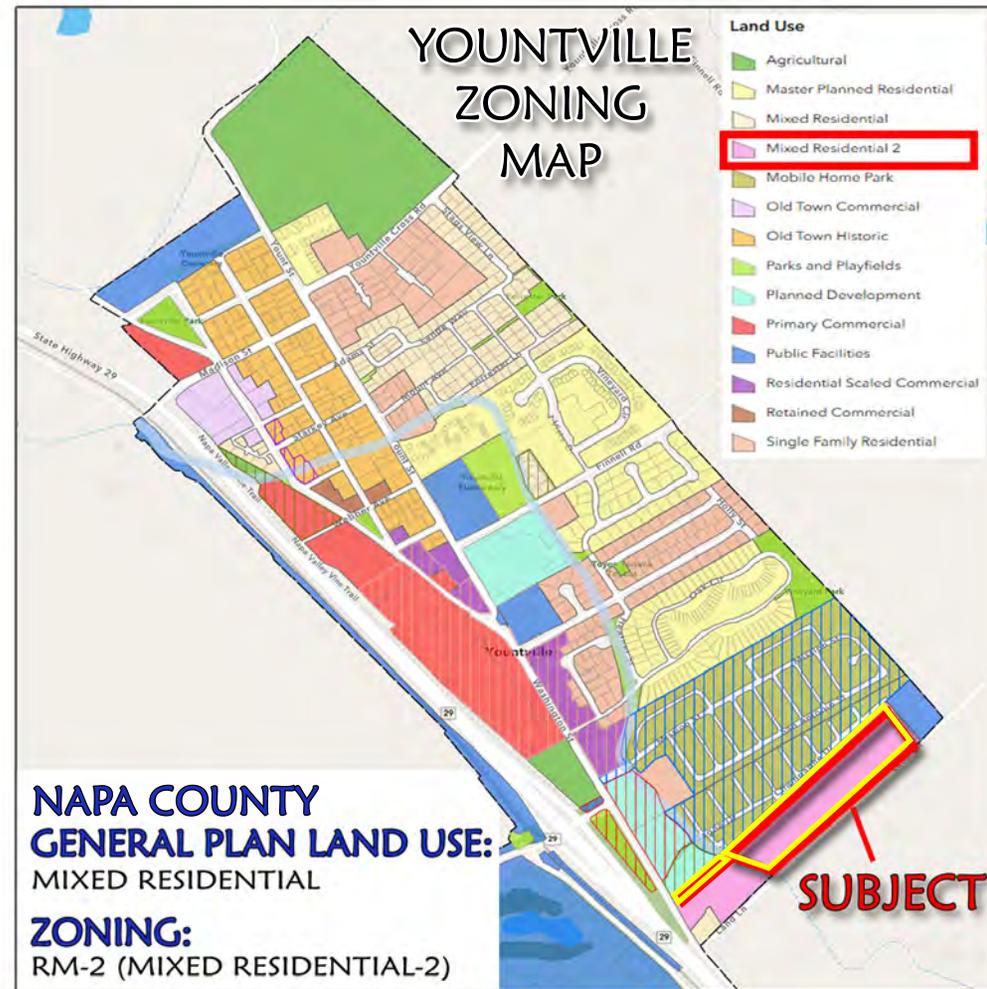


NAPA COUNTY ASSESSOR'S PARCEL NUMBER:

036-090-002 (±13.04 ACRE PORTION)

Note: The area outlined above is not a legally separated and conveyable parcel at present.

YOUNTVILLE ZONING MAP

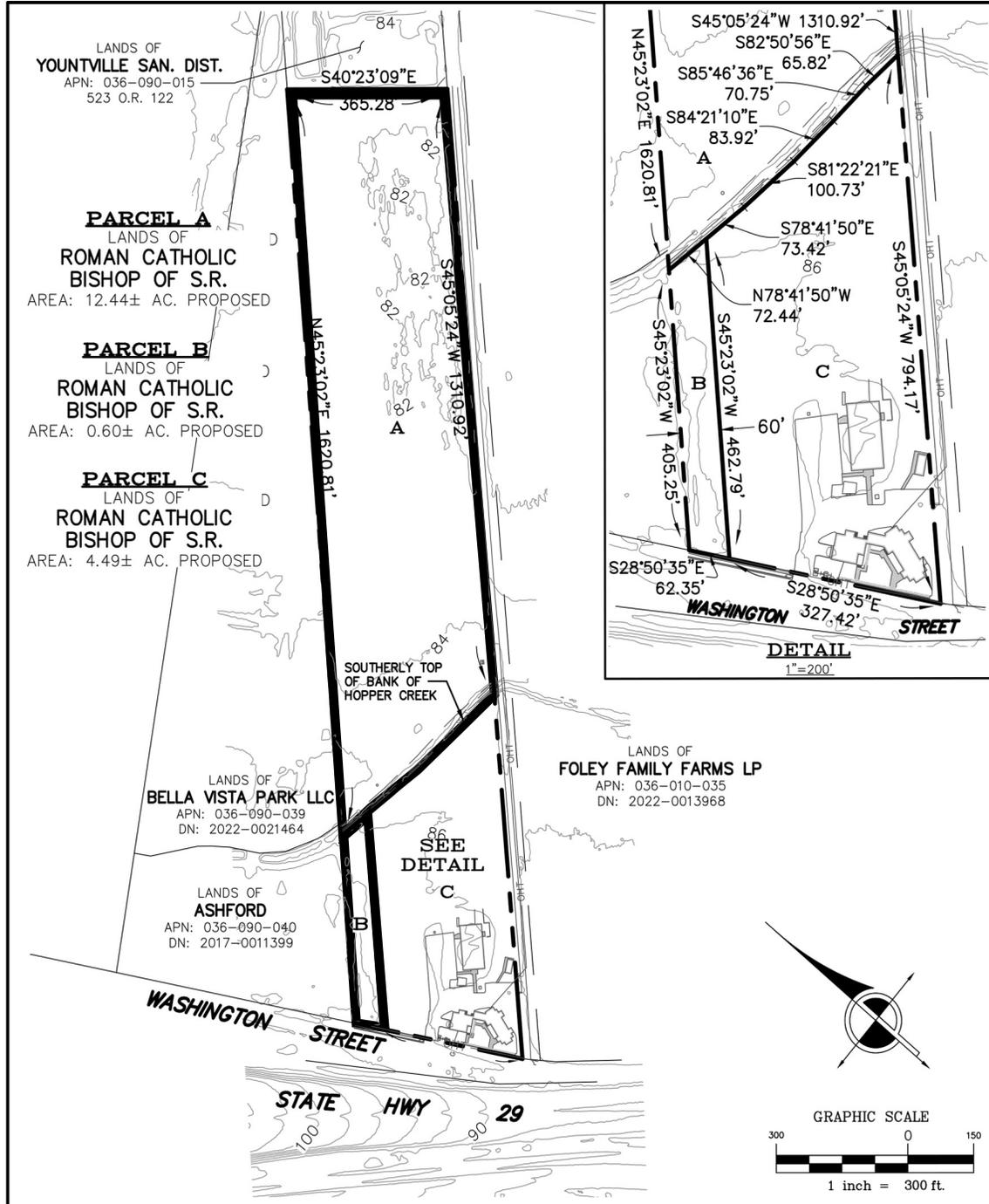


±13.04 ACRES
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**PROPOSED
 LOT LINE
 ADJUSTMENT
 PARCELS**

(There are three existing parcels going "in" and three resultant parcels coming "out")



PARCEL A
 ±12.44 Acres
 "The Large Vineyard Parcel"
 For Sale Only

PARCEL B
 ±0.60 Acres
 "The Potential Road Parcel"
 Buyer May Purchase, Option
 to Purchase, or Exclude

PARCEL C
 ±12.44 Acres
 "The Parish & Church
 Improvements Parcel"
 Not For Sale



 CINQUINI & PASSARINO, INC. LAND SURVEYING ▲ BOUNDARY ▲ TOPOGRAPHIC ▲ INFRASTRUCTURE ▲ CONSTRUCTION ▲ RAILROAD ▲ HYDROGRAPHY	JOB NAME: 6406 WASHINGTON STREET YOUNTVILLE, CA	DRAWN BY: JM SCALE: 1" = 300' JOB #: 11007-25
	DESCRIPTION: PROPOSED PARCEL CONFIGURATION	CHECKED BY: MPA DATE: 10/31/25 PAGE: 3 OF 7

Disclaimer: The proposed lot line adjustment parcel configurations have not been finalized, are subject to modification, and will require appropriate governmental approvals.

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VINTNERS
GOLF
CLUB

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YOUNTVILLE



- RESTAURANTS**
 - 1 AD HOC RESTAURANT & BISTRO 6476 Washington Street
 - 2 BISTRO JEANTY 6500 Washington Street
 - 3 BOTTEGA 6252 Washington Street
 - 4 COQUETA NAPA VALLEY 6525 Washington Street
 - 5 LA CALENDIA 6538 Washington Street
 - 6 LUCY RESTAURANT & BAR 6526 Yount Street
 - 7 NORTH BLOCK RESTAURANT 6737 Washington Street
 - 8 OTTIMO 6525 Washington Street
 - 9 R+D KITCHEN 6795 Washington Street
 - 10 REGIS OVA CAVIAR & CHAMPAGNE LOUNGE 6480 Washington Street
 - 11 RH YOUNTVILLE 6723 Washington Street
 - 12 SOUTHSIDE 6752 Washington Street
 - 13 THE FRENCH LAUNDRY 6643 Washington Street
 - 14 VELO DELI & PIZZERIA 6498 Washington Street
 - 15 RANCH MARKET TOO! 6498 Washington Street
- ARTS & ENTERTAINMENT**
 - 16 NAPA VALLEY MUSEUM YOUNTVILLE 35 Presidents Circle
 - 17 NAPA VALLEY ALOFT HOT AIR BALLOONS 6525 Washington Street
 - 18 NAPA VALLEY BIKE TOURS & RENTALS 6500 Washington Street
 - 19 VINTNER'S GOLF CLUB 7901 Solano Avenue
 - 20 VINE TRAIL TRAILHEAD Southbound California Drive at Solano Ave
 - 21 Northbound California Drive near Washington Street
 - 22 YOUNTVILLE PARK 2900 Lincoln Avenue
- WINE**
 - 23 CHANDON 1 California Drive
 - 24 CORNERSTONE CELLARS 6505 Washington Street
 - 25 HANDWRITTEN WINES 6484 Washington Street
 - 26 HERON HOUSE 6484 Washington Street
 - 27 HESTAN VINEYARDS 6548 Washington Street
 - 28 HILL FAMILY ESTATE 6532 Washington Street
 - 29 HOPE & GRACE 6540 Washington Street
 - 30 JCB TASTING SALON 6505 Washington Street
 - 31 JESSUP CELLARS 6742 Washington Street
 - 32 PRIEST RANCH 6490 Washington Street
 - 33 SILVER TRIDENT WINERY 6495 Washington Street
 - 34 STEWART CELLARS 6752 Washington Street
 - 35 THE WINE VAULT AT RH YOUNTVILLE 6771 Washington Street
 - 36 V WINE CELLAR 6525 Washington Street
 - 37 WINE COUNTRY CONNECTION 6484 Washington Street
- SPAS**
 - 38 BARDESSOND 6526 Yount Street
 - 39 DIVINE CHAKRA SPA 6509 Washington Street
 - 40 HOTEL VILLAGIO 6481 Washington Street
 - 41 HOTEL YOUNTVILLE 6462 Washington Street
 - 42 NORTH BLOCK HOTEL 6737 Washington Street
 - 43 THE SPA AT THE ESTATE 6481 Washington Street
- OUTDOOR ACTIVITIES**
 - 44 YOUNTVILLE PARK 2900 Lincoln Avenue
- STORES**
 - 45 FINESSE 6540 Washington Street
 - 46 HILLSTONE 6795 Washington Street
 - 47 KOLLAR CHOCOLATES 6525 Washington Street
 - 48 MONTECRISTI PANAMA HATS 6436 Washington Street
 - 49 THE SHOPS AT THE MARKETPLACE 6525 Washington Street
 - 50 TINA STEPHENS 6505 Washington Street
- DELIS**
 - 51 RANCH MARKET TOO! 6498 Washington Street

Take the Yountville Shuttle to these unique locations

Whether you're a local or a visitor, hop aboard Vine Transit's Shuttle in Yountville and enjoy its quality arts and entertainment, vast variety of quality restaurants and bakeries, luxury hotels, relaxing spas, quality shopping, and of course, Yountville's fine wine boutiques and world-class vineyards.

REQUEST A RIDE:
ONLINE: STHELENASHUTTLE.TAPRIDEMOBILE.COM/RIDE
GET THE APP: RIDE THE VINE
CALL: 707-944-1234
FREE FOR ALL RIDERS



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**NEWCASTLE
PROPERTIES
GROUP**

VISIT Napa Valley



Welcome to
The Good Life

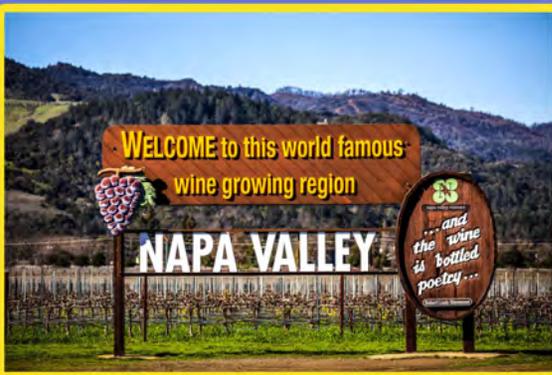
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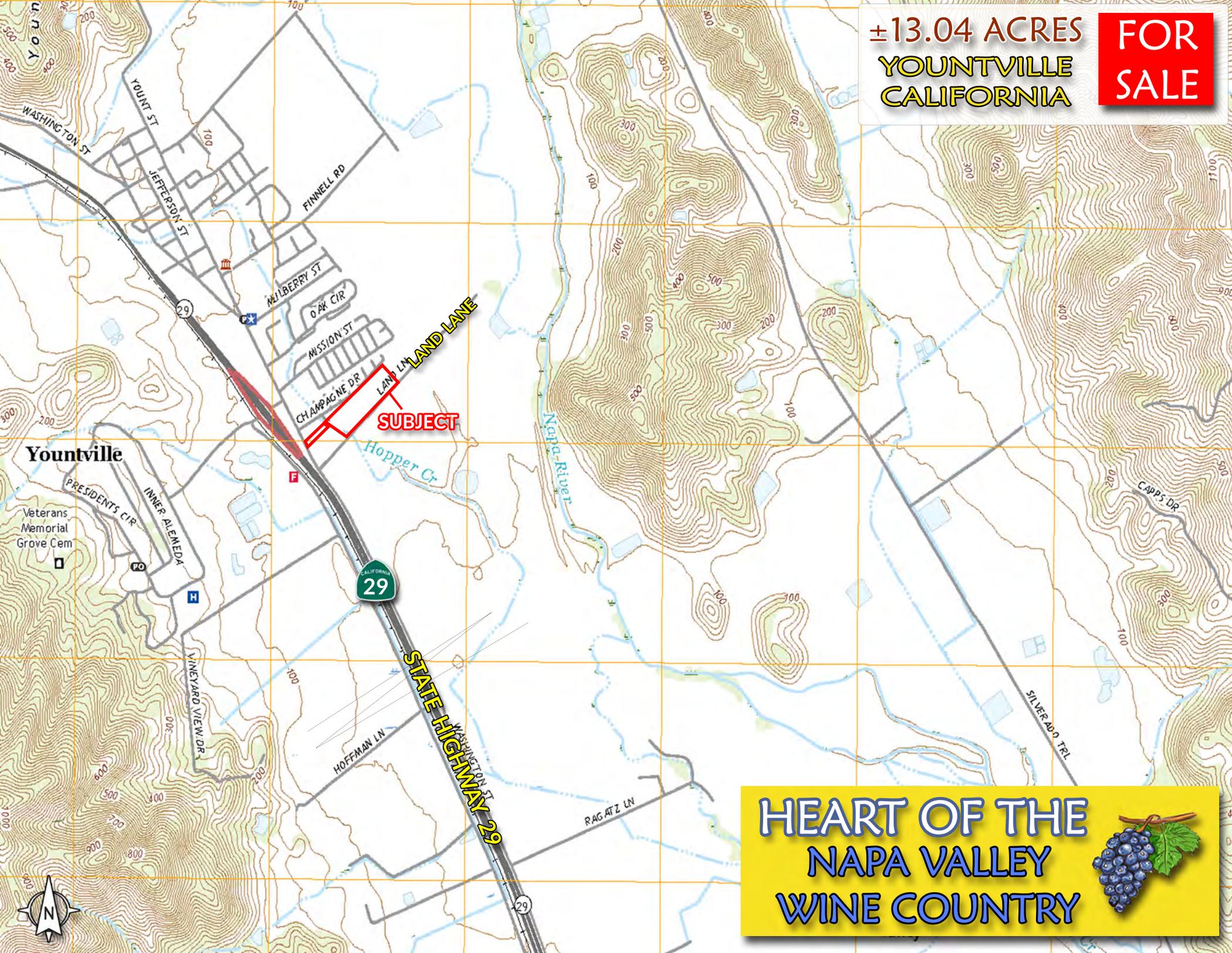
VISIT Napa Valley
AMERICAN VITICULTURAL AREAS



Explore all the Napa Valley AVAs

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UNIQUE RESIDENTIAL
DEVELOPMENT
OPPORTUNITY

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