



KOREK LAND COMPANY, INC.

***5% to Selling Broker
Motivated Seller***

9± ACRES
SANTA CLARITA, CA

LOCATION: On Whites Canyon Road approximately 2 miles north of Soledad Canyon Road in the City of Santa Clarita, CA 91351. Subject is just south of the Toll Brothers' Plum Canyon project.

APN/TOPO: 2812-009-120 = 9.26± acres APN 2801-013-038 = .17± acres **TOTAL = 9.43± ACRES**
Access is directly from Whites Canyon Road. Typical Santa Clarita hilly, but manageable, terrain. Terrific territorial views.

ZONING: Urban Residential 2 (UR2). Suggest clustering 3 to 5 lots with direct access from White's Canyon to minimize grading.
BUYER TO VERIFY IF ZONING WILL ALLOW FOR BUYER'S INTENDED USE.

UTILITIES: In Whites Canyon Road. Improvement costs should be very manageable.

MARKET: The Santa Clarita Valley is alive with new projects and exciting housing products! We are seeing large well-appointed one and two-story plans from 2,000 to 4,000 square feet with 3 to 6 bedrooms, 2.5 to 5 baths, great rooms, 2 and 3 car garages and many options allowing buyers to customize their home. Prices range from the \$600,000's to over \$1 Million. KB Home, normally associated with lower priced homes, offers homes in excess of \$750,000.

POTENTIAL: Subject would make a fabulous gated custom home and guest-house estate, for-sale homes or family compound. Fabulous views overlooking the valley to the mountains and sunsets! City may be open to left turn pocket into the site. Tree planting would screen the water tank.

COMMISSION: **5% to Selling broker.**

PRICE: Further reduced to \$449,000 – **Seller wants to liquidate this asset; make an offer!**

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

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.

23236 LYONS AVENUE, SUITE 214 ❖ SANTA CLARITA, CA 91321 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992