

STRATEGIC LAND BANKING OPPORTUNITY

Vineyard Property | Urban Upside Potential



**FOR SALE | WINDSOR
SONOMA COUNTY**



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Strategic Land Banking Opportunity in Windsor, CA

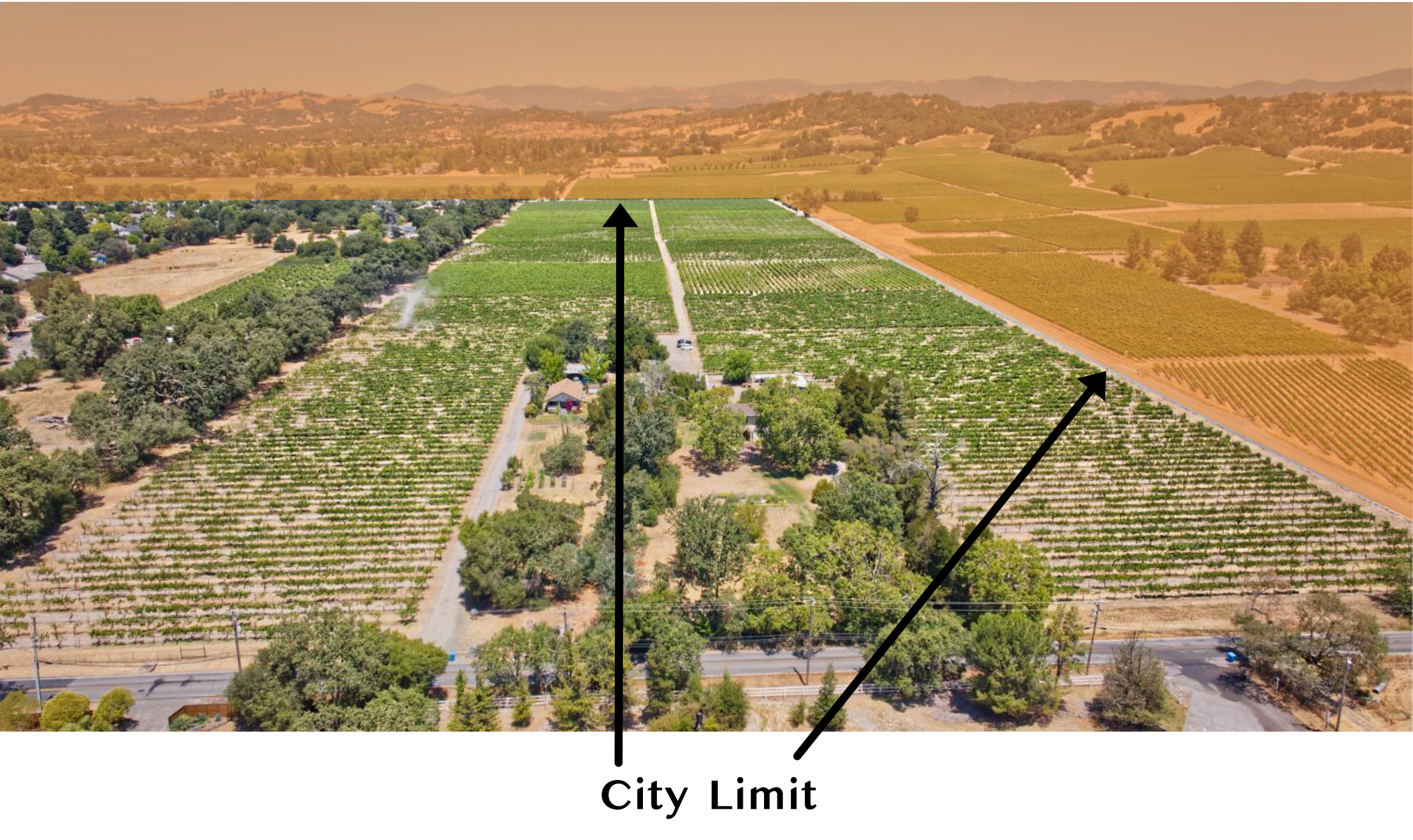
Transitional Vineyard Property In Path Of Progress

EXECUTIVE SUMMARY

Positioned within the city limits of Windsor California and just 0.75 miles from Highway 101, this property offers exceptional potential as a transitional land investment. Currently operated as a wine grape vineyard with existing improvements, its long-term value lies in future residential development potential once conditions and entitlements align.

Surrounded by vineyards and wineries in a region with increasing housing demand, this site is ideal for developers seeking to secure land now for future urban use in one of Sonoma County's most desirable growth corridors.

Property Is Within Windsor City Limit



PROPERTY SUMMARY



**SECURE NOW
DEVELOP LATER**

**LOCATED WITHIN
CITY LIMITS**



**INVEST IN
TOMORROW**



**VINEYARD
PROPERTY
WITH
URBAN UPSIDE
POTENTIAL**



Strategic Land Banking Opportunity
Transitional Vineyard Property In Path Of Progress
179 Pleasant Ave, Windsor CA 95403

LAND

- >> **47.14 ± Acres** (per survey)
- >> **38.67± Acres Planted to Vineyard**
- >> **8± Acres Ancillary Land**

PARCEL

- >> **APN 162-020-068**

ZONING

- >> **Estate Residential or ER**
- >> **General Plan Land Use Designation: Rural Residential or RR**

IMPROVEMENTS

- >> **3 Dwellings, Tractor Shed, Shop,
2 Detached Garages, Several Sheds**

MULTIPLE AVAs (APPELLATIONS)

- >> **Chalk Hill AVA**
- >> **Russian River AVA**
- >> **Sonoma Coast AVA**

VINEYARD

- >> **38.67 ± Acres of Planted to Vineyard**
- >> **Chardonnay, Zinfandel, Albarino, Sauvignon Blanc, Cabernet Sauvignon, Petit Verdot, Merlot, Cabernet Franc, Malbec, Grenache Noir, Grenache Blanc, Semillon, Viogner**
- Sonoma County Sustainable Certified**

IRRIGATION

- >> **Private Well**
Estimated to Produce 110± GPM, 15hp Pump

**PRESENTED AT
\$8,000,000**

Note: It is believed that the information contained herein came from reliable sources. However, Vintroux Real Estate does not warrant said information. It is advised that any prospective Buyer take the time to perform a thorough due diligence process to their satisfaction prior to close of escrow.

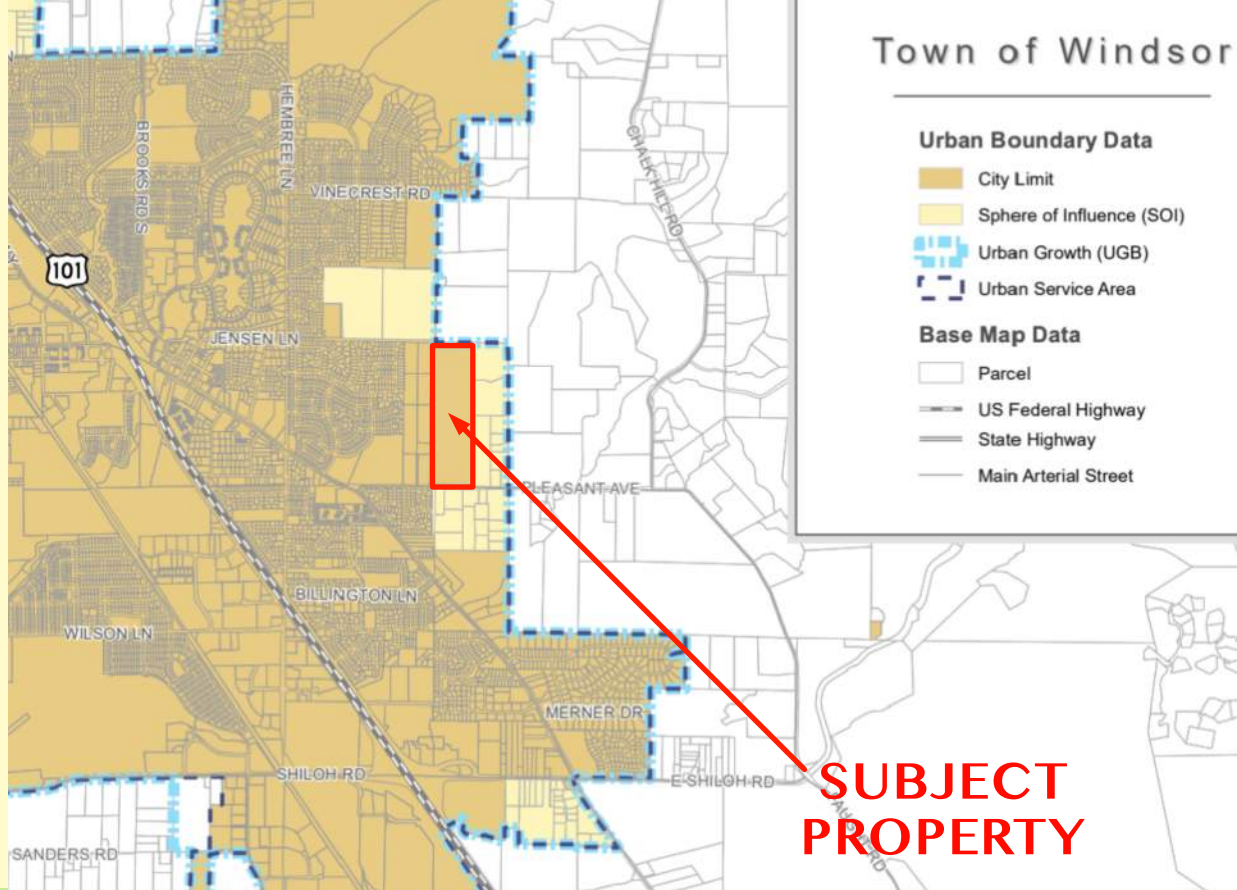
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STRATEGIC LAND BANKING OPPORTUNITY

Invest in Tomorrow: Land Bank in Growing Windsor

This offering represents a rare opportunity for developers and investors seeking a strategic land banking asset within the growing Town of Windsor. Located just 0.75 miles east of Highway 101 and situated within Windsor's city limits, the subject property is ideally positioned for long-term urban development potential.

The highest and best use of the property is as transitional land held for future conversion to higher-density urban use such as a residential subdivision, once market conditions and municipal approvals align. In the meantime, the property offers income-generating potential through its current use as a wine grape vineyard, supported by existing building improvements.



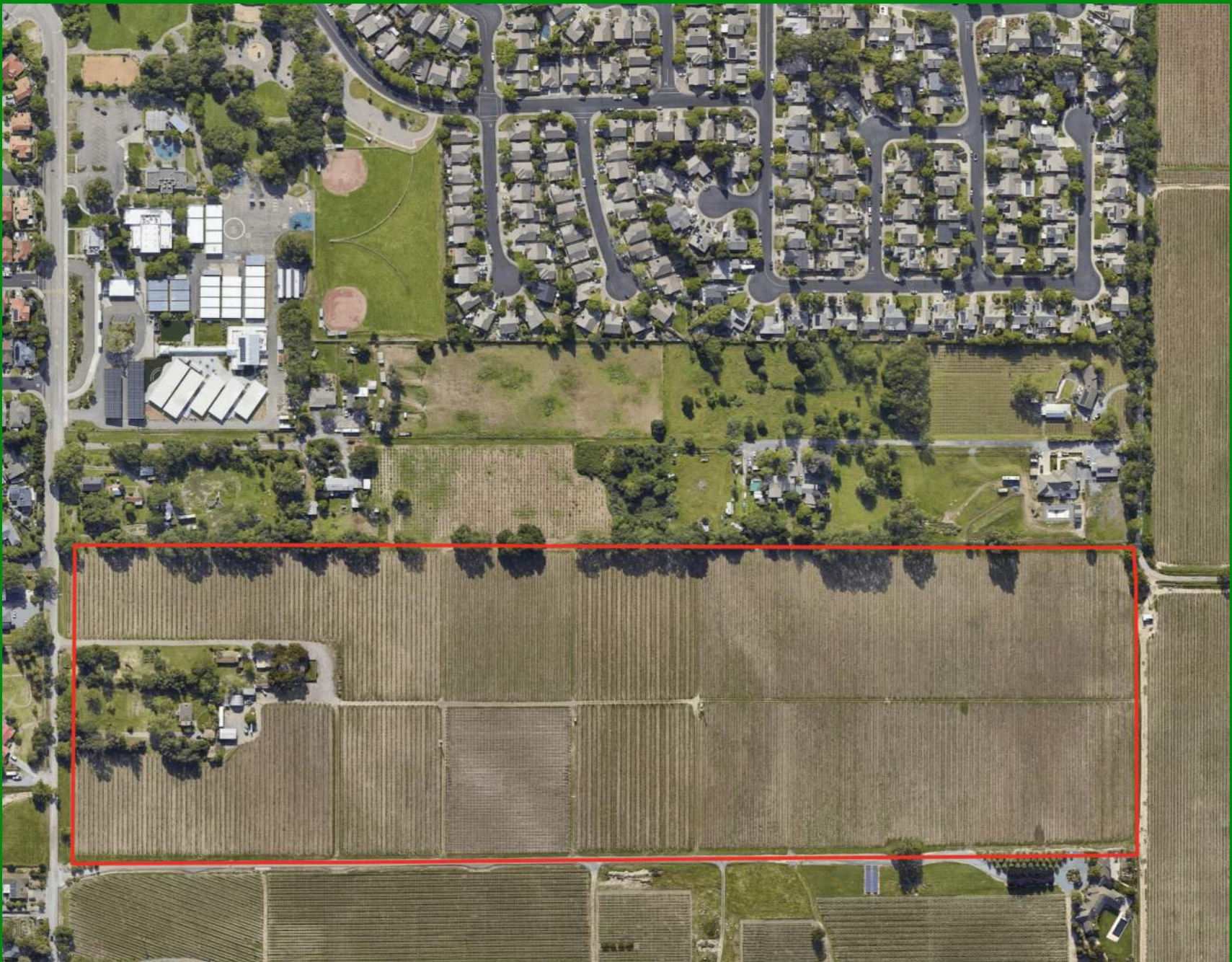
PROPERTY IMPROVEMENTS

- Residence 1 2,500± SqFt
- Residence 2 1,450± SqFt
- Residence 3 1,500± SqFt
- Shop 1,000± SqFt
- Tractor Shed 1,000± SqFt
- Boat Shed 525± SqFt
- Fuel Shed 60± SqFt
- Storage Shed 340 ± SqFt
- Detached Garage 1 550± SqFt
- Detached Garage 2 1,520± SqFt

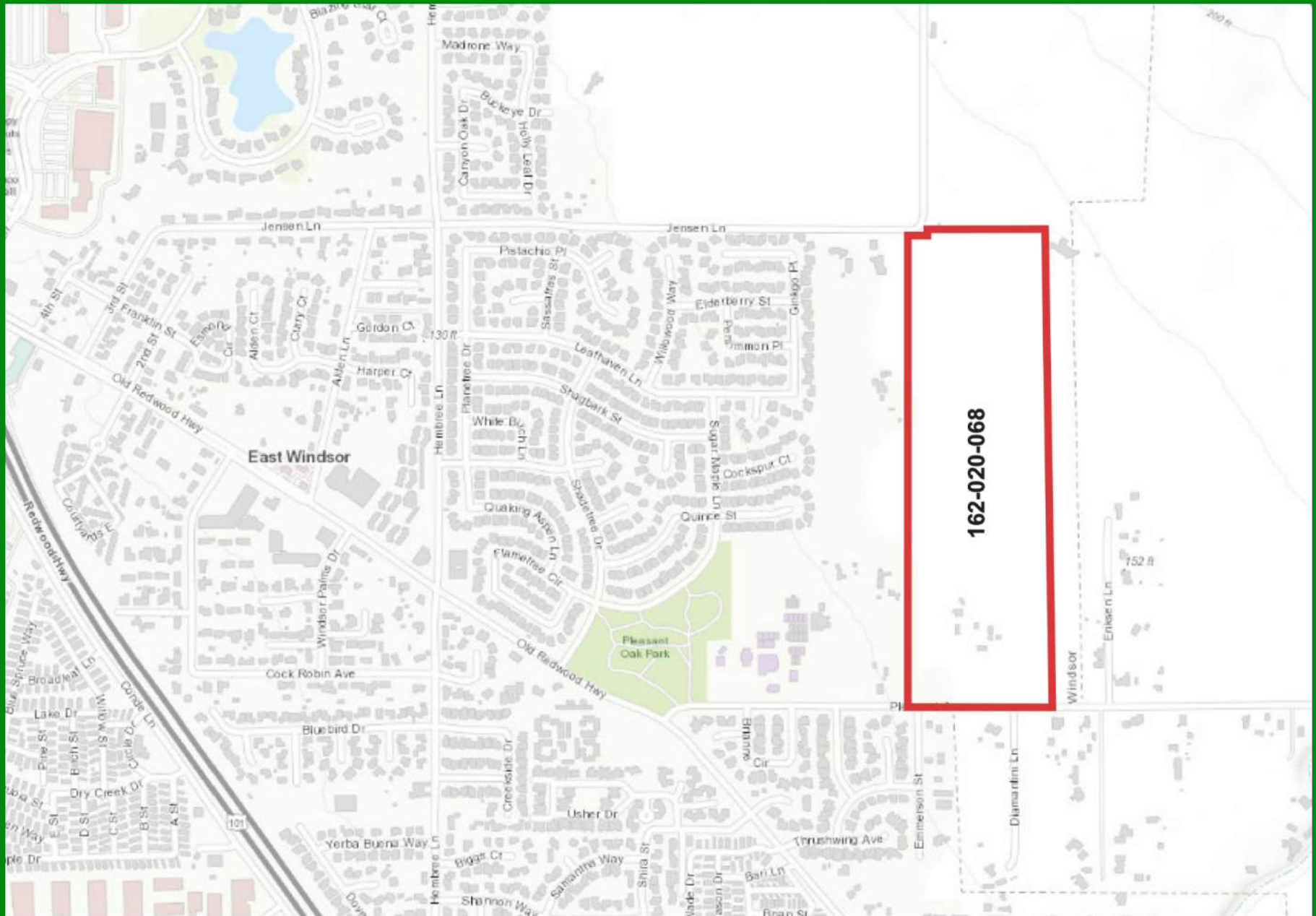
Windsor is a highly desirable Sonoma County community closely tied to the wine industry and regional tourism. Surrounded by vineyards and wineries, the area provides an attractive setting for future residential development. According to the 2020 U.S. Census, Windsor has a population of 26,344 and a median age of 41, indicating a mature and steadily growing community with increasing demand for new housing.

This property offers developers the opportunity to secure a valuable land position today, while benefiting from agricultural income and strong location fundamentals, with an eye toward future entitlement and urban development. It is a smart addition to any portfolio focused on long-term growth and urban expansion corridors in Northern California.

Approximate Property Boundaries



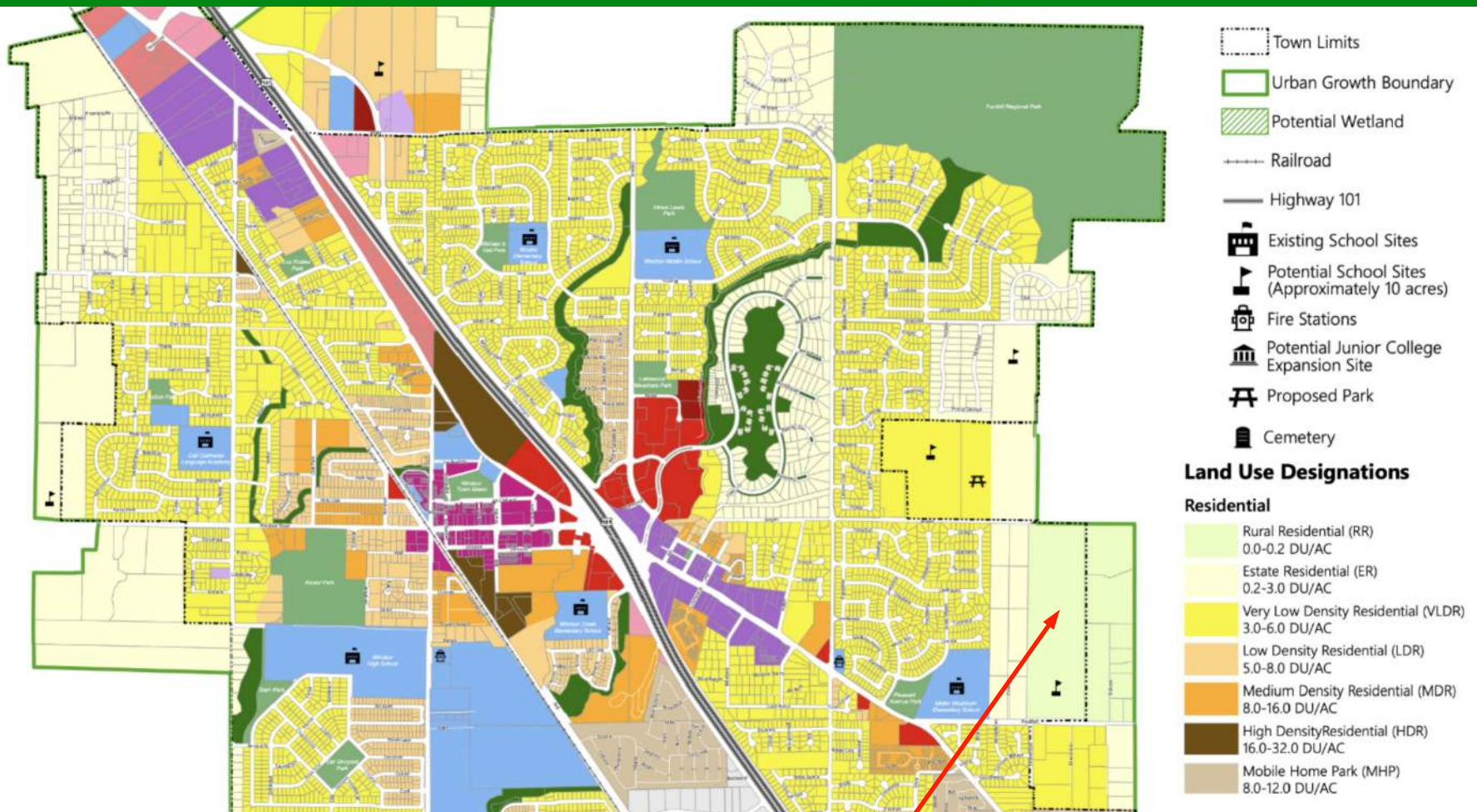
Proximity To Residential Development



General Plan

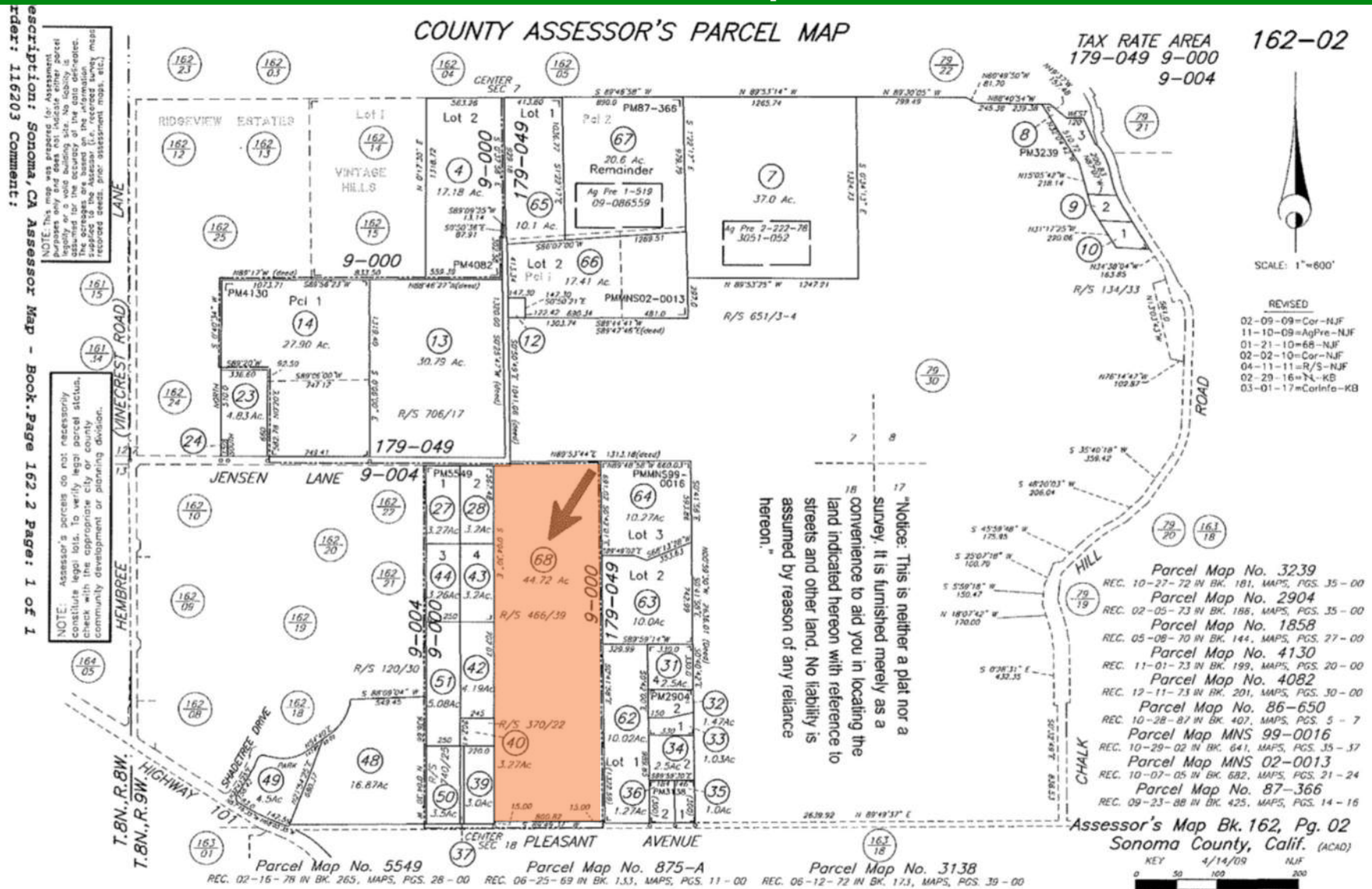


2040 General Plan - Land Use Diagram

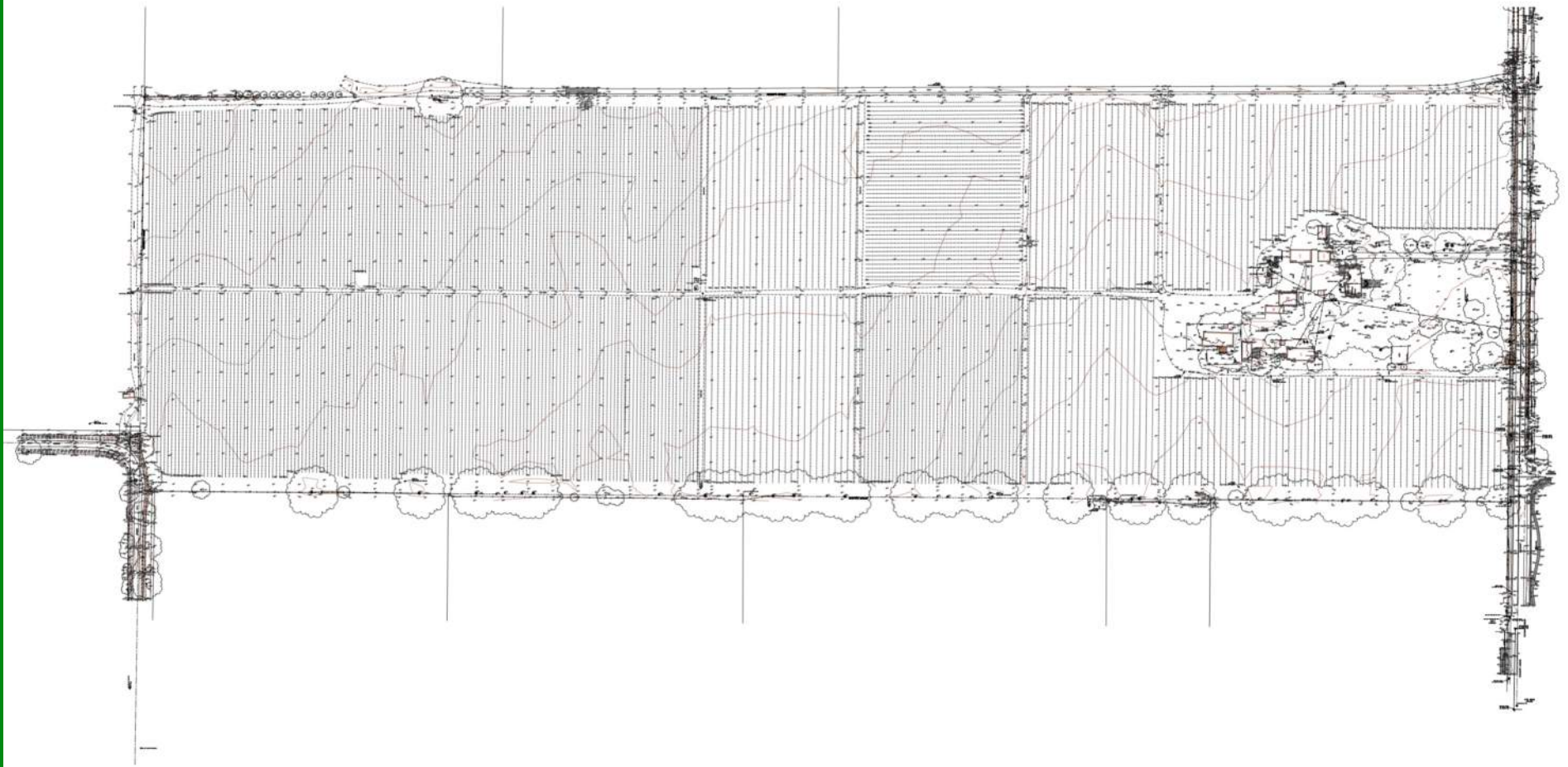


**SUBJECT
PROPERTY**

Parcel Map



Topo Map



Sons & Daughters Ranch - Vineyard Details



Vineyard Blocks

Sons & Daughters Ranch 38.67 ACRES



VINEYARD LEGEND

BLOCK	NAME	VARIETAL	CLONE	ROOTSTOCK	SPACING	ACRES	PLANTED
A		Chardonnay	4	St. George	12 x 8	3.33	1973
B		Chardonnay	4	St. George	12 x 8	2.12	1973
C		Chardonnay	15	1103P	7 x 5	2.53	2019
D		Chardonnay	4	AXR-1	12 x 8	2.53	1984
E		Chardonnay	4	AXR-1	12 x 8	2.47	1984
F	1885	Zinfandel	Unknown	St. George	8 x 8	2.51	1885
G		Chardonnay	4	St. George	12 x 8	2.12	1973
H		Chardonnay	4	St. George	12 x 8	4.16	1973
I		Chardonnay	95	Riparia Gloire	7 x 5	1.88	2019
J	Luna	Albariño	1	Riparia Gloire	7 x 5	1.67	2019
K		Sauvignon Blanc	1	Riparia Gloire	7 x 5	2.02	2019
L1		Cabernet Sauvignon	7	101-14	7 x 5	1.51	2019
L2		Cabernet Sauvignon	4	101-14	7 x 5	1.51	2019
M1		Petit Verdot	400	101-14	7 x 5	0.11	2019
M2		Merlot	181	101-14	7 x 5	0.22	2019
M3		Cabernet Franc	327	101-14	7 x 5	0.39	2019
M4		Malbec	595	101-14	7 x 5	0.82	2019
M5		Cabernet Sauvignon	169	101-14	7 x 5	0.33	2019
M6		Cabernet Sauvignon	337	101-14	7 x 5	1.07	2019
N2		Grenache Noir	Alban	Riparia Gloire	7 x 5	0.89	2013
N1		Semillon	12	Riparia Gloire	7 x 5	0.89	2019
O	Teddy	Grenache Blanc	1	Riparia Gloire	7 x 5	1.85	2013
P	Henri	Viognier	1	Riparia Gloire	7 x 5	1.74	2013

Vineyard Production

Total Production In Tons By Varietal

	2024	2023	2022	2021
Albarino	5.5	4.3	3.7	4.6
Cabernet Sauvignon	15.1	15.3	12.6	11.8
Cabernet Franc	1.3	1.4	1.1	1.1
Chardonnay	68.6	45.3	41.5	36.7
Grenache Blanc	4.1	6.4	6.6	5.2
Grenache Noir	5.0	5.4	4.8	4.8
Malbec	3.8	3.6	2.9	2.1
Merlot	0.9	1.0	0.7	0.4
Petit Verdot	0.5	0.6	0.4	0.3
Sauvignon Blanc	6.5	6.7	7.7	7.4
Semillon	2.8	2.5	3.5	1.7
Viogner	4.5	3.6	5.3	4.6
Zinfandel	10.5	5.3	7.1	8.2
Total	129.0	101.2	97.9	88.7

Tons / Acre

<i>Varietal</i>	<i>Planted</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>
<i>Albarino</i>	<i>2019</i>	2.8	2.2	2.5	3.3
<i>Cabernet Sauvignon</i>	<i>2019</i>	2.7	2.8	3.5	3.4
<i>Cabernet Franc</i>	<i>2019</i>	2.8	2.8	3.6	2.9
<i>Chardonnay</i>	<i>1973</i>	2.2	2.3	2.8	3.7
<i>Chardonnay</i>	<i>1984</i>	1.5	1.7	1.7	2.7
<i>Chardonnay</i>	<i>2019</i>	0.9	1.6	1.0	2.7
<i>Grenache Blanc</i>	<i>2013</i>	2.8	3.6	3.5	2.2
<i>Grenache Noir</i>	<i>2013</i>	5.3	5.4	6.1	6.1
<i>Malbec</i>	<i>2019</i>	2.5	3.6	4.4	4.6
<i>Merlot</i>	<i>2019</i>	1.9	3.3	4.4	4.2
<i>Petit Verdot</i>	<i>2019</i>	2.7	3.3	5.1	4.2
<i>Sauvignon Blanc</i>	<i>2019</i>	3.6	3.8	3.3	3.2
<i>Semillon</i>	<i>2019</i>	1.9	3.9	2.8	3.1
<i>Viogner</i>	<i>2013</i>	2.6	3.0	2.0	2.6
<i>Zinfandel</i>	<i>1885</i>	3.2	2.8	2.1	4.2

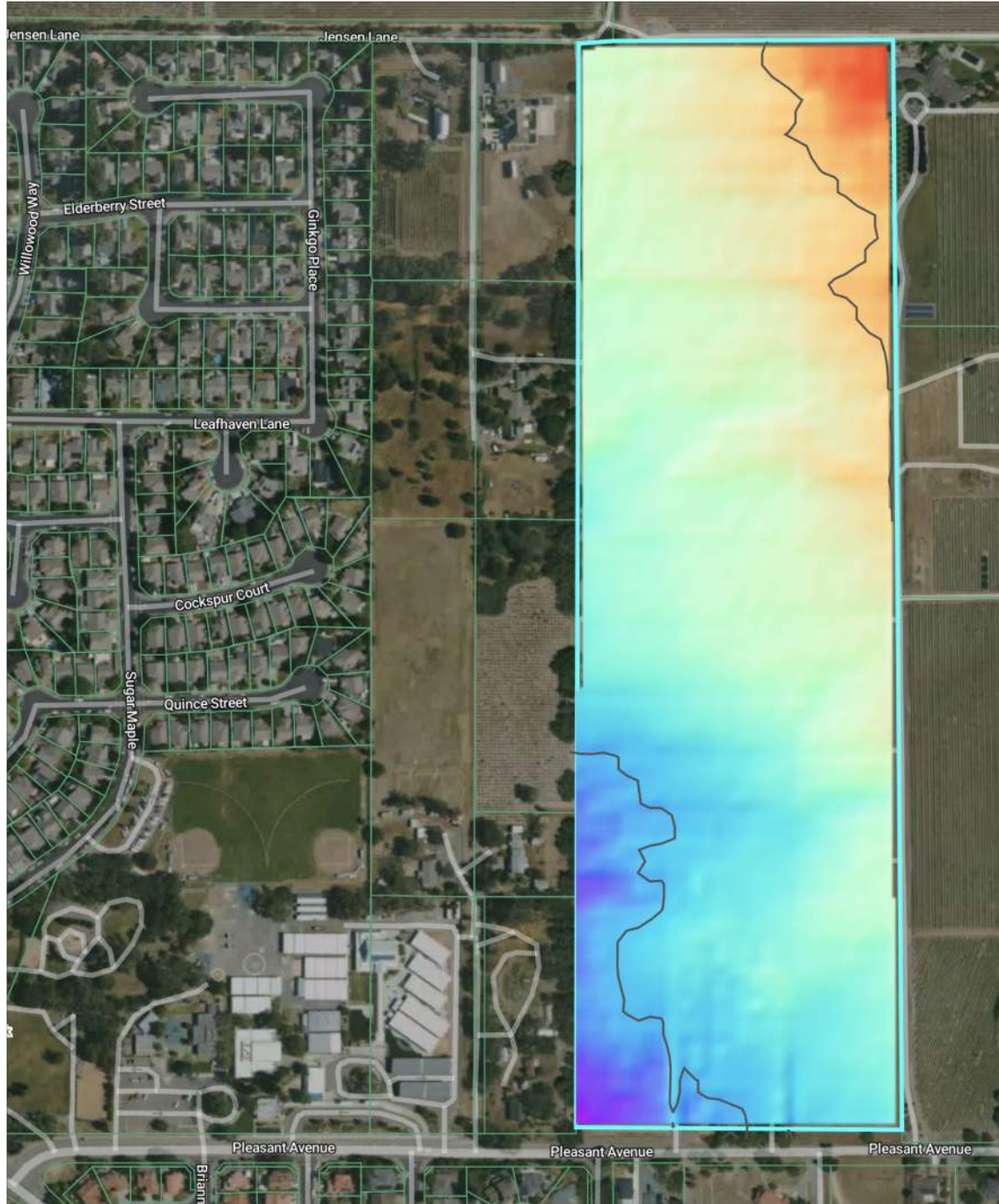
*Tons per below, includes immature yields for several blocks as they approached maturity. Immature yields are shown below shaded green for clarity.

SOILS



Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
● AkB	Arbuckle gravelly loam, 0 to 5...	52.2	59.3	3e
● HtA	Huichica loam, 0 to 2 percent...	31.7	23.8	3s
● YsA	Yolo silt loam, 0 to 5 percent...	5.5	85.0	3c
● HuB	Huichica loam, ponded, 0 t...	5.4	20.4	3w
● HvC	Huichica loam, shallow, 0 t...	5.2	19.6	4e

ELEVATION



Elevation

141.2 ft

154.8 ft

Range

13.6 ft

Min 141.2 ft

Max 154.8 ft

Slope

0.8 %

Min 0.0 %

Max 3.1 %



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LOCATION OF IMPROVEMENTS



CHALK HILL AVA

Located at the northeastern edge of the Russian River Valley, the Chalk Hill AVA is a distinctive wine growing region celebrated for its volcanic white ash soils, which lend the area its name. These rare, chalky soils offer excellent drainage and low fertility—ideal for producing wines with complexity, concentration, and character.

Unlike much of the cooler Russian River Valley, Chalk Hill enjoys a warmer, more temperate microclimate. This allows for extended hang times and optimal ripening, particularly for Bordeaux varietals like Cabernet Sauvignon and Merlot, as well as



HIGHLIGHTS

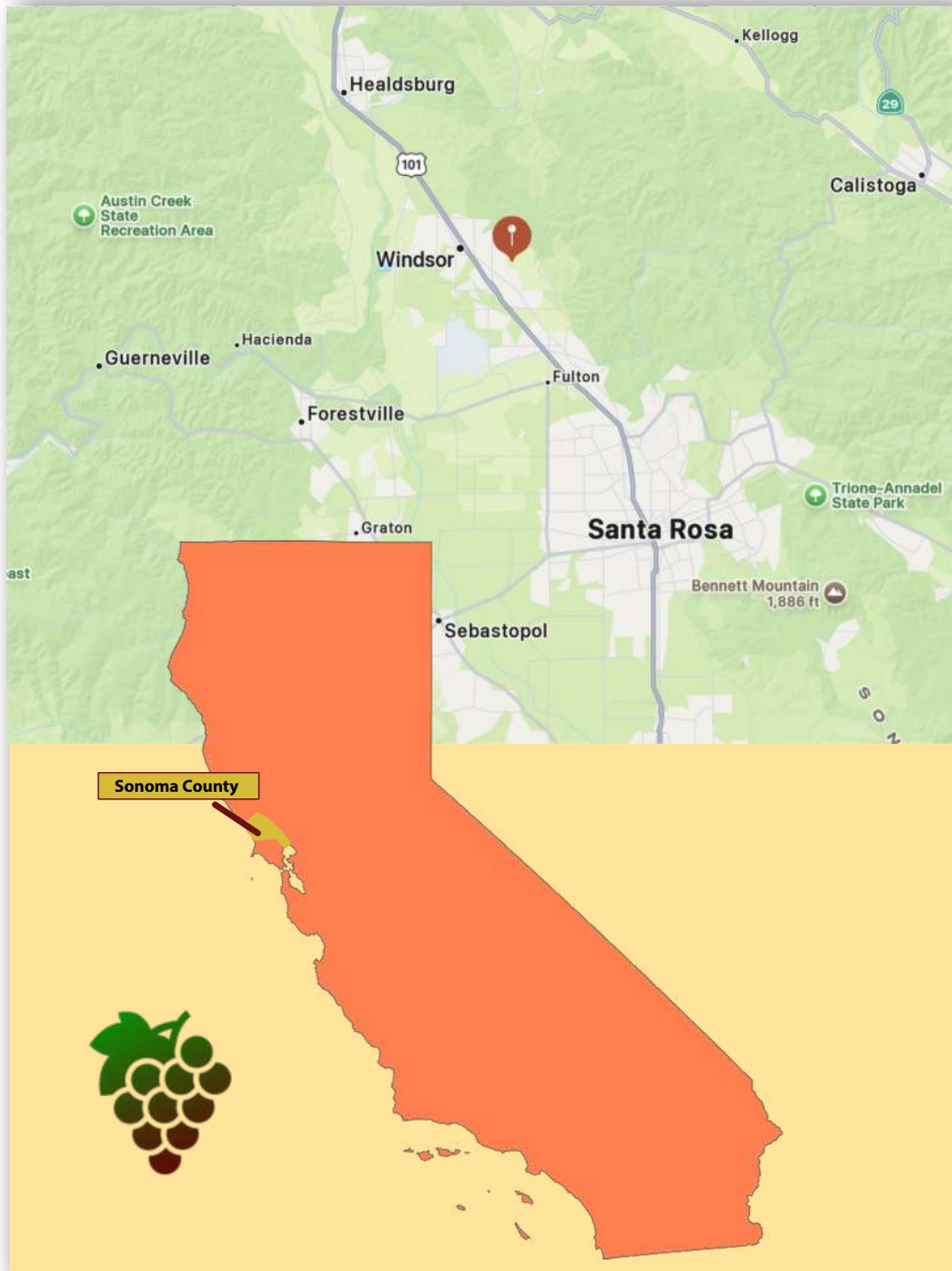
- Sub-appellation of the Russian River Valley AVA
- Unique volcanic white ash soils (“chalky” appearance)
- Warmer microclimate compared to surrounding regions
- Ideal for Bordeaux varietals, Chardonnay, and Sauvignon Blanc
- Rolling hills with excellent drainage and sun exposure
- Known for premium, limited-production wines
- Desirable location for vineyard estates and development

Chardonnay and Sauvignon Blanc, which showcase both ripeness and vibrant acidity.

The rolling hills and elevated sites provide exceptional vineyard conditions with consistent sun exposure and natural air flow. Many of the region’s vineyards are home to low-yield, high-quality vines, contributing to Chalk Hill’s reputation for boutique, premium wine production.

For vineyard developers, estate builders, or long-term investors, Chalk Hill offers not only superior viticultural conditions but also a prestigious name and strong market appeal, both locally and internationally.

LOCATION



179 Pleasant Ave
Windsor, CA 95403

DISTANCES

CITY	MILES
Healdsburg	7
Santa Rosa	11
Bodega Bay	29
San Francisco	65

ACCESS

- >> Approximately 6 miles to **Charles M Schulz Sonoma County Airport**, which accommodates private jets and commercial carriers.
- >> Approximately 85 miles to **SFO International**



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Contact

VINTROUX



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Vineyards - Estates - Wineries