

Wine Valley Development

Listing #: 33357385 | Status: Pending | Last Modified: 07/24/2025

For Sale | List Date: 01/05/2023

0 Wine Valley Road, Walla Walla, WA 99362

**Agent Information**

Showing Instructions:

Owner InformationLegal Owner: BYE-FAR GOLF, LLC
True Owner:

Property Information		Listing Information	
Location		Price	
Mkt Area:	CBA Walla Walla County	Listing Price:	\$7,000,000
Alt Address:	0 Wine Valley Rd	Rentable \$/SF:	\$0.22 Per SF
Zoning:	AR-10	Asking Price Lot Per SQFT:	\$0.22
Cross Street:		Listing Status:	Pending
County:	Walla Walla	Terms:	
Building Information		Asset Class:	
Total Building SF:		Land	
Net Rentable Area:		Listing Information	
Office SF:		Condo:	No
Retail SF:		Available SF:	32,444,359 SF
Industrial SF:		Condo Fees:	
Residential SF:		List Date:	01/05/2023
Tax ID #:	340724310004,340724410001,	Days On Market:	930
Sprinklers:	No	Last Modified:	07/24/2025
Security System:	No	Investment Information	
# of Buildings:		Investment Type:	Owner/User
# of Floors:		Property Special Features	
# of Units:		Green Building	
Signage:		LEED Certification:	No
A/C:	No	LEED Level:	N/A
Building Status:		Energy Star Certification:	No
Property Type		Parking Information	
Building Class:		Total Parking:	0
Property Type:	Land	Covered:	0
Sub Use:	Residential Development	Uncovered:	0
Occupancy Type:	Single-Tenant	Parking Ratio:	
Acres:	744.82 Acres		
Lot SF:	32,444,359 SF		
Construction			
Construction Type:			
Year Built:			
Year Renovated:			
Commission			
Commission:	2.5% buyer's agent		
SOC Exclusions:	No		

Public Comments: This highly sought after ground surrounds the nationally acclaimed Wine Valley Golf Course. Incredible views of golf and mountains to development. Offering package includes a development agreement with WW County - currently expires in 2029 but can be extended, recent survey, 50+ Development Rights (DR) included... 315 additional DR available for purchase from surrounding neighbors... Currently approved for 273 homes around the golf course. Owner/developer of golf course gets reimbursed \$15K/lot for putting in course (Delayed payment and Home Owner Golf Membership's are part of the agreement). 2bed, 1 bath house at 1285 French Town Rd is included in package. The zoning is part AG-10 around the golf course and AG-40 north of the course..

Member Listing Comments: Call listing broker for info packet - serious buyers only - Please vet your buyers. Dev water right protected till 2029; Ag right to be excluded. Property features 4 drilled wells (three basalt and one gravel). Club house and 1285 French Town Rd are customers of Wine Valley Water System. Dev water permit is for 2200 gal/min. Property has access to both PP&L as well as Columbia REA for power. See supplemental docs for more info. Currently no homeowner's association - but there will be. The zoning is part AG-10 around the golf course and AG-40 north of the course.. Parcel Numbers: 340725110007, 340724310004, 340724430006, 340724410001

Property Comments Public:

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