



**KOREK LAND COMPANY, INC.**

**RESIDENTIAL DEVELOPMENT  
OPPORTUNITY!**

**19± ACRES - RESIDENTIAL**  
**SANTA CLARITA, CA**  
**(COUNTY OF LOS ANGELES)**

**LOCATION:** On the south side of Pico Canyon Road at Stevenson Ranch Parkway in the Newhall / Stevenson Ranch area of the Santa Clarita Valley, Los Angeles County, CA 91381. Subject is adjacent to Pico Canyon Park, across from Jake Kuredjian County Park. Site is less than 1-mile west of I-5 and the Lyons Avenue / Pico Canyon Road exit.

**APN/SIZE:** 2826-020-042 = 19.07± acres

**TOPO:** Flat to hilly to mountainous with breathtaking panoramic views!

**ZONE/GP:** RPD-5000-6U (Residential Planned Development – 5,000 SF/lot). **Land Use Designation:** [H5 Residential 5](#) (UR2 – Urban Residential 2) (maximum density of 5 residential units/acre). Portions of the property are located in a Hillside Management area (25% or greater slope).

**BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** In the area. **BUYER TO DETERMINE AVAILABILITY OF UTILITIES FOR BUYER'S INTENDED USE.**

**POTENTIAL:** Seller has a conceptual [site plan](#) for 56 single family residential lots. Buyer may consider developing houses in the lower southwest corner to avoid the hillsides and limit grading. Or build an incredible family compound; a small, exclusive gated housing tract; or a clustered development. This is an ideal opportunity for an innovative developer!

**PRICE:** Asking \$3,200,000. Terms may be available.

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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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