



For Sale | One Parcel in Southern Napa County

±246.62 Acres

1710 American Canyon Road | American Canyon, CA

Rare opportunity to own approximately ±246.62 acres along American Canyon Road at the gateway to Napa Valley. This private property offers sweeping views of both the Bay Area and Napa Valley. This premier location provides convenient access to Napa Valley and the greater Bay Area.



Sweeping Views



Multiple Home Sites



Cell Tower Income



Asking Price:
\$2,500,000

Contact Brokers



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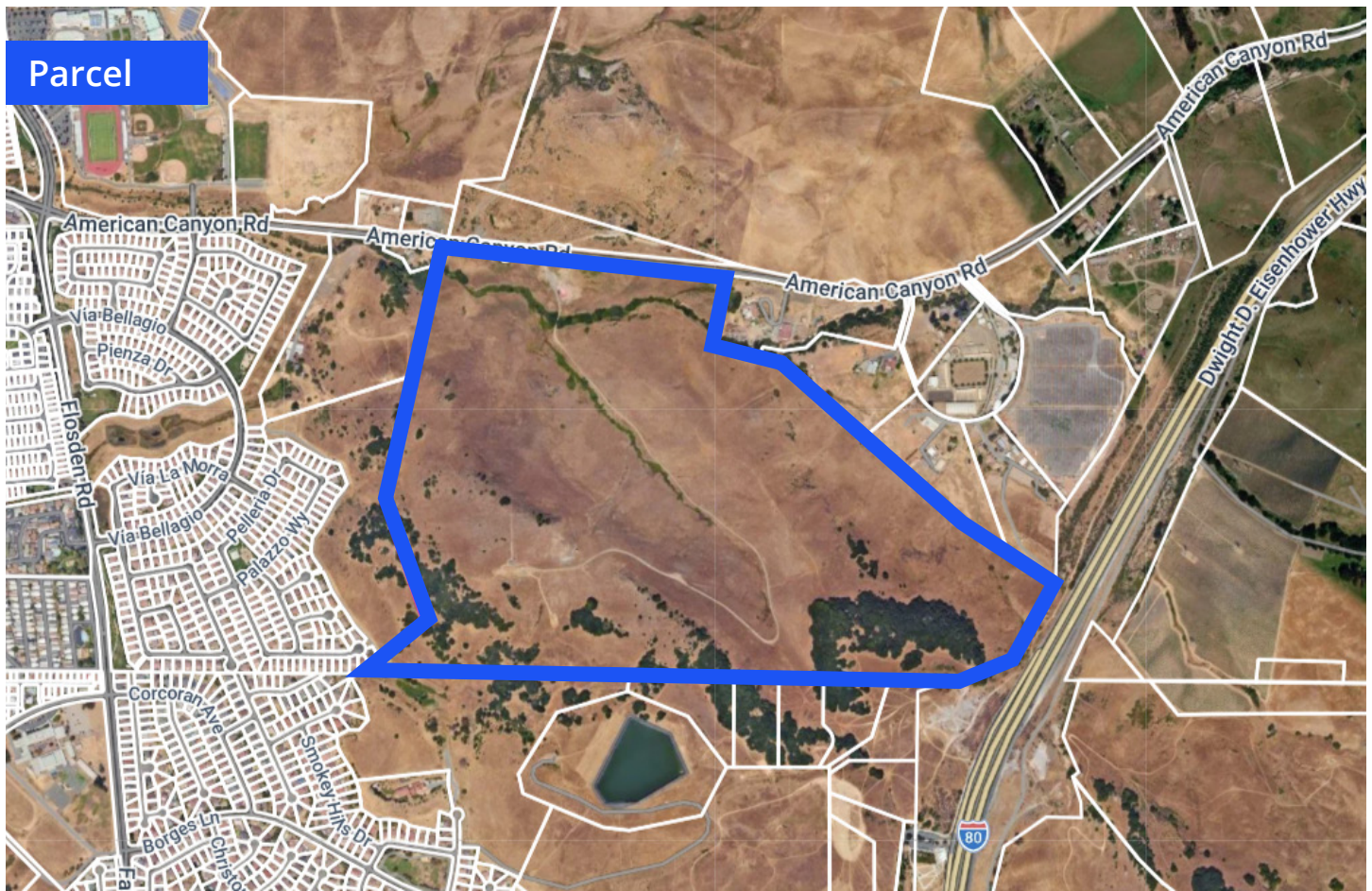
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Property Overview

Property Features

- ±246.62 acres of vacant land in southern Napa County
- Rolling hills and elevated terrain with multiple potential estate building sites
- Suitable for an estate, ranch, agricultural operation, vineyard, or long-term investment
- Assessor's Parcel No. 059-060-009
- Existing income of approximately \$45,000 annually from a cell tower lease
- Convenient access to San Francisco, Oakland, and Sacramento
- Minutes from Downtown Napa, Napa County Airport, Highway 29, and Interstate 80
- Zoned Agricultural Watershed



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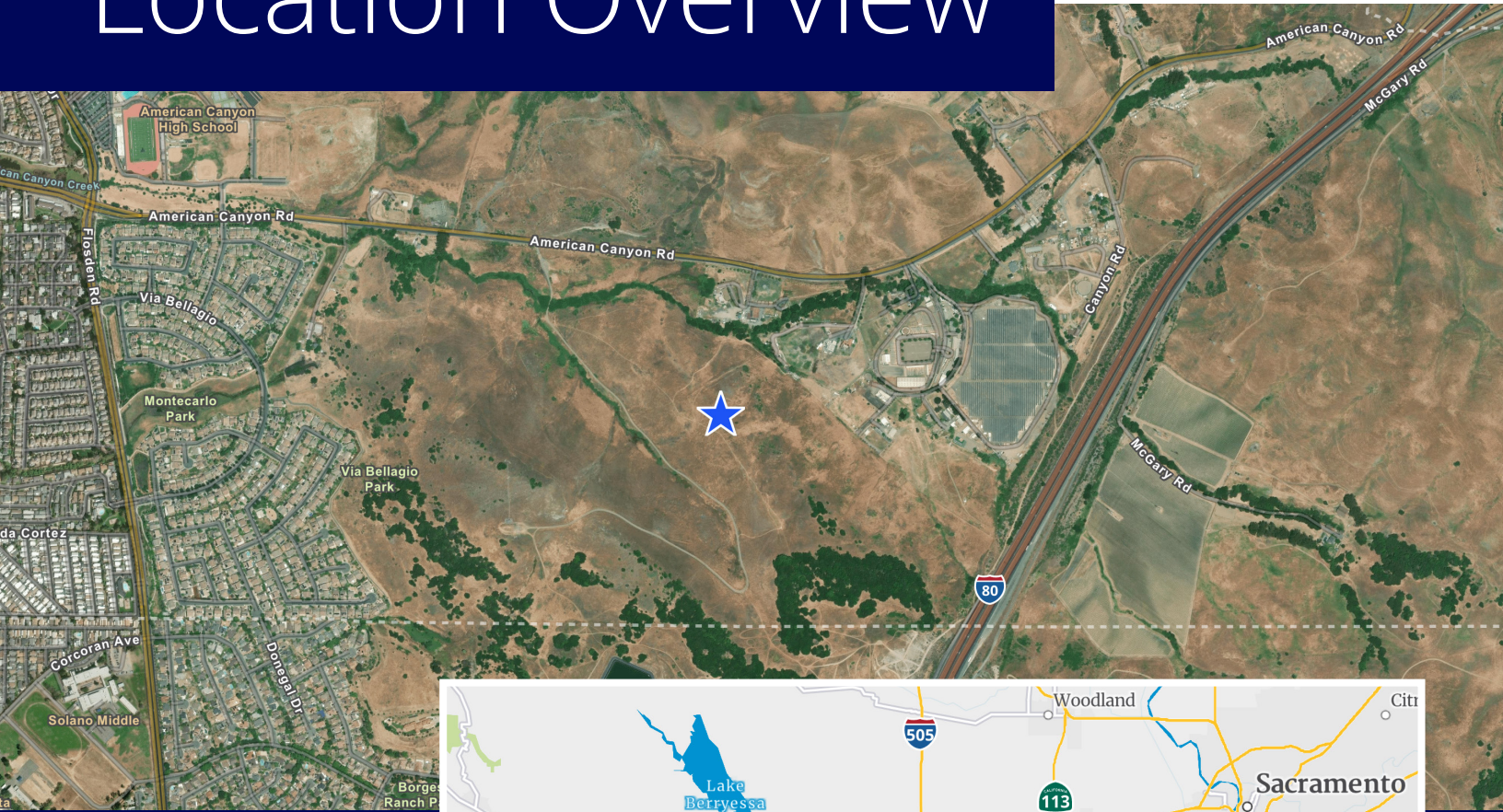
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Property Photos



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COLDWELL BANKER
BROKERS OF THE VALLEY

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