



KOREK LAND COMPANY, INC.

**PRICE
REDUCTION!**

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

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

APN/SIZE: 3244-023-011 = ~75 acres. A 50' recorded access easement exists. This Property is adjacent to another ~111 acres (APN 2865-004-018 &09; 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 a major housing development (VTTM 72126) abuts the Property and is being processed with the County. The utilities will "be at your doorstep" once the developer installs them.

MISC. A 2009 residential-lot study shows 39 lots (more than the present zoning designation). **Another 111 acres are adjacent and are available for a total of 186 acres.**

PRICE: **Priced reduced to \$506,250, only \$6,750 per acre!** – 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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