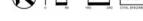


PRELIMINARY PHASING SITE PLAN
BERRYESSA KNOXVILLE ROAD

SCALE: 1" = 100' DATE: AGENT 11.2023



corcoran

ICON PROPERTIES

Paul Schwartz

REALTOR® | Lic# 01111744
707.479.1841

schwartzbroker@gmail.com

Amber Payne

REALTOR® | Lic# 01302244
707.235.1124

amber.payne@corcoranicon.com

Ellen Politz

REALTOR® | Lic# 01860953
707.363.2133
ellen.politz@corcoranicon.com



4322 & 4370 Berryessa Knoxville Road, Napa

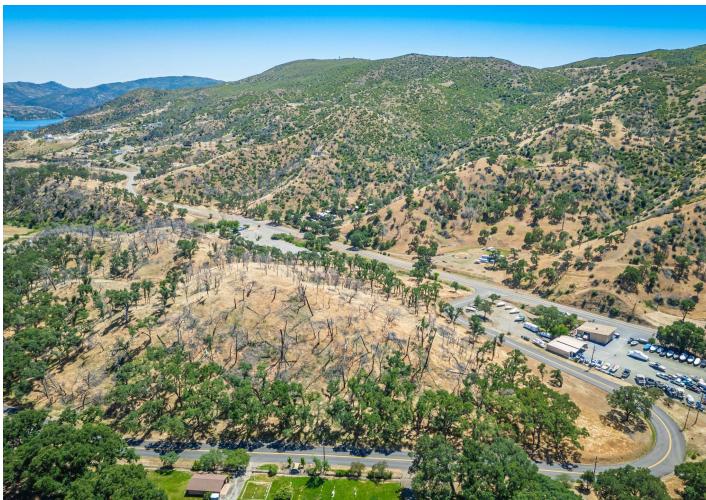
+/-18.38 Acres | Flexible CN:AHCD Zoning



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

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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.