



KOREK LAND COMPANY, INC.

**Great Investment
Opportunity!**

186± ACRES
CASTAIC AREA
(COUNTY OF LOS ANGELES, CA)

LOCATION: Located in unincorporated Los Angeles County, near Lake Castaic, zip code 91390. **Directions:** From I-5 north, exit Parker Road and turn right (east). Turn right (south) onto Castaic Road to Tapia Canyon Road, turn left. The Property is on Tapia Canyon Road ~3 miles from Castaic Road; Charlie Canyon Road intersects with Tapia Canyon Road. The National Forest boundary runs along the northern boundary of the Property. You can see the Tesoro master plan phase 2 just south of the Property. Call Larry for the combination to the gate; the largest of two Master locks.

APN's/SIZE: 2865-004-007 = 42.58± acres; 2865-004-018 = 23.34± acres; 2865-004-022 = 45.69± acres; and 3244-023-011 = 75.17± acres. Four Assessor Parcel Numbers totaling 186± acres. A recorded access easement exists.

TOPO: Rolling to hilly with great views!

ZONE: A-2-2 (Heavy Agricultural). General Plan/Santa Clarita Area Plan: RL2 and RL 10 (Rural Living 2 – 1 unit per 2 acres and Rural Living 10 – 1 unit per 10 acres). The subject property is also located within the Castaic Area Community Standards District.
BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: No on-site improvements, however, adjacent to the subject property is an 1,100+ acre ownership which has an expired Vesting Tentative Tract Map. A seasonal stream runs through the property. A water well driller opined that a well was feasible. Power runs along Tapia Canyon Road.

MISC: Great opportunity; develop a private getaway within close to town and in the path of development. Or hold for investment / future development:

PRICE: **Priced to sell at \$1,302,000.** Seller invites your offer!

CONTACT: Larry D. Lynch CalDRE 01180573; larry.lynch@korekland.com or cell (310) 919-7803 for additional information.

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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