



22.1 +/- Acre Winery Resort Site

*Rare Napa Valley Destination Opportunity
Exempt from Winery Definition Ordinance*

Oat Hill at Napa Junction Rd.

- Vineyard/Ridge/Bay/Wetland 360 Views
- Hilltop Elevation 245 +/- ft. Sloping West
- 20,000 +/- sq.ft. Warehouse/Office Building
- City Per-Acre x 22 Industrial Water Allowance
- Carneros AVA Pinot Noir Mesoclimate
- City Of American Canyon Permit Process
- Zoned LI-Commercial Specialty Allowing Public
Winery/Hotel/Retail/Bar/Restaurant/Events
- Landmark Visibility Highways 29, 121, 37

www.NapaCountyOatHill.com

Offered at \$9,000,000

Owner Participation Considered



Louis Horta
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