

LOGO HERE

# Land for Sale

Offering Memorandum

1201 American Canyon Road  
American Canyon, CA

12.9-acre parcel  
Directly adjacent to American Canyon High School



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# Property Overview

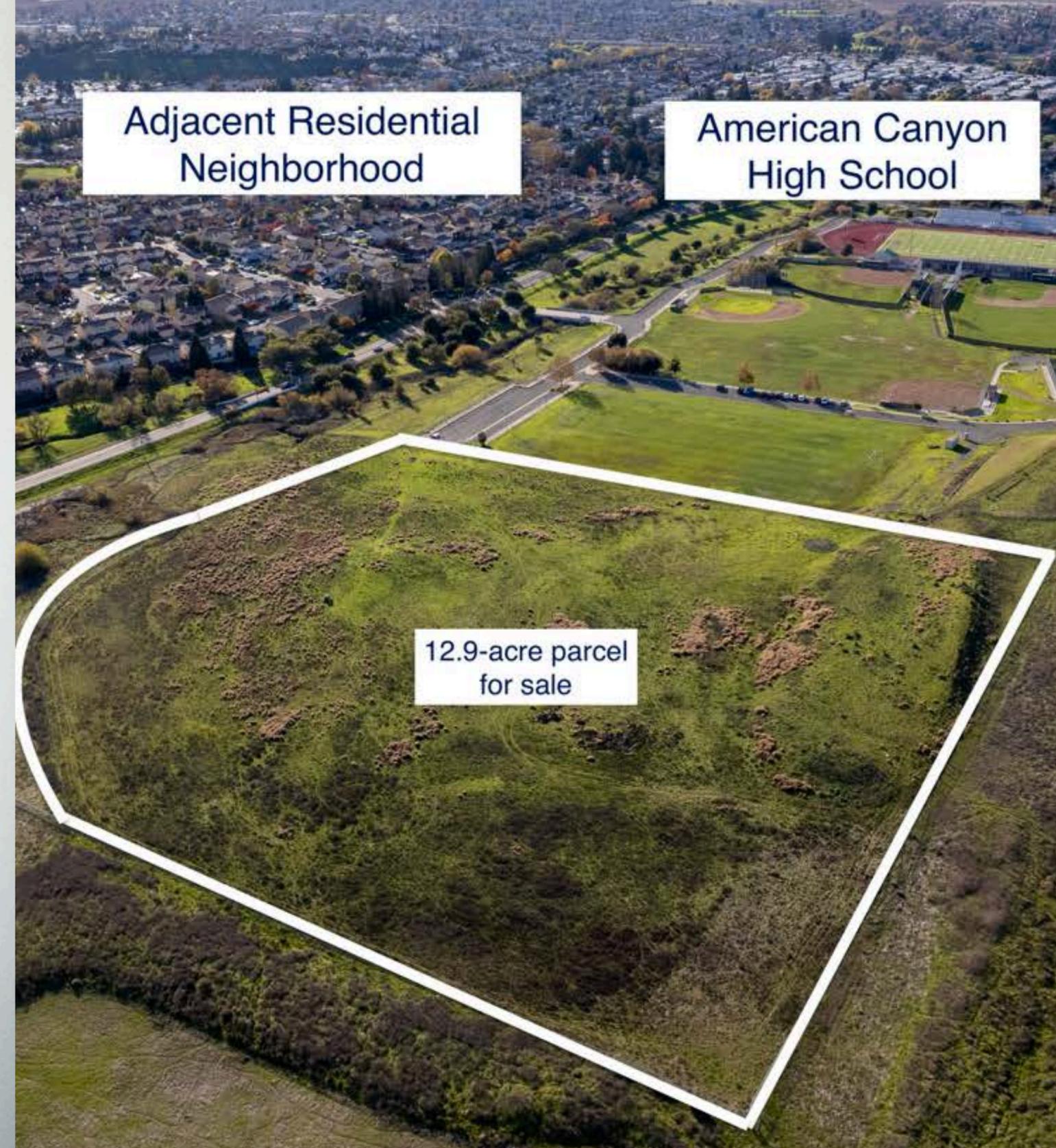
Location:

1201 American Canyon Road  
American Canyon, CA 94503

The property located at 1201 American Canyon Road, American Canyon, California is an approximate 12.9-acre vacant parcel with an APN of 059-040-090-000. This parcel is directly adjacent to American Canyon High School and across the street from a residential project within a Specific Plan.

The zoning for the property is Public, and the Land Use is also Public (P), which permits governmental administrative and related facilities, public utilities, schools, public parking, parks, landfills, and similar uses.

The Highest and Best Use for the property would likely be a residential development similar to the Specific Plan community located across the street, but the development of the property is highly constrained by its topography and various biological and geotechnical constraints that likely exist. Unless a study were performed to assess the net developable land, it is difficult to establish value.



Adjacent Residential  
Neighborhood

American Canyon  
High School

12.9-acre parcel  
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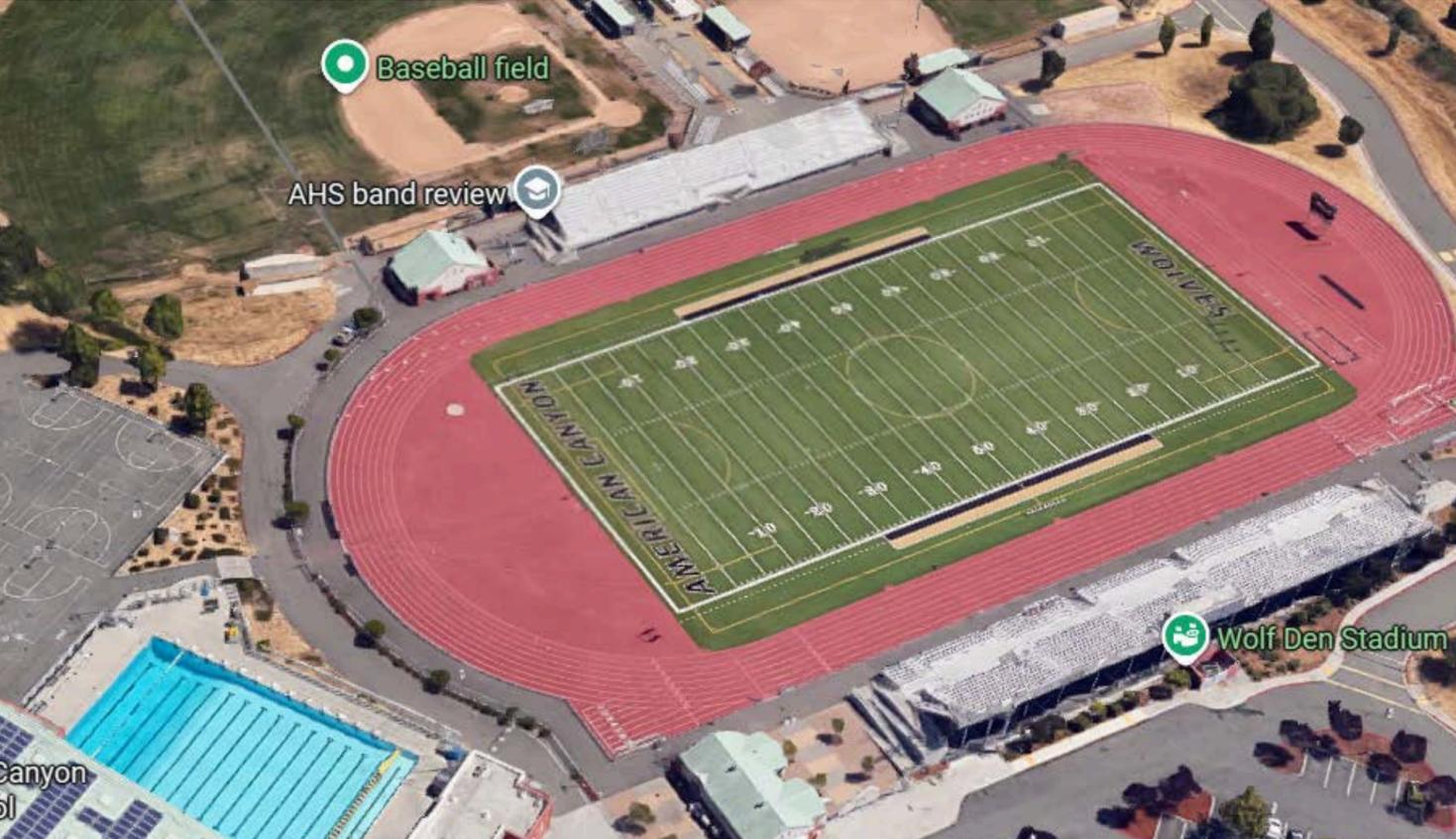
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# American Canyon

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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# Click Play Button



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American Canyon  
High School

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# Disclaimer

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