



**KOREK LAND COMPANY, INC.**

***OFFERS DUE  
APRIL 30, 2020!***

**57+/- ACRES**  
**GRANADA HILLS AREA**  
**(CITY OF LOS ANGELES)**

**LOCATION:** North side of Sesnon Blvd, just west of Balboa Blvd, east of O'Melveny Park in the Granada Hills area of the City of Los Angeles, 91344. This is the northern end of the San Fernando Valley, in the foothills of the Santa Susana Mountains. Subject is conveniently located with easy access to I-5, I-405, I-210 and State Route 118.

**APN's/SIZE:** 2601-006-001 = 54.39± acres      2601-007-015 = 3.05± acres  
Approximately 6 acres at the north end of parcel 001 is subject to an oil production easement and oil field.

**TOPO:** Flat to rolling to hilly topography with valley and mountain views. There are two small valleys near the southern boundary which are prime for development. The westerly valley has a narrow service road running north-south, remnants of a structure, an old rock wall and drainage channel.

**ZONING:** A1-1-0 (Agriculture; Suburban) 5-acre minimum lot size. **GENERAL PLAN:** OS (Open Space). [Click here for Zimas](#)  
**BUYER TO VERIFY ZONING AND GENERAL PLAN FOR BUYER'S INTENDED USE.**

**UTILITIES:** In the area along Sesnon Blvd. Buyer to determine availability and capacity of utilities for Buyer's intended use.

**POTENTIAL:** The current zoning allows for ag uses, family compound or up to 10 - 5 acre lots. A zone change to A-2 would allow for 20± - 2.5 acre lots. Other uses, including senior housing or smaller lots, would require a plan amendment and zone change.  
**LOTS OF POTENTIAL!** Ideal opportunity for innovative developer.

**AREA:** Granada Hills is a suburban residential community with a highly diverse and affluent population.

**PRICE:** **CALL FOR OFFERS!** The Sellers are open to offers and will work with a qualified buyer.

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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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