

## **“Oat Hill At Napa Junction”**

Development opportunity UNIQUE to the North Bay if not the Bay Area.

**22.1 Acres Napa, Winery-Hospitality-Commercial with Bay Views.  
Time-to-Market shortened by good existing 20,000 sq. ft. building/improvements.  
Three parcels for phased development.**

This property represents the only hillside opportunity in Napa County for special use development; and with views, visibility and proximity to the Bay and highways it is extremely rare in the 9-County region.

This parcel has the ONLY Light Industrial Zoning with Commercial Overlay in the city.

Five-county 360 Views plus vineyards and San Francisco Bay.

Landmark Potential with Site Visibility from HWY 29, 37, 121, elevation 240 ft.

5 Minutes from Napa County Airport and 5 Highways.

Located adjacent to wine industrial and residential development underserved by commercial/retail.

Gateway to established premier wine country destination.

One hour from 3 metropolitan airports: SFO, OAK, SMA.

Potential uses: Office, Retail, Winery/Vineyards, Restaurant, On-Premises Liquor Consumption, Lodging, Artisan Industrial.

CITY of American Canyon services (water/sewer/public safety); nearest Napa County location to population centers; option of Napa postal box address ‘Wine Valley Unit.’

West side of Highway 29 at Napa Junction Road, 7 miles south of downtown Napa, at the entry to Napa County and the world-famous Napa Valley, overlooking the Napa River slough and The Carneros region on San Francisco/San Pablo Bay.

Upwards of 60,000 cars per day (including 60% of the 5 million tourists annually visiting Napa Valley) travel past the intersection of Napa Junction Road and Highway 29 from which the Site is prominently visible.

Prestigious neighbors/brands: Hess Collection, Grgich, Harlan, Montalcino, Eagle Vines, Chardonnay Golf Course, etc.

Plantable acreage, Pinot Noir mesoclimate, Napa/Carneros Appellation.

Land EXCLUDING 1.4 Acre Parcel:

Outside fault zone - Less than 10% slope:	4.8 acres
Outside fault zone - Greater than 10% Less than 20% slope:	6.4 acres
Includes 3.9 acres fault zone - 20% slope or greater (plantable):	9.5 acres

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Please inquire for slope analysis, geotechnical exhibits, photo gallery, zoning ordinance, preliminary title, airport compatibility, existing tenancy, and more.