

# HEART OF THE NAPA VALLEY WINE COUNTRY



**FOR  
SALE**

PLANTED VINEYARD &  
RESIDENTIAL DEVELOPMENT  
OPPORTUNITY

**ALL OFFERS ARE  
SUBJECT TO  
BANKRUPTCY  
COURT APPROVAL**

**±13.04 ACRES  
YOUNTVILLE  
CALIFORNIA**

VETERAN'S HOME  
OF CALIFORNIA

VINTNERS  
GOLF  
CLUB

CALIFORNIA  
DRIVE

DOMAIN  
CHANDON



STATE HIGHWAY 29

WASHINGTON STREET

YOUNT STREET

PROPOSED  
ROAD ACCESS  
PARCEL B  
±0.6 ACRES

BELLA  
VISTA  
MHP

RANCHO  
DE  
NAPA  
MHP

BARDESSANO  
HOTEL & SPA

**YOUNTVILLE**

FINNELL ROAD

FOLEY  
FAMILY  
VINEYARD

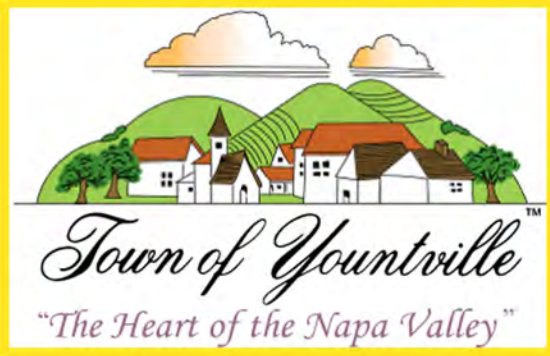
LAND LANE

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 multifamily 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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YOUNTVILLE  
CALIFORNIA

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## THE LOCATION

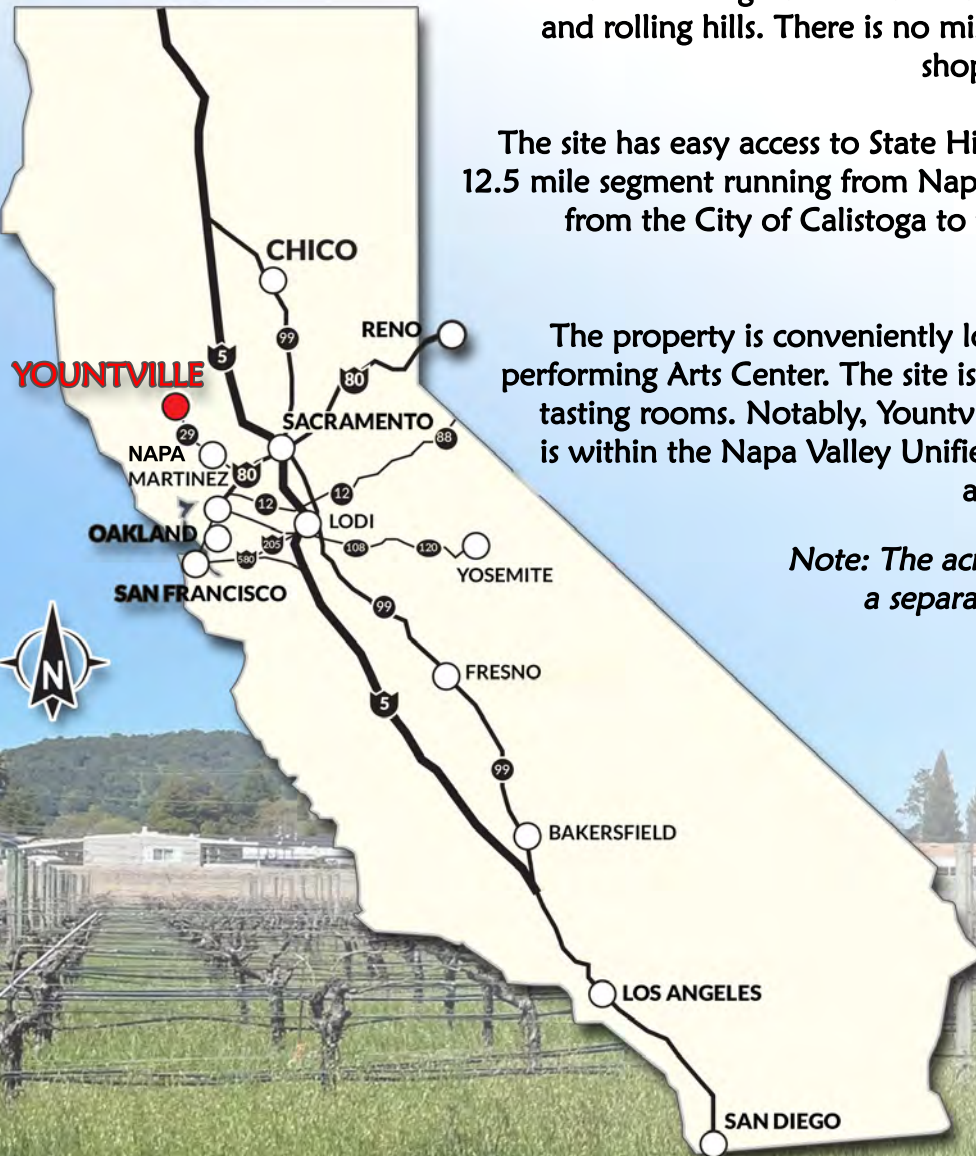
At the southern edge of the Town of Yountville this property provides a picturesque view of sprawling vineyards and rolling hills. There is no mistaking you are in the heart of the Napa Valley. The property is proximate to shopping, world-class dining, and major medical services in nearby communities.

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  $\pm 6$  miles ( $\pm 15$  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.*







±13.04 ACRES  
YOUNTVILLE  
CALIFORNIA

**FOR  
SALE**

**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**





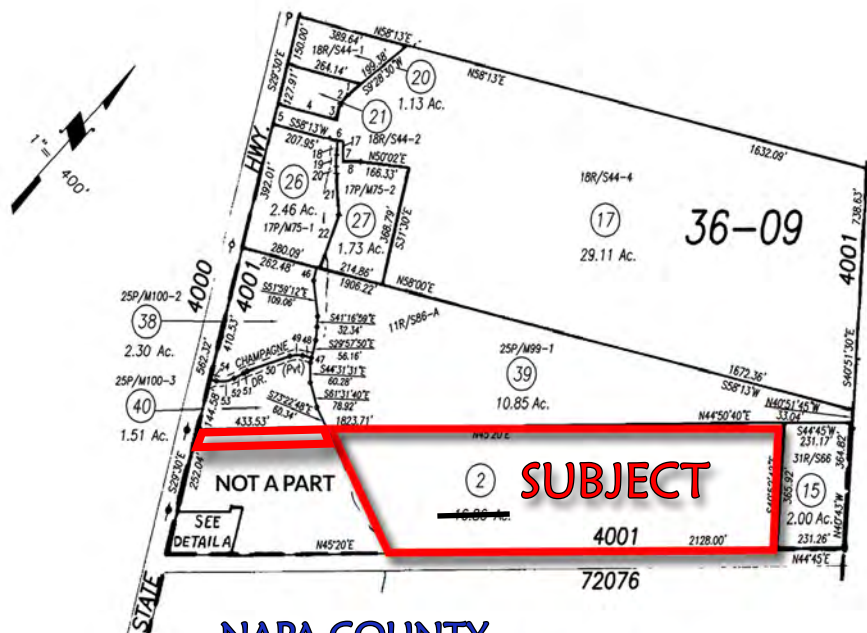
# HEART OF THE NAPA VALLEY WINE COUNTRY



## YOUNTVILLE CALIFORNIA

## FOR SALE

### ASSESSOR'S PARCEL MAP

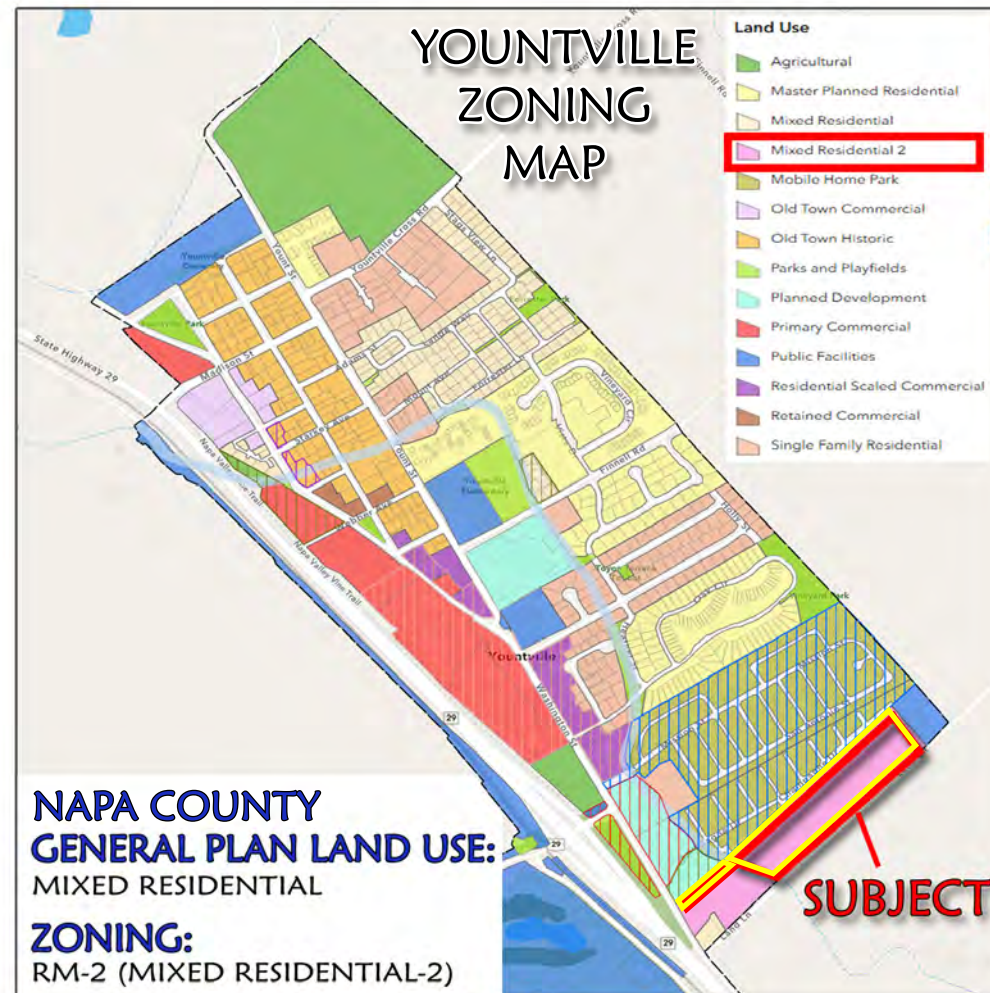


#### NAPA COUNTY ASSESSOR'S PARCEL NUMBER:

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



#### NAPA COUNTY GENERAL PLAN LAND USE:

MIXED RESIDENTIAL

#### ZONING:

RM-2 (MIXED RESIDENTIAL-2)

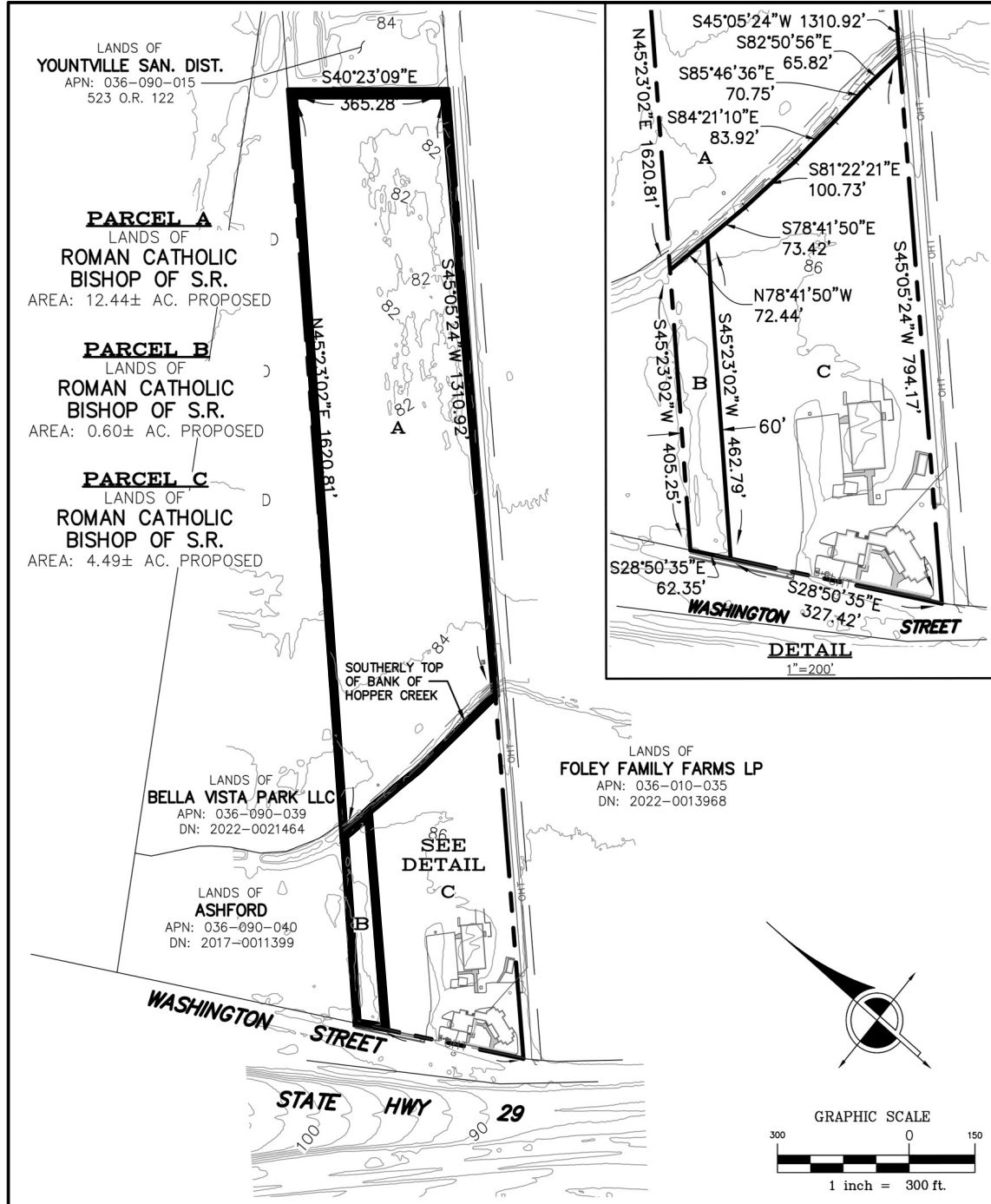




**±13.04 ACRES**  
**YOUNTVILLE**  
**CALIFORNIA**

**PROPOSED  
 LOT LINE  
 ADJUSTMENT  
 PARCELS**

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



**FOR  
 SALE**

**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



<p><b>CINQUINI &amp; PASSARINO, INC.</b>  <b>LAND SURVEYING</b></p> <p>▲ BOUNDARY    ▲ TOPOGRAPHIC          ▲ INFRASTRUCTURE    ▲ CONSTRUCTION          ▲ RAILROAD    ▲ HYDROGRAPHY</p>	JOB NAME:	DRAWN BY: JM
	6406 WASHINGTON STREET YOUNTVILLE, CA	SCALE: 1" = 300'
	DESCRIPTION:	JOB #: 11007-25
	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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# YOUNTVILLE



## RESTAURANTS

- 1 AD HOC RESTAURANT & APPENDUM 6476 Washington Street
- 2 BISTRO JEANTY 6500 Washington Street
- 3 BOTTEGA 6526 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 6757 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 6725 Washington Street
- 12 SOUTHSIDE 6752 Washington Street
- 13 THE FRENCH LAUNDRY 6545 Washington Street
- 14 VELO DELI & PIZZERIA 6498 Washington Street
- 15 RANCH MARKET TOO! 6498 Washington Street

## DELIS

- 16 RANCH MARKET TOO! 6498 Washington Street

## ARTS & ENTERTAINMENT

- 17 NAPA VALLEY MUSEUM 55 Presidents Circle
- 18 NAPA VALLEY ALOFT HOT AIR BALLOONS 6525 Washington Street
- 19 NAPA VALLEY BIKE TOURS & RENTALS 6500 Washington Street
- 20 VINTNER'S GOLF CLUB 7901 Solano Avenue
- 21 VINE TRAIL, TRAILHEAD 6540 Washington Street
- 22 YOUNTVILLE PARK 2900 Lincoln Avenue

## STORES

- 23 FINESSE 6540 Washington Street
- 24 HILLSTONE HOME 6795 Washington Street
- 25 KOLLAR CHOCOLATES 6525 Washington Street
- 26 MONTECRISTI PANAMA HATS 6496 Washington Street
- 27 THE SHOPS AT THE MARKETPLACE 6525 Washington Street
- 28 TINA STEPHENS 6508 Washington Street

## WINE

- 29 CHANDON 1 California Drive
- 30 CORNERSTONE CELLARS 6505 Washington Street
- 31 HANDWRITTEN WINES 6484 Washington Street
- 32 HERON HOUSE 6484 Washington Street
- 33 HESTAN VINEYARDS 6548 Washington Street
- 34 HILL FAMILY ESTATE 6532 Washington Street
- 35 HOPE & GRACE 6540 Washington Street
- 36 JCB TASTING SALON 6505 Washington Street
- 37 JESSUP CELLARS 6742 Washington Street
- 38 PRIEST RANCH 6495 Washington Street
- 39 SILVER TRIDENT WINERY 6495 Washington Street
- 40 STEWART CELLARS 6752 Washington Street
- 41 THE WINE VAULT AT RH YOUNTVILLE 6771 Washington Street
- 42 V WINE CELLAR 6525 Washington Street
- 43 WINE COUNTRY CONNECTION 6484 Washington Street

## SPAS

- 44 BARDESSONO 6526 Yount Street
- 45 DIVINE CHAKRA SPA 6509 Washington Street
- 46 HOTEL VILLAGIO 6481 Washington Street
- 47 HOTEL YOUNTVILLE 6482 Washington Street
- 48 NORTH BLOCK HOTEL 6757 Washington Street
- 49 THE SPA AT THE ESTATE 6481 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





# HEART OF THE NAPA VALLEY WINE COUNTRY





# VISIT Napa Valley



Welcome to  
The Good Life



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±13.04  
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YOUNTVILLE, CALIFORNIA



**UNIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY**





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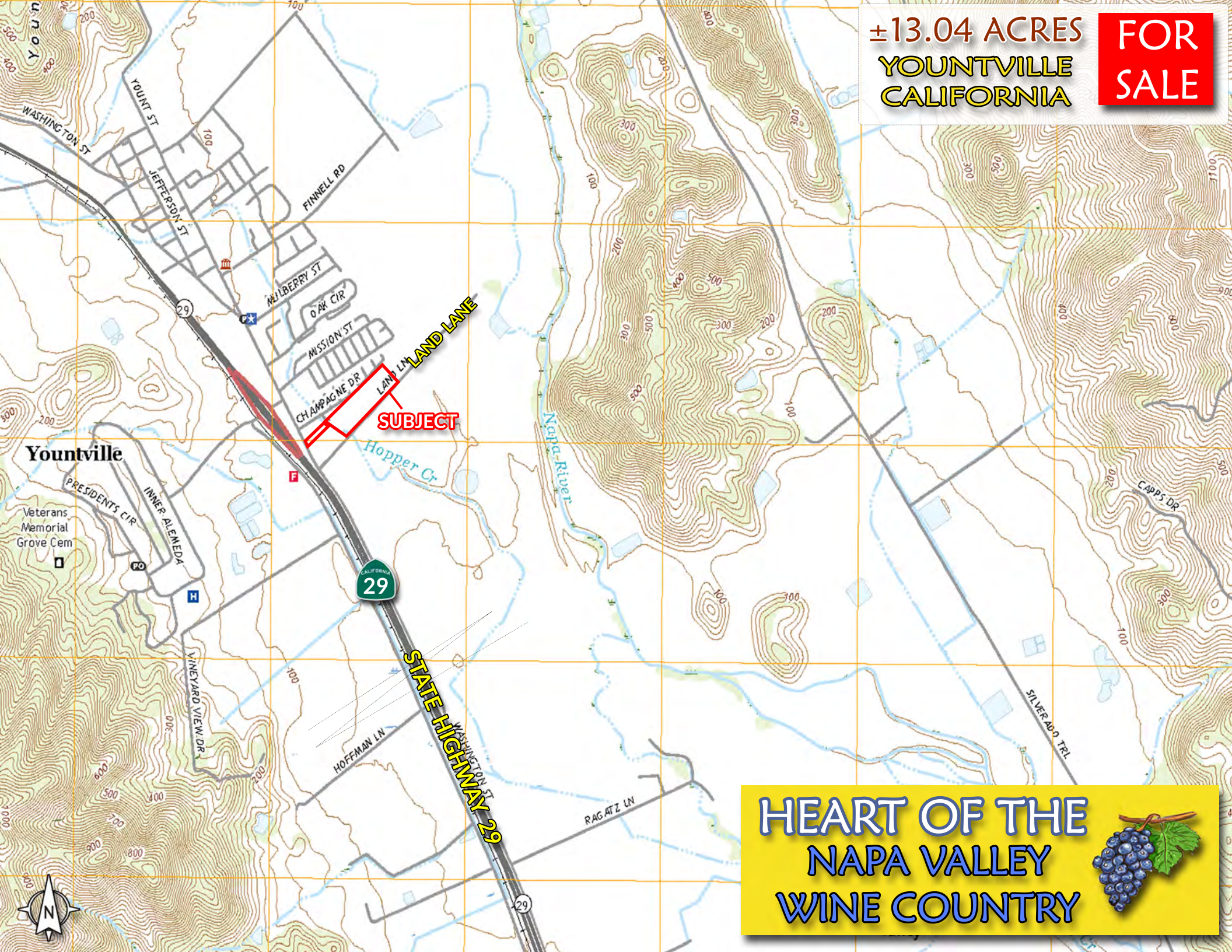
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## CONTACT US

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NEWCASTLE  
PROPERTIES  
GROUP