

For Sale

Offering Memorandum

NEC of Eucalyptus Drive and
Wetlands Edge Road
American Canyon, CA 94503

Napa Valley Unified School District Land for Sale
4.28 acres



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Property Overview

NEC of Eucalyptus Drive and Wetlands Edge Road
American Canyon, CA 94503

A fantastic residential opportunity for an investor/builder. With a conceptual site plan of 25-homes on an approximate 4.28-acre portion and it's fantastic location next to an award-winning school, it's the perfect project for American Canyon.

Located at the NEC of Eucalyptus Drive and Wetlands Edge Road, American Canyon, California; APN: 058-030-067. Napa Valley Unified School District (the "District") originally purchased the 15.11-acres in 2018 to relocate the Napa Junction Elementary School. The District not only built this beautiful school, but the City has plans to construct the new Clarke Ranch park next to the school. And as demonstrated by the conceptual site plan and civil engineering drawings included herein, the District has already invested significant time and funds to create a plan for obtaining entitlements for a 25-lot residential project.

In an effort to coordinate our efforts with the City, the plan as detailed intentionally creates a pedestrian and bicycle connection with the proposed Clarke Ranch park. With the creation of the new school and the proposed residential project, the current General Plan and Zoning designations of would need to be changed to allow for the anticipated residential use.



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Clarke Ranch Park

Adjacent Residential
Neighborhood

Napa Junction Magnet
Elementary School

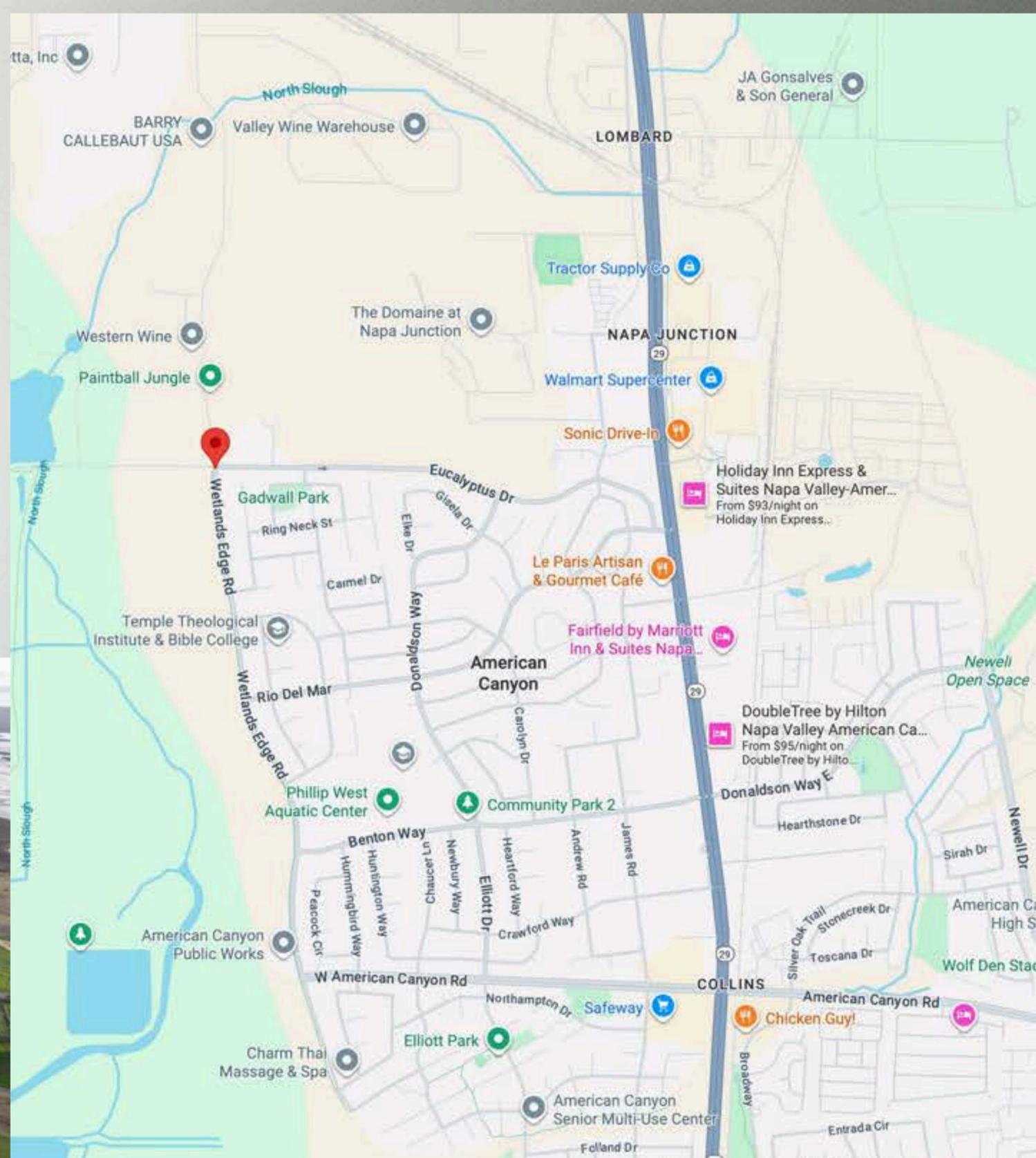
4.28-acre parcel
for sale

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American Canyon

American Canyon, CA is a small city located at the southern gateway to Napa Valley in Northern California. It sits in southern Napa County, just north of the Solano County line, bordered by Vallejo to the south and the city of Napa to the north.

Positioned along Highway 29 and close to Interstate 80, American Canyon offers convenient access to major Bay Area destinations while still being surrounded by vineyards, wetlands, and rolling hills characteristic of the Napa region.



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Napa Junction Magnet Elementary School

Napa Junction Magnet Elementary School is widely regarded as an exceptional learning environment because it blends strong academics with a thoughtfully designed magnet focus that engages students in meaningful, real-world learning. The school emphasizes critical thinking, creativity, and collaboration, helping students build a solid academic foundation while also developing confidence and curiosity.

Dedicated teachers create a supportive and inclusive atmosphere where students are encouraged to explore their interests, take intellectual risks, and grow both academically and socially.



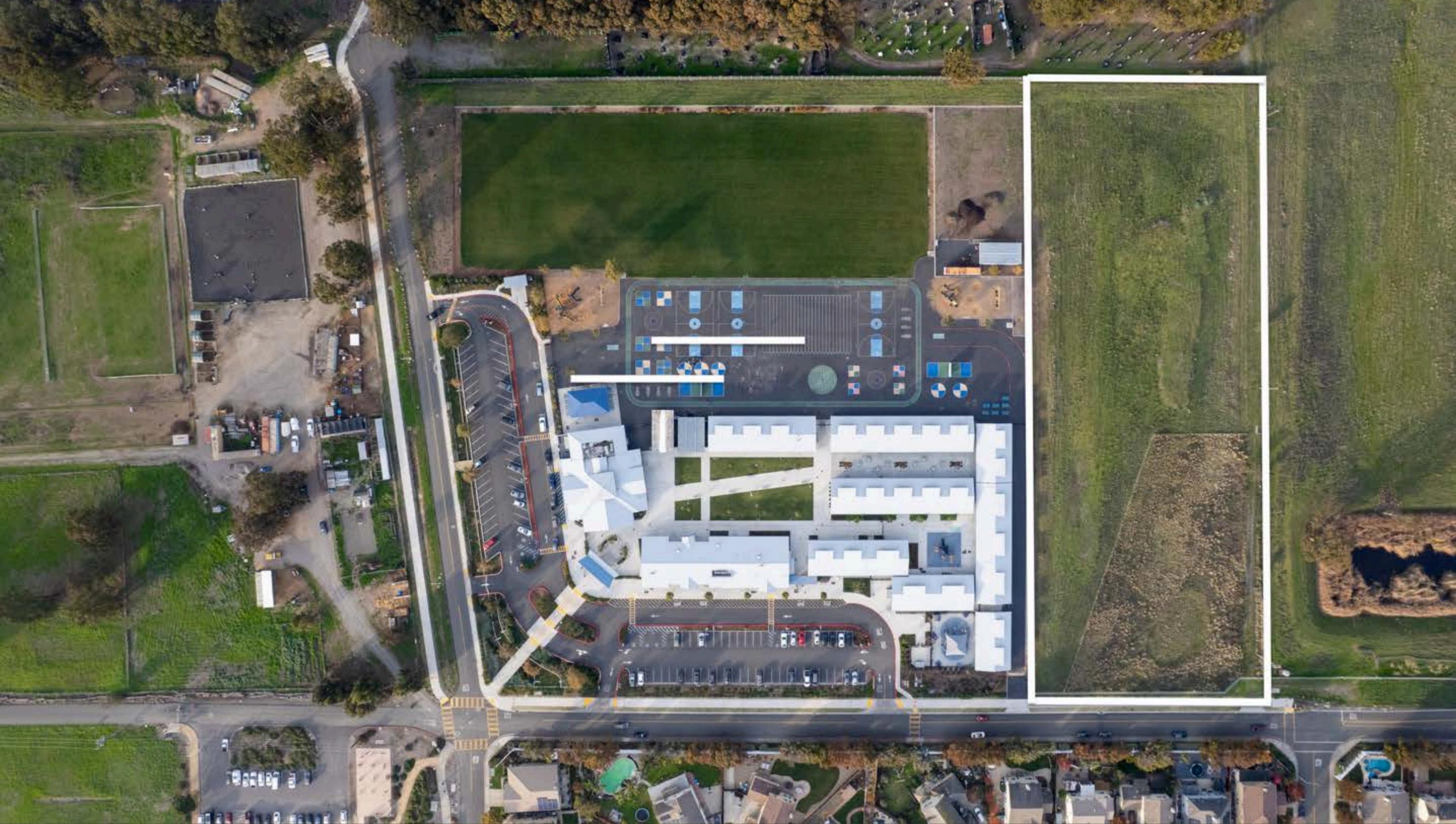
Conceptual Site Plan



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