

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





Town of Yountville
"The Heart of the Napa Valley"

HEART OF THE NAPA VALLEY WINE COUNTRY



- 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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THE LOCATION

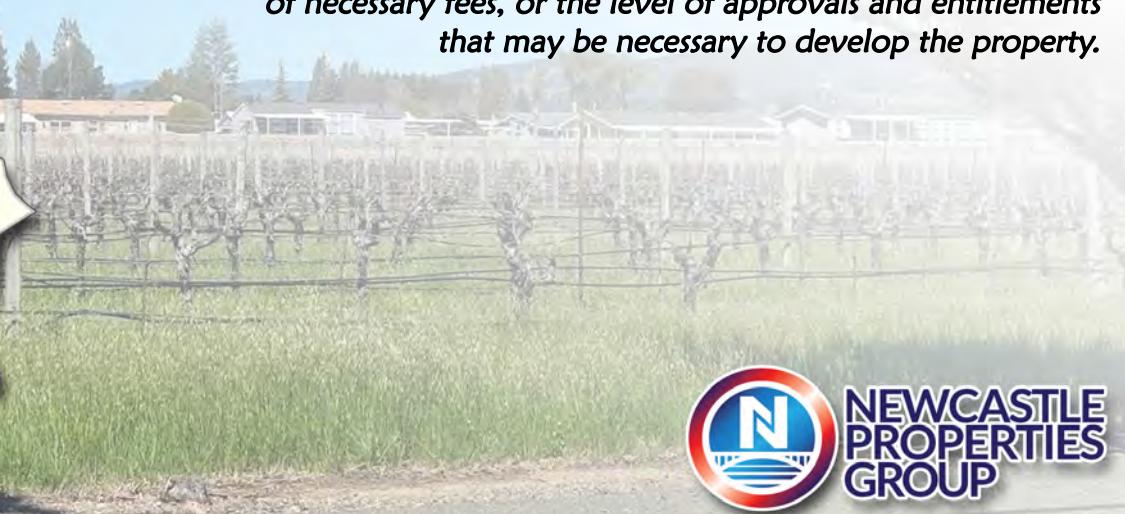
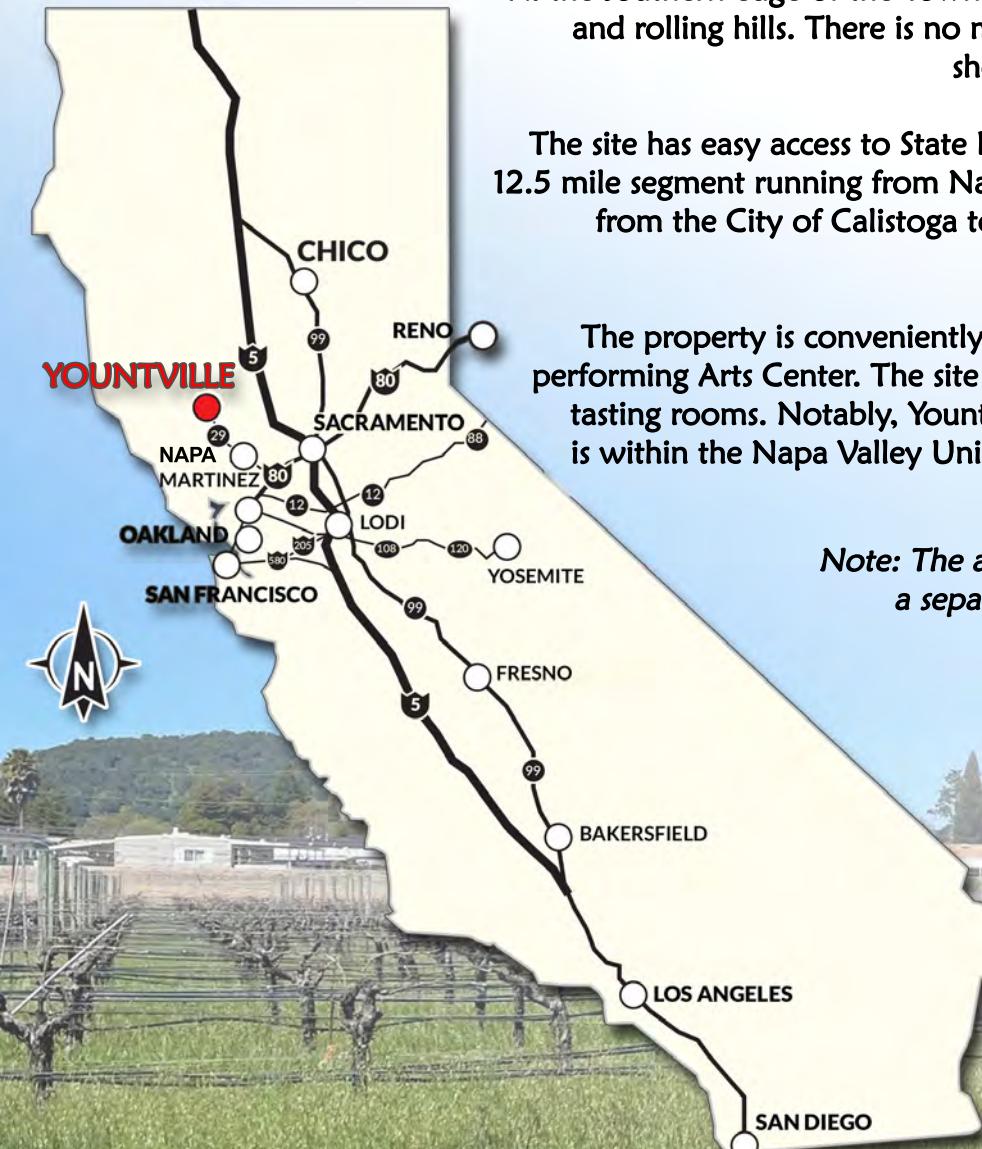
At the southern edge of the Town of Yountville this property provides a picturesque view of sprawling vineyards and rolling hills. There is no mistaking you are in the heart of the Napa Valley. The property is proximate to shopping, world-class dining, and major medical services in nearby communities.

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.



NEWCASTLE
PROPERTIES
GROUP



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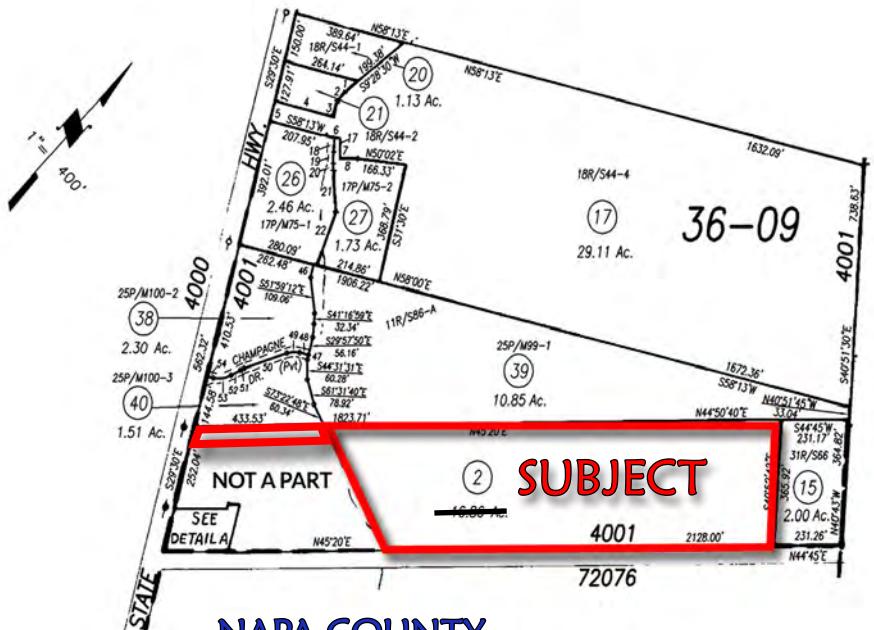
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ASSESSOR'S PARCEL MAP

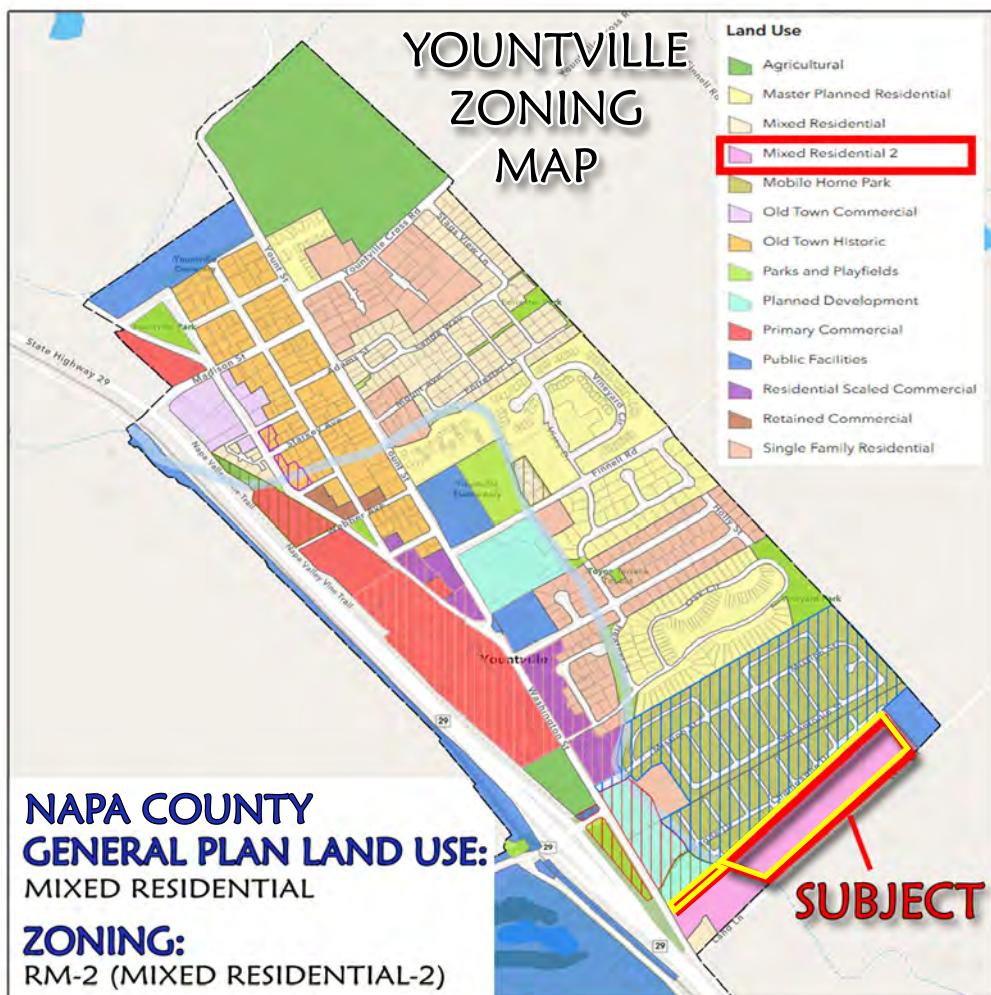


NAPA COUNTY ASSESSOR'S PARCEL NUMBER:

036-090-002 (\pm 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)



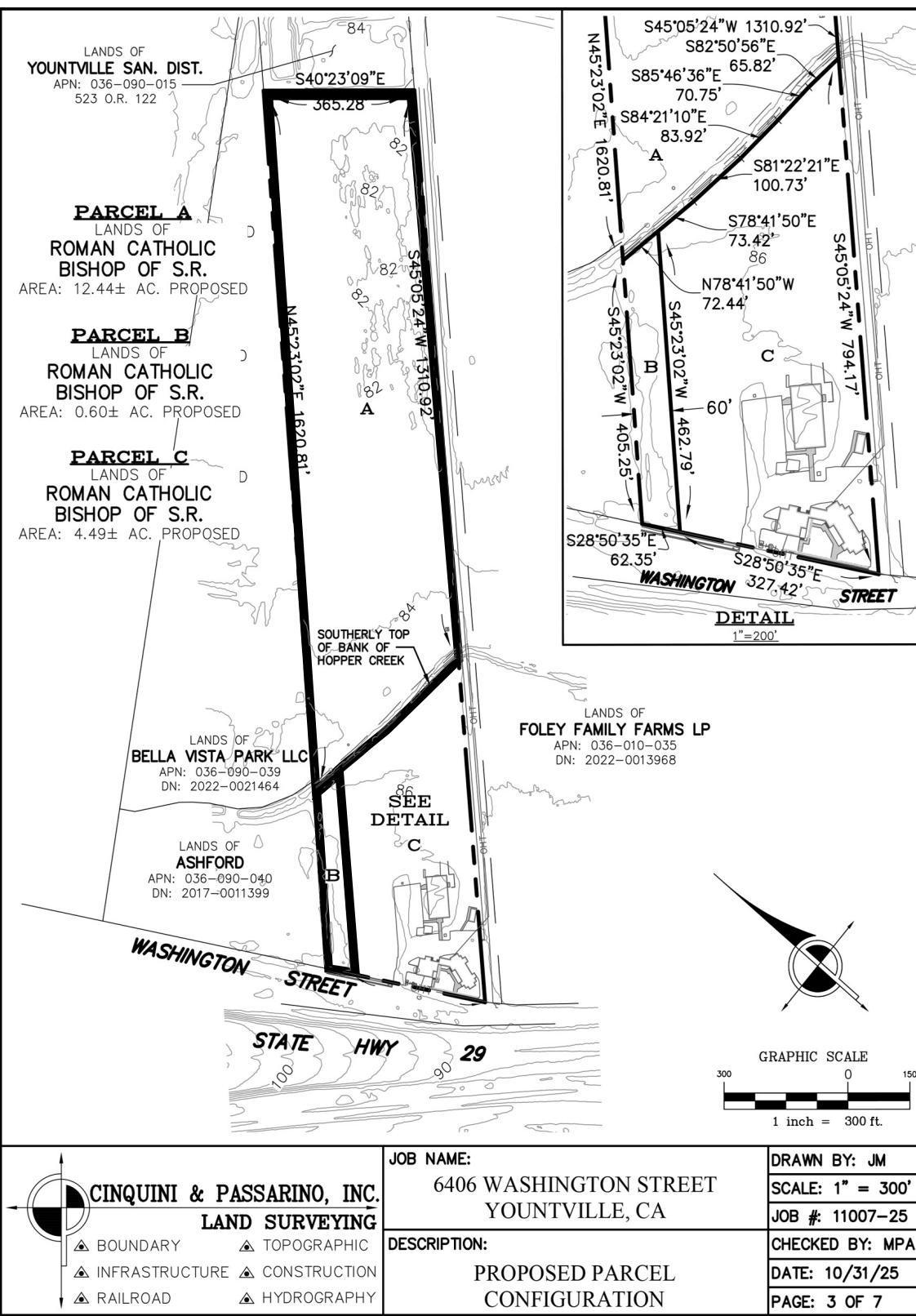
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PROPOSED LOT LINE ADJUSTMENT PARCELS

(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

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

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

RESTAURANTS	ARTS & ENTERTAINMENT	WINE	SPAS
13 A.O. HC RESTAURANT & VENUE 6405 Washington Street	1 YOUNTVILLE MUSEUM 53 Presidents Circle	50 CHANDON 6326 Yount Street	30 BARDESSONO 6326 Yount Street
17 BISTRO JEANTY 6510 Washington Street	2 NAPA VALLEY MUSEUM 6405 Washington Street	51 CORNERSTONE CELLARS 6505 Washington Street	31 DIVINE CHAKRA SPA 6509 Washington Street
19 BOTTEGA 6526 Washington Street	3 HANDWRITTEN WINES 6409 Washington Street	52 HOTEL VILLAGIO 6401 Washington Street	32 HOTEL YOUNTVILLE 6405 Washington Street
21 COQUETA NAPA VALLEY 6525 Washington Street	4 NAPA VALLEY BIKE TOURS & RENTALS 6500 Washington Street	53 HERON HOUSE 6404 Washington Street	33 HOTEL YOUNTVILLE 6405 Washington Street
22 LA CALLENA 6528 Washington Street	5 VINTNER'S GOLF CLUB 7901 Solano Avenue	54 HILL FAMILY ESTATE 6512 Washington Street	34 HOTEL YOUNTVILLE 6405 Washington Street
24 LUCY RESTAURANT & BAR 6526 Yount Street	6 VINE TRAIL TRAILHEAD Southbound: California Drive off State Hwy 29 Northbound: California Drive near Washington Street	55 HOPE & GRACE 6540 Washington Street	35 JCB TASTING SALON 6505 Washington Street
26 NORTH BLOCK RESTAURANT 6537 Washington Street	7 OTTIMO 6525 Washington Street	56 JESUP CELLARS 6540 Washington Street	36 NORD BLOCK HOTEL 6575 Washington Street
28 R+D KITCHEN 6595 Washington Street	8 R+D KITCHEN 6595 Washington Street	57 PRIEST RANCH 6400 Washington Street	37 THE SPA AT THE ESTATE 6481 Washington Street
29 REGIE OVA CAVIAR & CHAMPAGNE LOUNGE 6480 Washington Street	9 RH YOUNTVILLE 6725 Washington Street	58 FINESS 6540 Washington Street	38 SILVER TRIDENT WINERY 6495 Washington Street
30 RIGGIO'S 6480 Washington Street	10 SOUTHSIDE 6732 Washington Street	59 HILLSTONE HOME 6795 Washington Street	39 STEWART CELLARS 6752 Washington Street
31 SOUTHSIDE 6732 Washington Street	11 VELO DELI & PIZZERIA 6498 Washington Street	60 KOLLAR CHOCOLATES 6525 Washington Street	40 THE WINE VAULT AT RH YOUNTVILLE 6711 Washington Street
32 THE FRENCH LAUNDRY 6640 Washington Street	12 YOUNTVILLE PARK 2900 Lincoln Avenue	61 MONTECRISTI PANAMA HATS 6406 Washington Street	41 V WINE CELLAR 6525 Washington Street
33 VELO DELI & PIZZERIA 6498 Washington Street	13 YOUNTVILLE PARK 2900 Lincoln Avenue	62 THE SHOPS AT THE MARKETPLACE 6525 Washington Street	42 WINE COUNTRY CONNECTION 6484 Washington Street
34 YOUNTVILLE PARK 2900 Lincoln Avenue	14 YOUNTVILLE PARK 2900 Lincoln Avenue	63 TINA STEPHENS 6505 Washington Street	
35 YOUNTVILLE PARK 2900 Lincoln Avenue	15 RANCH MARKET TOO! 6498 Washington Street		
36 YOUNTVILLE PARK 2900 Lincoln Avenue	16 RANCH MARKET TOO! 6498 Washington Street		
37 YOUNTVILLE PARK 2900 Lincoln Avenue	17 RANCH MARKET TOO! 6498 Washington Street		
38 YOUNTVILLE PARK 2900 Lincoln Avenue	18 RANCH MARKET TOO! 6498 Washington Street		
39 YOUNTVILLE PARK 2900 Lincoln Avenue	19 RANCH MARKET TOO! 6498 Washington Street		
40 YOUNTVILLE PARK 2900 Lincoln Avenue	20 RANCH MARKET TOO! 6498 Washington Street		
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43 YOUNTVILLE PARK 2900 Lincoln Avenue	23 RANCH MARKET TOO! 6498 Washington Street		
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50 YOUNTVILLE PARK 2900 Lincoln Avenue	30 RANCH MARKET TOO! 6498 Washington Street		
51 YOUNTVILLE PARK 2900 Lincoln Avenue	31 RANCH MARKET TOO! 6498 Washington Street		
52 YOUNTVILLE PARK 2900 Lincoln Avenue			

SUBJECT



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NEWCASTLE
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GROUP

Visit Napa Valley



Welcome to The Good Life

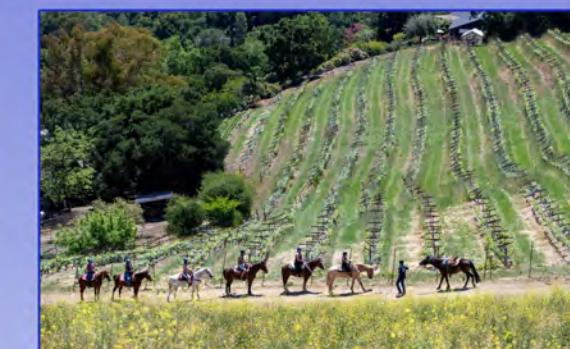
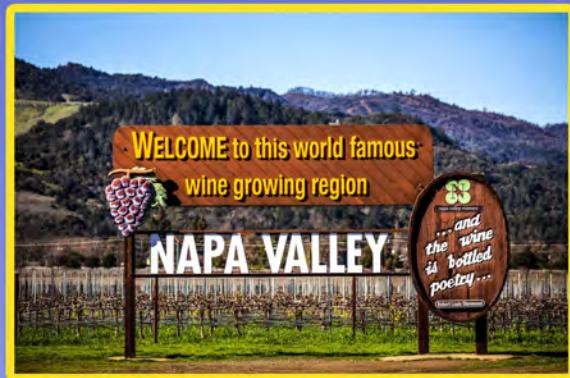


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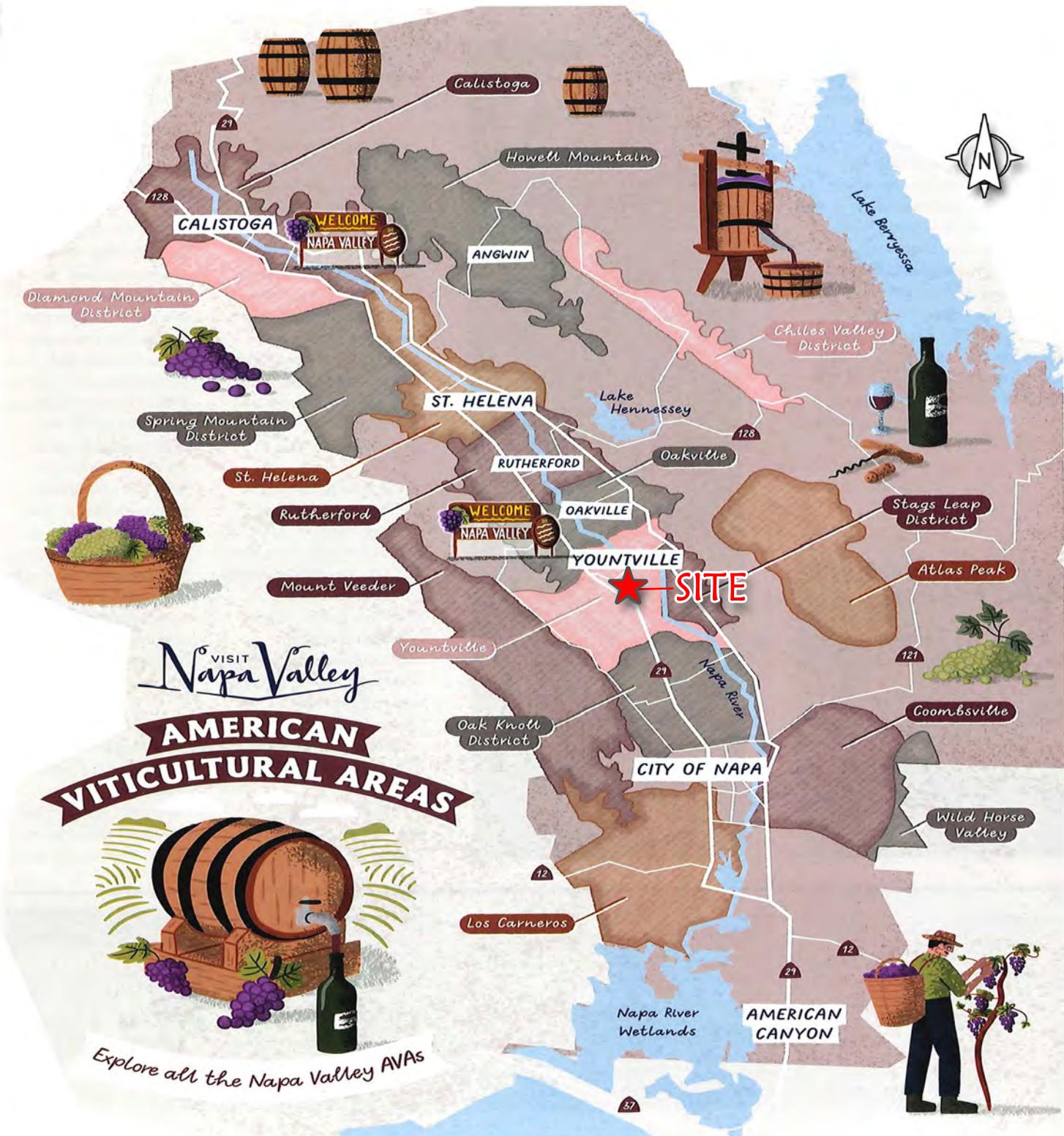
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Yountville

SUBJECT

LAND LAND

CALIFORNIA
29

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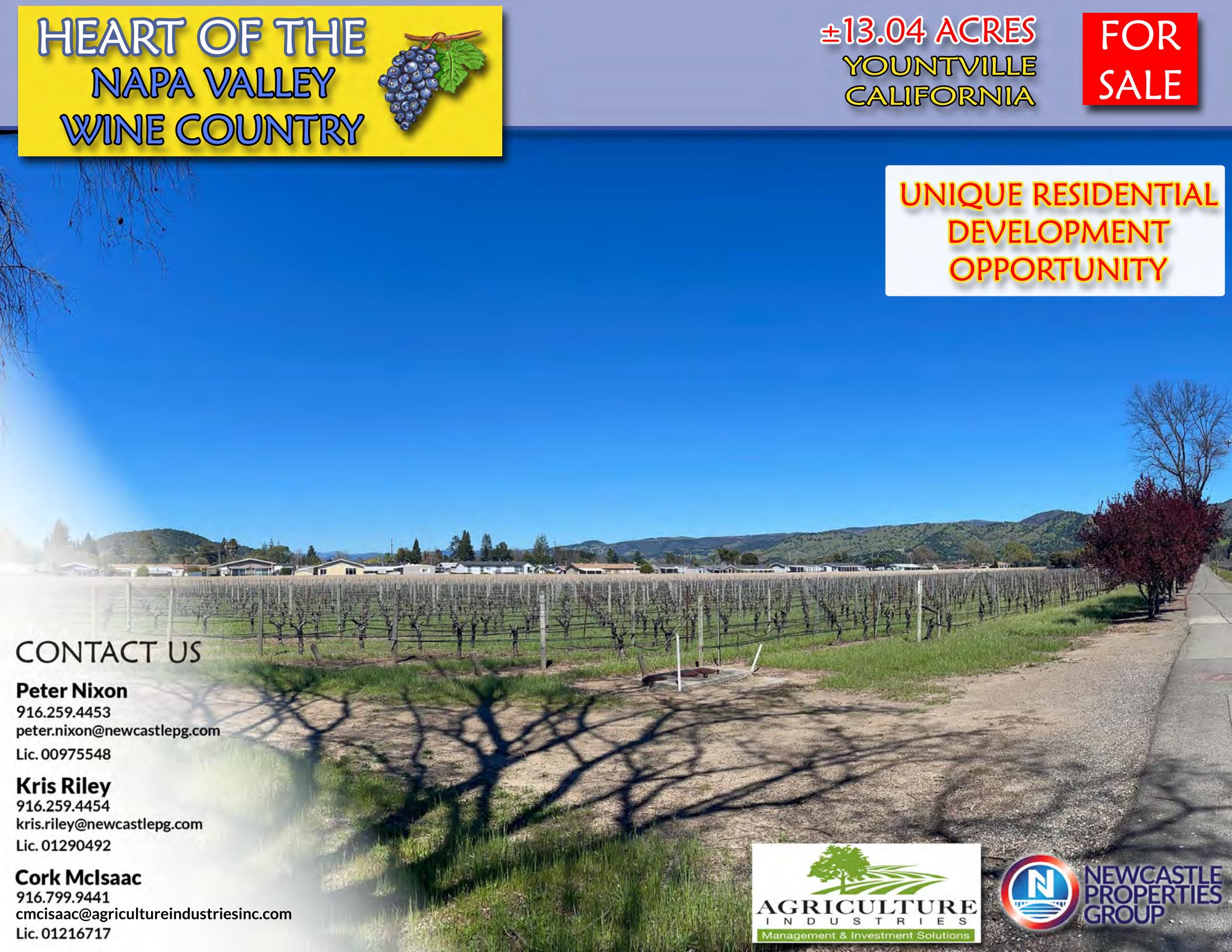
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