



KOREK LAND COMPANY, INC.

**Ignore the Price:
Make Offer!**

PROPOSED 90 SFD LOTS - VTTM 60665
CASTAIC AREA, CA

LOCATION: The site and proposed subdivision is located off of Del Valle Road, south of Hasley Canyon Road in the Castaic area of Los Angeles County, CA 91384. This is a nice quiet area with convenient access to I-5 and Highway 126 east/west. Good commuting times to Santa Clarita, Los Angeles and Ventura employment areas. Recreation is only minutes away to Castaic Lake, Lake Piru, and Magic Mountain, and less than an hour to Ventura County beaches and Mt. Pinos skiing.

APN/SIZE/TOPO: APN's 3271-005-025; 3247-032-014 & 056 = 87± acres. The grades are manageable as indicated on the engineer's layout.

**GENERAL PLAN/
ZONE/CSD:** **General Plan:** H2 - Residential 2 (2 du / 1 acre) and RL2 - Rural Land 2 (1 du / 2 acres). **Zoning:** R-1 and A-2-2. **Community Standards District:** Hasley Canyon Area 2 and Val Verde Area 4.

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

ENTITLEMENTS: Sikand Engineering prepared and submitted draft [VTTM 60665](#) and now has the County comments

- Currently contains 90 lots mainly from 7,000 to 10,000 SF with the main entrance off Del Valle Road. The lot layout creates some very nice territorial views. The Del Valle Road re-design provides greater road safety. Some larger lots are off Hasley Canyon Road.
- The adjacent project has completed their EIR, and incorporated this project into reports like traffic, water, sewer etc., which reduces the cost of technical reports for this project.

POTENTIAL: In Castaic, there are very few new home projects. Job growth in Los Angeles has grown faster than the supply of new, for-sale homes. Now underway is ~1.3 MM square feet of new industrial buildings very near the Property. This will bring in new jobs and need for housing. It was estimated that LA county new-housing was under-built by ~3%.

The larger lots in TTM 60665 provides opportunities for distinctive floorplans, AB 2299 now allows for attached or detached rental units up to 1,200 SF in addition to the home on SFD lots.

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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- MISC:** A number of Santa Clarita's new home prices top \$1 million. Two larger lot count projects have completely sold out. The next-door Williams Ranch project has ~15 models from about \$1,000,000 up to just under \$1,500,000, some with ADUs and special recreation vehicle parking. Their sales are almost 2 units per week. Some older-KB-resale product near the site has sold for over \$900,000.
- With home sales at mid-\$300s to mid-\$400s per SF it makes the land at \$20,000 per lot a bargain. Profit margins should be in the 25 to 30% range.
- FLEXIBILITY:** Seller will consider selling the portions north and south of Del Valle Road separately based on a negotiated price structure.
- PRICE:** Now \$1,685,000 – raw land value with great upside! **Seller says to ignore the Price; Make an Offer!**
- CONTACT:** Larry Lynch - CalDRE #01180573 at larry.lynch@korekland.com or (818) 787-3077 for additional information.