



KOREK LAND COMPANY, INC.

*VERY MOTIVATED
SELLER!*

**EXCELLENT LOCATION
GREAT TOPOGRAPHY!
APPROVED SUBDIVISION**

1,000± ACRES
247 APPROVED & 68 RECORDED VIEW LOTS
GREATER LOS ANGELES / AGUA DULCE AREA

- LOCATION:** North of the Antelope Valley Freeway (Highway 14), access is via Shady Lane from Sierra Hwy. Take either Agua Dulce Canyon Road exit and head north to Sierra Hwy, turn right and go 2.4 miles to Shady Lane; or take Red Rover Mine exit, continue onto Ward Road, which runs into Sierra Hwy, and continue northwest 3.7 miles to Shady Lane. Turn south on Shady Lane, which is a dirt road, and drive approximately 1/2 mile until you reach a rusted "private property" sign. The subject property is in front of you and to your left (see maps indicating "you are here"). The property also fronts the Highway 14 frontage road. This is a prime Los Angeles submarket less than 25 miles from Los Angeles, San Fernando and Santa Clarita Valleys, Burbank, Glendale, Pasadena, La Crescenta, La Canada, Altadena, Palmdale and Lancaster.
- TOPO:** Flat to rolling with some hills. Great topo for a 1,000 acre site so close to Los Angeles. Doubt if another exists.
- UTILITIES:** Electric & gas in immediate area; sewer is currently septic (new treatment plant to be constructed); water (water line to be extended). County well permits available, to verify call the county at 626-430-5420.
- DISNEY/ABC:** Construction (3,152 construction jobs) is planned at the approved Disney/ABC Studios at the Ranch (2,850 permanent jobs) just south of the subject adjacent to Highway 14 – www.studiosattheranch.com.
- MISC:** Great site and topography located very close to Los Angeles, other cities, and jobs. "Since 2010 Los Angeles County has added only one new housing unit for every 4.99 new residents. Future new home demand is going to be huge." (**LA Times 5-1-17 by Andrew Khouri**). Home prices in the LA area are increasing and the homes are selling fast. There is very little to no land available in the "A" areas to develop new single family subdivisions. The 1,000 acre property location can be described as a B+/A- location. Public builders need to maintain current sales volumes to satisfy Wall Street. With virtually no development land left in the LA "A" areas and very little new housing demand in the Antelope Valley ("C" area) because of increasing house prices and interest rates and worker pay is not keeping up with increasing costs. There are 3 or 4 larger subdivisions in the entitlement process in the Santa Clarita Valley ("A/B+" area). Word on the street is these subdivisions will all have lots finishing at over \$300,000/lot. The Santa Clarita Valley is the LA submarket where new single family home growth will increase at substantial rates.
- PRICE:** PREVIOUSLY ASKING \$40,000,000 - Seller is looking for a relatively quick close. **MOTIVATED SELLER - MAKE AN OFFER!**
- CONTACT:** Bill Korek (CalBRE 00797440) at bill.korek@korekland.com or (818) 787-3077 for additional project information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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