



KOREK LAND COMPANY, INC.

**Assemble ~186 AC.
Make an Offer!**

69± ACRES
CASTAIC AREA
(COUNTY OF LOS ANGELES, CA)

LOCATION: Located in unincorporated Los Angeles County, near Lake Castaic (~1.5 miles west of San Francisquito Canyon Road), zip code 91390. **Directions:** From I-5 north, exit Parker Road and turn right (east). Turn right (south) onto Castaic Road to Tapia Canyon Rd., turn left. The Property is on about where Charlie Canyon Rd. intersects Tapia Canyon Rd. approximately 3 miles from Castaic Road; Charlie Canyon Road intersects with Tapia Canyon Road near the Property's northeast-corner. The National Forest boundary runs along the northern boundary of the Property. Great equestrian and hiking trails abound. Tesoro master plan phase 2 is just south of the Property.

APN/SIZE: APN 2865-004-018 = 23.34± acres 2865-004-019 = 45.69± acres
This Property is adjacent to another ~117 acres (APN 3244-023-011 & APN 2865-004-007).

TOPO: Rolling to hilly. Great views from the site.

ZONE: A-2-2 (Agricultural 2-acre minimum lot size). General Plan/Santa Clarita Area Plan: RL2 and RL 10 (Rural Living 2 – 1 unit per 2 acres and Rural Living 10 – 1 unit per 10 acres). Subject is also located within the Castaic Community Standards District. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: No on-site improvements. However, major housing development (VTTM 72126) abuts the Property and is currently being processed with the County.

MISC. A lotting study in 2009 shows 61 lots (more than currently allowed by zoning) on the 69 acres. **The adjacent ~117 acres are available at the same per acre price; potential to assemble ~186 acres.**

PRICE: Priced to sell at \$7,500 per acre (\$517,500) – Motivated Seller – All offers will be considered!

CONTACT: Larry D. Lynch CalDRE 01180573; larry.lynch@korekland.com or cell (310) 919-7803 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.

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