



KOREK LAND COMPANY, INC.

***DEVELOPMENT
OPPORTUNITY!***

37± ACRES
CANYON COUNTRY AREA
CITY OF SANTA CLARITA

LOCATION: On Eaglecrest Avenue at the terminus of Oakmoor and Delight Streets in the Canyon Country area of the City of Santa Clarita 91351. From Highway 14 exit Via Princessa, go west to Whites Canyon Road; turn right. Go north on Whites Canyon Road to Nadal Street; turn right. Turn right on Bernina Avenue then turn left on Oakmoor Street. The north end of the subject starts at the terminus of Oakmoor Street at Eaglecrest Avenue (see maps for details).

APN/SIZE: 2802-003-022 = 37.6± acres

GENERAL PLAN /

ZONING: UR1 (Urban Residential 1). Maximum Density: 2 units per gross acre. Seller had a One-Stop meeting with the City in February 2018 for review of a proposed vesting tentative tract map to subdivide into 16 – 20,000 SF minimum, single family residential lots. The findings from this meeting can be viewed at: https://korekland.com/CC37_OneStop

BUYER TO VERIFY ZONING AND LAND USE FOR BUYER'S INTENDED USE.

TOPO: Flat to rolling to hilly with a ridgeline running from the south center to the northeast. The subject sits above the neighboring residential homes providing for tremendous valley views.

UTILITIES: In the area.

MISC: Subject is located in the center of Canyon Country, walking distance to Leona Cox Elementary, Sierra Vista Jr High and Canyon High Schools. Pardee Homes' Skyline Ranch project, which is currently under construction, abuts the property at the north end. Potential may exist for a clustering of up to 75 lots/units. <https://korekland.com/CC37-Zoning>

PRICE: Asking \$1,250,000.

CONTACT: Deanne Boublis - CalDRE #00970999 at deanne.boublis@korekland.com or (818) 787-3077 for additional 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.