



**KOREK LAND COMPANY, INC.**

***BEAUTIFUL SAND  
CANYON LOCATION!***

**25± ACRES**  
**CITY OF SANTA CLARITA**

**LOCATION:** 25800 block of Sand Canyon Road in the Canyon Country area of the City of Santa Clarita 91387. Access to the property is via a shared private road between 25822 and 25800 Sand Canyon Road. From Highway 14 exit Sand Canyon Road, go south for approximately 3 miles (Sand Canyon curves to the left/east) subject will be on the left (see maps for details).

**APN/SIZE:** 2848-005-044 = 25.7± acres

**GP/ZONING:** NU5 (Non-Urban Residential 5). Maximum Density: 1 unit per gross acre. TTM 47787 for seven - 1+ acre lots was approved in March 2002 but has since expired: [https://korekland.com/TTM\\_47787](https://korekland.com/TTM_47787)  
**BUYER TO VERIFY ZONING AND LAND USE FOR BUYER'S INTENDED USE.**

**TOPO:** Flat to rolling to hilly – beautiful territorial views!      **UTILITIES:** In the area. Sewer is to be septic.

**POTENTIAL:** Large lot subdivision or incredible 25-acre estate/ranch! Three adjacent lots also available.

**MISC:** The community of Sand Canyon is made up of large, estate size homes on 1 to 5 acre lots - some with an equestrian character. Nearby amenities include the 400-acre Sand Canyon Country Club (formerly Robinson Ranch); the Placerita Canyon Nature Center; dedicated open space and horse/hiking trails; and the Angeles National Forest.

**PLANNED:** There are three significant planned and in process development projects in the area:

**Vista Canyon:** Located west of Sand Canyon Road at the end of Lost Canyon Road, this project is currently under construction. The plan includes 800,000 SF office commercial/retail; 1,100 residential units; a Metrolink Station; open space and trails along the Santa Clara River.

**Sand Canyon Plaza:** Located at the NEC of Soledad Canyon and Sand Canyon Roads, this 87.5-acre project is approved for 55,600 SF of restaurant/retail space; assisted living; and 580 residential units.

**Sand Canyon Country Club:** There are extensive plans for a new Sand Canyon Resort & Spa which include a 308-room hotel & villas; 25,000 SF spa; ball/meeting rooms; 4 restaurants; 9-hole executive course; tennis courts; and swimming pools.

**PRICE:** Asking \$750,000.

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**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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