



KOREK LAND COMPANY, INC.

**Adjacent to Williams Ranch &
another approved TTM.**

~87 acres Raw Land
CASTAIC AREA, Los Angeles County CA

LOCATION: The site fronts 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: 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 FOR BUYERS INTENDED USE.**

ENTITLEMENTS: Sikand Engineering prepared and submitted draft [VTTM 60665](#) and the County comments were received. After Covid, the proponent withdrew the map. The map would need to be reprocessed with the County. The site is adjacent to another 200+ unit approved VTTM; final engineering is underway.

POTENTIAL: The northern area of the Property is flattest portion and would lend itself to 6 or 8 estate lots with access off Trotter Lane. Hold the balance of the Property for investment, current or future development. Build your own ranchette or family compound with equestrian facility. May also have some mitigation value as well.

MARKET: A number of Santa Clarita's new home prices top \$1 million. Two larger lot count projects have completely sold out. The adjacent Williams Ranch project has ~15 models from about \$1,000,000 to~ \$1,500,000, some with ADUs and RV parking. Some older-KB-resale product in the area have sold for over \$900,000.

PRICE: Asking \$1,400,000 - Seller will consider selling the portions north and south of Del Valle Road separately. **Make an Offer!**

CONTACT: Larry 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.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677
www.korekland.com ❖ mail@korekland.com