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ICON PROPERTIES

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# 4322 & 4370 Berryessa Knoxville Road, Napa



+/-18.38 Acres | Flexible CN:AHCD Zoning

Discover a rare redevelopment opportunity in the heart of Lake Berryessa's scenic Spanish Flat community. Spanning approximately 18.38 acres across two adjacent parcels (4322 & 4370 Berryessa Knoxville Rd), this property offers flexible CN:AHCD zoning, allowing for both commercial and residential uses, including affordable housing. The conceptual vision includes revitalizing the existing commercial center with potential for multifamily units, an additional 44+/- housing units along the ridge, and optional ranchette-style homes—all subject to final entitlements. With infrastructure access nearby and zoning designed to support smart growth, this property is ideal for a phased development, public-private partnership, or custom mixed-use plan. Mature trees, varied topography, and peaceful surroundings enhance the natural appeal, while its location near the lake makes it a prime investment for developers, planners, or investors seeking to make an impact. Conceptual plans are illustrative only—request full documentation and site maps today to explore this exciting opportunity.

**Offered at \$985,000 | Visit [SpanishFlatCtr.com](http://SpanishFlatCtr.com)**

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### **Zoning & Conceptual Vision:**

Zoned CN:AHCD – Commercial Neighborhood with an Affordable Housing Combination Overlay, this property supports a broad range of development options:

- Multifamily units or commercial use in the commercial core
- 44 +/- additional housing units along the back ridge
- Potential for ranchette-style single-family homes
- While conceptual in nature, these plans provide a framework for a phased development, public-private partnership, or visionary mixed-use buildout.

### **Why This Property Stands Out:**

- Rare zoning flexibility
- Infrastructure-ready for housing, commercial, or custom home development
- Natural appeal with mature trees, topography, and potential open space
- Existing commercial center with opportunity for revitalization
- Market-aligned for smart growth and housing solutions
- Conceptual site plan is illustrative only—no warranties are expressed

*Request full documentation, site maps, and zoning summaries today.*