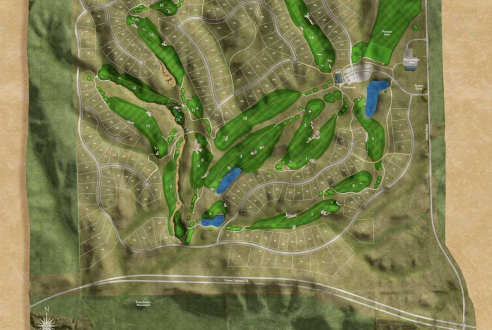


## Wine Valley Development

Listing #: 33357385 | Status: Pending | Last Modified: 07/24/2025  
For Sale | ListDate: 01/05/2023

0 Wine Valley Road , Walla Walla, WA 99362



### Agent Information

Showing Instructions:

### Owner Information

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

Property Information	
<b>Location</b>	
Mkt Area:	CBA Walla Walla County
Alt Address:	0 Wine Valley Rd
Zoning:	AR-10
Cross Street:	
County:	Walla Walla
<b>Building Information</b>	
Total Building SF:	
Net Rentable Area:	
Office SF:	
Retail SF:	
Industrial SF:	
Residential SF:	
Tax ID #:	340724310004,340724410001,
Sprinklers:	No
Security System:	No
# of Buildings:	
# of Floors:	
# of Units:	
Signage:	
A/C:	No
Building Status:	
<b>Property Type</b>	
Building Class:	
Property Type:	Land
Sub Use:	Residential Development
Occupancy Type:	Single-Tenant
Acres:	744.82 Acres
Lot SF:	32,444,359 SF
<b>Construction</b>	
Construction Type:	
Year Built:	
Year Renovated:	
<b>Commission</b>	
Commission:	2.5% buyer's agent
SOC Exclusions:	No

Listing Information	
<b>Price</b>	
Listing Price:	\$7,000,000
Rentable \$/SF:	\$0.22 Per SF
Asking Price Lot Per SQFT:	\$0.22
Listing Status:	Pending
Terms:	
Asset Class:	Land
<b>Listing Information</b>	
Condo:	No
Available SF:	32,444,359 SF
Condo Fees:	
List Date:	01/05/2023
Days On Market:	930
Last Modified:	07/24/2025
<b>Investment Information</b>	
Investment Type:	Owner/User

Property Special Features	
<b>Green Building</b>	
LEED Certification:	No
LEED Level:	N/A
Energy Star Certification:	No
<b>Parking Information</b>	
Total Parking:	0
Covered:	0
Uncovered:	0
Parking Ratio:	

**Public Comments:** This highly sought after ground surrounds the nationally acclaimed Wine Valley Golf Course. Incredible views of golf and mountains t/o 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:**



**Todd Wright**  
toddwright@windermere.com  
509-386-2471

