

LAND FOR SALE

1741 PINE ST

NAPA, CA 94559



PROPERTY DESCRIPTION

This is a unique property, one of the only undeveloped lots located in the center of beautiful downtown Napa. The surrounding neighborhood, known as Fuller Park, is tree lined and filled with charming Craftsman and Victorian homes.

The lot is flat and secluded from the street, often referred to as the secret garden by the current owners. The lot was initially divided into two separate parcels. The current owners planned to build a single-family home and ADU on the lot and hired an architect to develop the plans. The plans were completed in addition to the soils and topographical reports. There is a functioning well on the property which was recently tested and found to provide ample water that could be used for irrigation. Architectural plans and completed reports on the lot are available upon request. Since the passage of Senate Bill 9, cities are encouraged to approve multiple housing on appropriate sites. Buyers interested in developing a home and/or subdividing the lot should consult with the City of Napa.

OFFERING SUMMARY

Sale Price:	\$725,000
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Lot Size:	0.38 Acres
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,670	34,150	58,945
Total Population	17,947	86,502	150,291
Average HH Income	\$92,392	\$105,944	\$112,531

MATT CONNOLLY

Real Estate Broker

707.477.6189

mconnolly@stronghayden.com

CA DRE #01164569

COMMERCIAL • PROPERTIES

STRONG & HAYDEN
REAL ESTATE

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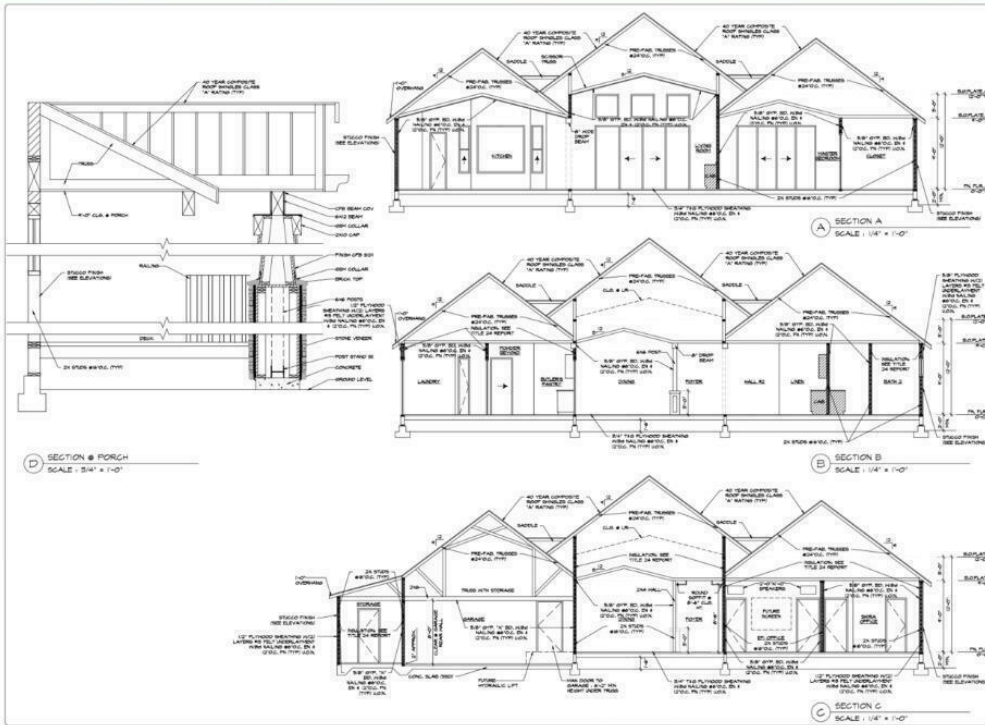
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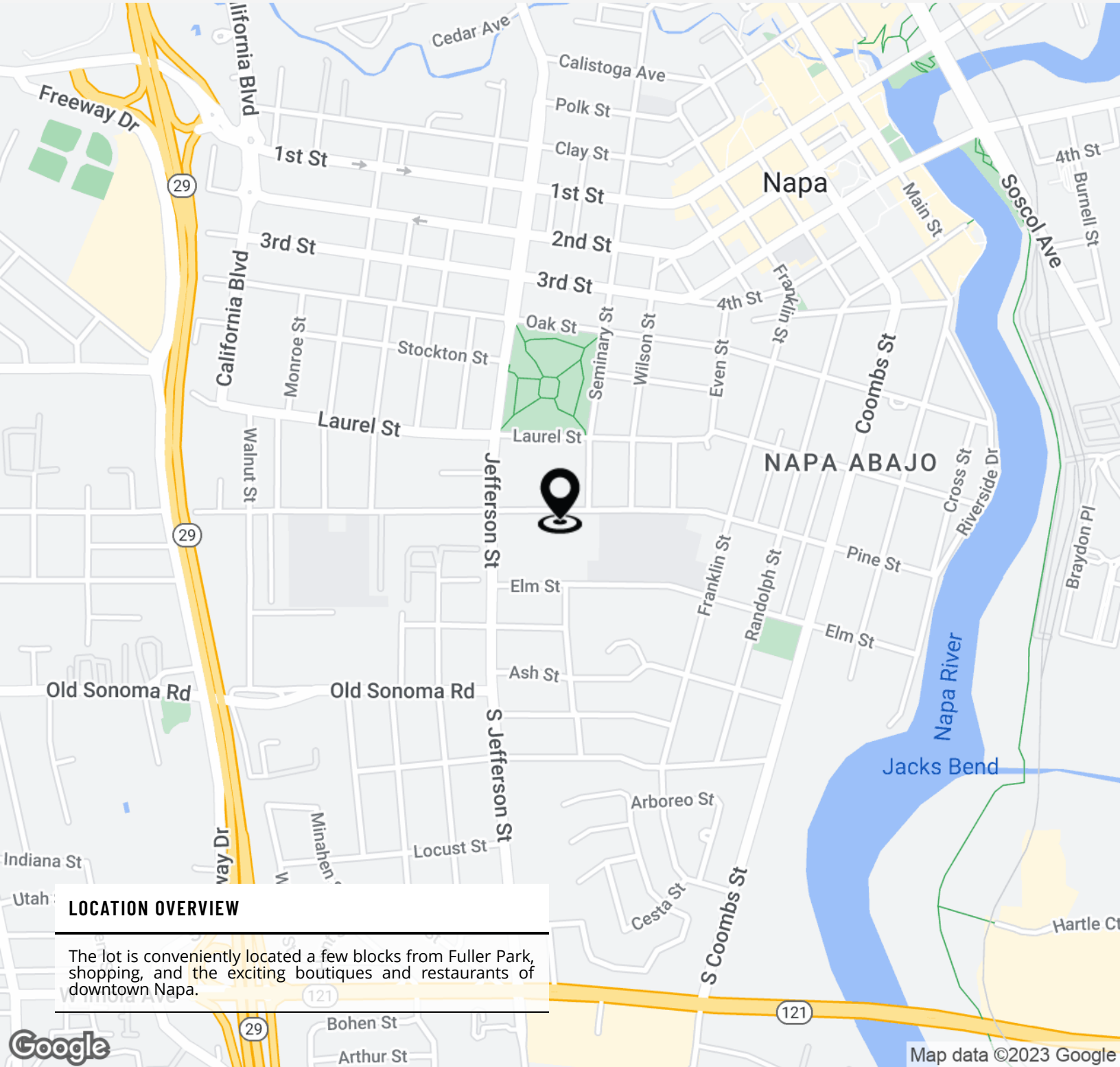
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LOCATION OVERVIEW

The lot is conveniently located a few blocks from Fuller Park, shopping, and the exciting boutiques and restaurants of downtown Napa.

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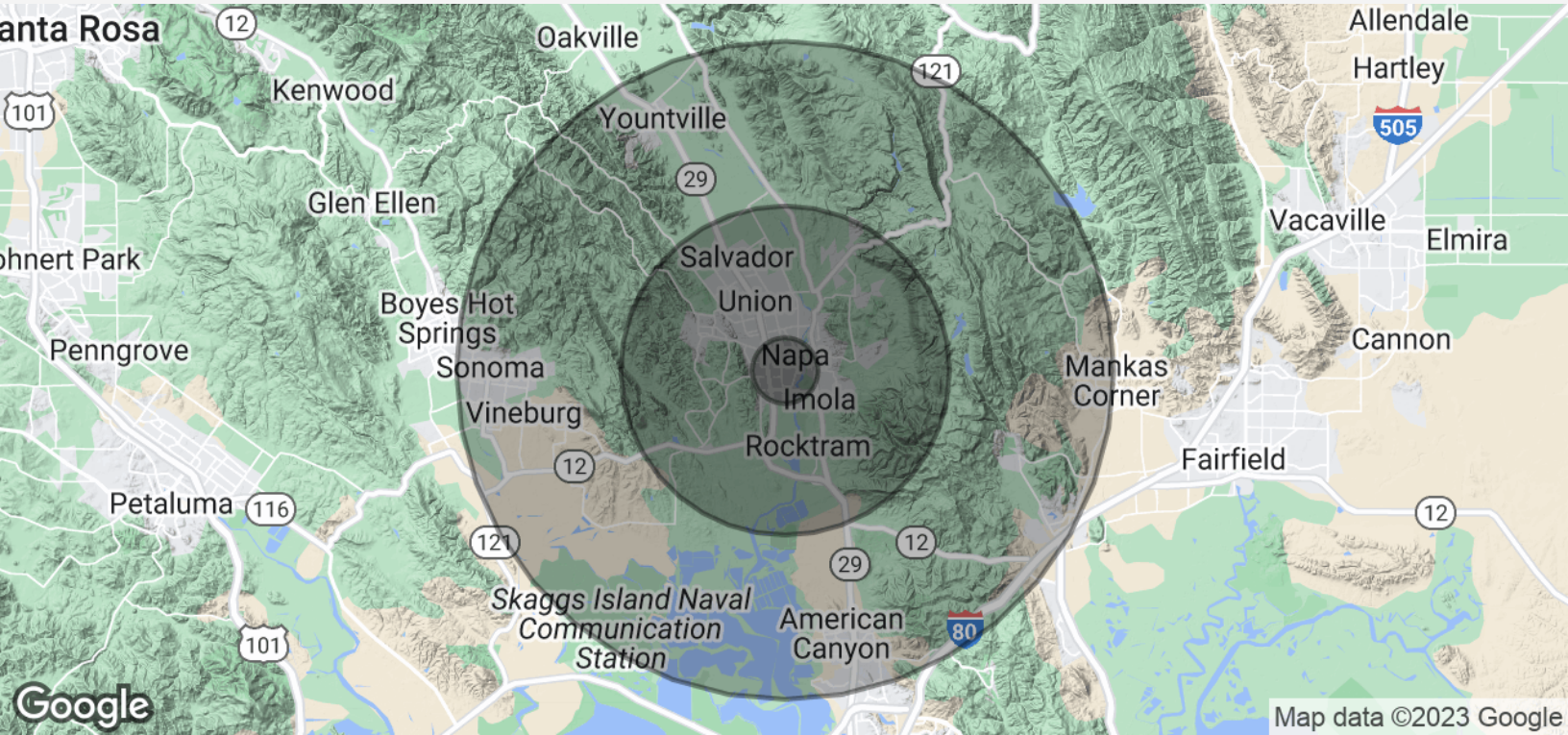
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,947	86,502	150,291
Average Age	34.7	41.1	43.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,670	34,150	58,945
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$92,392	\$105,944	\$112,531
Average House Value	\$646,399	\$688,661	\$723,622

* Demographic data derived from 2020 ACS - US Census

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