

SAND CANYON RANCH ESTATES

OFFERED AT \$2,750,000



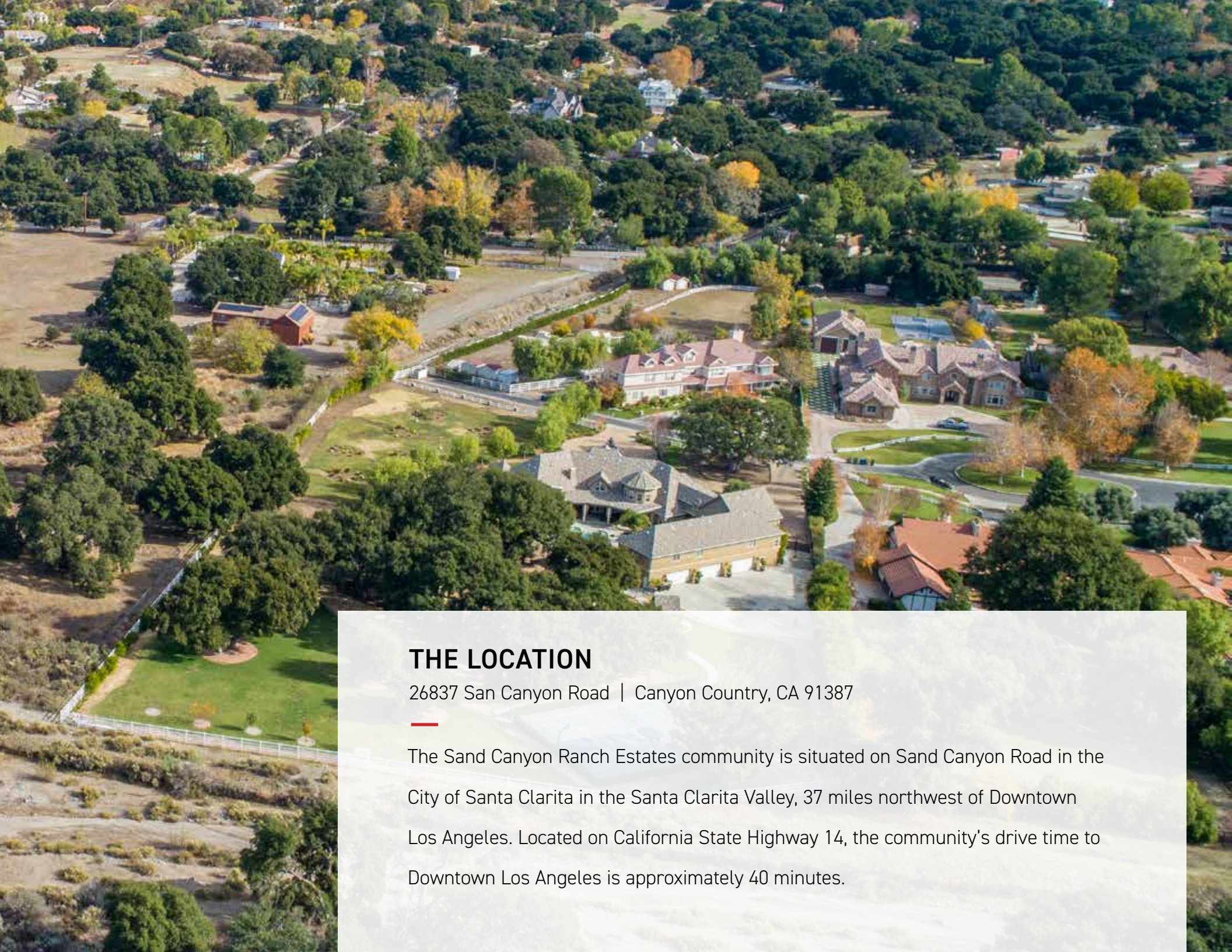
LUXURY ESTATES IN SANTA CLARITA

Sand Canyon Ranch Estates offers the extraordinary opportunity to own nearly 70 acres of land in Santa Clarita's beautiful, rustic countryside, located less than 30 minutes from Los Angeles. Buyers may select from two exceptional real estate opportunities—own the property as a single expansive and ultra-private ranch estate, or develop 22 approved luxury single-family estates, ranging from 2 to 5.74 acres each. Designed for luxury, Sand Canyon Ranch Estates will provide future homeowners with a charming, relaxed way of life, where spacious sophistication and captivating scenery blend to provide one extraordinary living experience. The seller is motivated. After a nearly 40% price reduction, this is an exceptional opportunity to develop a single estate or 22 individual homes. All offers are welcome.









THE LOCATION

26837 San Canyon Road | Canyon Country, CA 91387

The Sand Canyon Ranch Estates community is situated on Sand Canyon Road in the City of Santa Clarita in the Santa Clarita Valley, 37 miles northwest of Downtown Los Angeles. Located on California State Highway 14, the community's drive time to Downtown Los Angeles is approximately 40 minutes.



SITE DEVELOPMENT HIGHLIGHTS



THE COMMUNITY

The community encompasses 67.4 scenic acres, which can be purchased and developed as one single ranch or developed as 22 individual single family homes.



THE ESTATES

The 22 single family home lots range in size from 2 to 5.74 acres. An all-encompassing ranch estate would occupy the offering's entire 67.4 acres.



THE SETTING

The estates offer the rare opportunity to own expansive properties located within Los Angeles County. While surrounded by natural beauty, they provide immediate access to Highway 14 via Placerita Canyon Road and Sand Canyon Road and are close to commercial services.



ALL IN THE TIMING

The Santa Clarita Valley currently has three approved and funded large real estate projects, which involve several billion dollars of construction and will result in over 3,000 new jobs.



APNs

2841-018-039, 2841-018-043, 2841-018-042
2841-018-061, 2841-018-062, 2848-008-007



PRICE

\$2,750,000



COMMUNITY AMENITIES

GATED ENTRY

Sand Canyon Ranch Estates is a secure gated community. The singular entry will have separate inbound and outbound remote-controlled gates that will be monitored and maintained by the HOA.

EQUESTRIAN TRAIL

An equestrian trail will run east/west through the community and traverse across the front entry at Sand Canyon Road. The trail links with the trail system already in place throughout the canyon serving the numerous nearby equestrian properties and estates.







LIFE IN LOS ANGELES COUNTY

Sand Canyon Ranch Estates is located within Los Angeles County, which is the economic center of Southern California. The people, educational facilities, attractive climate, and infrastructure have enabled Southern California and Los Angeles County to emerge as a global business, trade and cultural center.

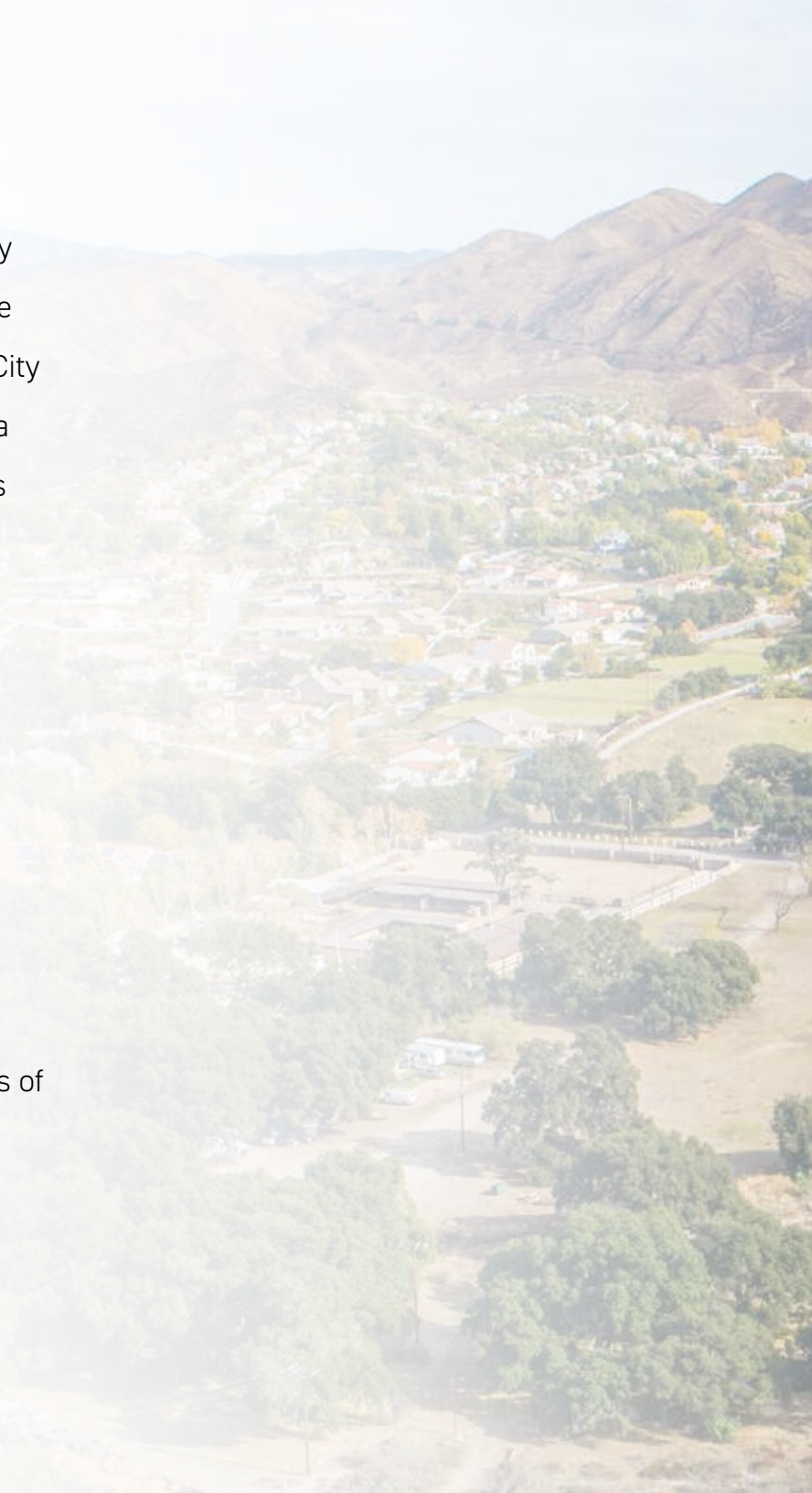
Overall, the dynamic Southern California market has consistently outperformed the state over the last several years and is expected to continue to do so for years to come. With more than 10 million residents, Los Angeles is not only the largest county in the country, but also leads the entire southwestern United States in multiple economic indices. In fact, Los Angeles County's Gross Domestic Product of \$656.60 billion (2015) is the second-largest metropolitan GDP in the U.S., only to be exceeded by New York City's GDP. Such productivity is accomplished through the efforts of one of the largest and most qualified workforces in the country. Los Angeles, with its coveted lifestyle and vast network of educational facilities, is able to attract and train some of the most talented workers in the world. Nearly five million people, including approximately one million college graduates, comprise the network of Los Angeles workers that drive the area's economy.

VISTA CANYON & SANTA CLARITA VALLEY OVERVIEW

Located just 30 miles north of Downtown Los Angeles, the Santa Clarita Valley is one of Southern California's premier destinations to live, work and play. The nearby master-planned community of Valencia and downtown district of the City of Santa Clarita is ten miles due west of Sand Canyon Ranch Estates. Valencia boasts Valencia Town Center, a high end regional shopping center with stores such as Macy's, Abercrombie, Disney, and Apple. There is an abundance of dining and entertainment venues as well as golf and outdoor sports facilities.

The area boasts one of the best quality of life ratings in California and offers:

- Award-winning public schools and colleges
- A well-educated and highly skilled workforce
- Amenity-rich environment offering a variety of shopping and recreational opportunities
- A bustling and diverse local economy led by the primary industry clusters of Digital Media/Entertainment, Aerospace/Defense, BioMed and Technology companies
- One of the safest areas in the nation (FBI Total Crime Index)





SIDE BAR

Nearby Developments
Needham Industrial Park
Disney | ABC Studios @ The Ranch
Vista Canyon
Soledad Canyon & Sand Canyon Road



POPULATION

The above attributes are attracting both new residents and employers to the Santa Clarita Valley. And the area's population continues to rise.

The Santa Clarita Valley has been recognized by CNN Money Magazine as "one of the best places to live in California."

Santa Clarita Valley's population has grown by nearly 35% over the past decade to over 278,000. It is projected to grow an additional 6.77% over the next five years.

New residents are generally workforce age adults and their families. New job creation in the Santa Clarita Valley will attract more people to the region, increasing housing demand.



EDUCATION

Located either in or near the City of Santa Clarita are four well-known colleges whose total enrollment exceeds 58,000 students.

College of the Canyons

The California Institute of the Arts

The Master's University and Seminary

California State University, Northridge (CSUN)



SIDE BAR

Nearby Attractions

The Westfield Valencia Town Center

Six Flags Magic Mountain & Six Flags Hurricane Harbor water park

Placerita Canyon State Park

Robinson Ranch Golf Club

Santa Clarita Performing Arts Center

Old Town Newhall



GETTING AROUND

The Santa Clarita Valley currently has three approved and funded large real estate projects, which involve several billion dollars of construction and will result in over 3,000 new jobs.



FREEWAY INFRASTRUCTURE

The Los Angeles County transportation network is dominated by an extensive freeway system. Sand Canyon Ranch Estates is adjacent to The Antelope Valley Freeway or Highway 14, the primary North-South thoroughfare through the Western United States, and is in close proximity to the 101, 5, 405, 118 and 210 freeways, which provide unparalleled access to the entire Los Angeles area, as well as Southern and Northern California.

Highway 14 begins in the Santa Susana Mountains at the Newhall Pass interchange by splitting from the Golden State Freeway (Interstate 5). From Santa Clarita, drive time is about 35 minutes to Lancaster and 35 minutes to West Los Angeles.



RAIL SERVICES

The Metrolink Commuter Rail connects the Santa Clarita Valley to Downtown Los Angeles, Burbank Airport and numerous other important stops along the way. Vista Canyon will be home to one of these stations (one of the three) in the Santa Clarita Valley.



AIRPORTS

Los Angeles International Airport (LAX), located 50 minutes south of the Property
Bob Hope Airport in Burbank, located approximately 25 minutes south of the Property



PORTS

Port of Long Beach, located 1 hour south of The Property
Port of Los Angeles, located 1 hour south of The Property

COMPS

ADDRESS	\$/FT.	LIVING AREA	LOT SIZE	SALE PRICE	SALE DATE	YEAR BUILT	DOM
23097 Lowridge	300.52	5008	166307	1505000	11/15/2019	2003	182
23601 Wildwood Canyon	236.87	7177	214709	1700000	4/10/2019	1998	164
15639 Warm Springs	300.8	5153	106138	1550000	10/8/2019	1987	104
15232 Iron Canyon	258.1	6199	114063	1599950	3/1/2019	1981	44
15611 Condor Ridge	323.81	5250	54561	1700000	3/13/2019	2019	10
26738 Macmillan Ranch	243.9	8200	81453	2000000	9/12/2019	1987	15
16850 Diver	317.45	6612	86684.4	2099000	2/25/2019	2007	38
26829 Brooken	239.33	11908	107754	2850000	10/9/2019	2013	36
27270 Rolling Hills	460	10000	319016	4600000	3/8/2019	2000	283
24914 Old Creek	412.99	4333	18242	1789500	7/5/2019	2015	61
24705 Tiburon	345.02	4565	10745	1575000	5/31/2019	2001	56
26547 Oak Terrace	347.6	4603	12034	1600000	1/15/2019	2004	89
26536 Oak Terrace	398.59	4171	11038	1662500	10/1/2019	2004	29
25873 Oakbrooke	513.6	3310	17371	1700000	8/2/2019	2006	33
25784 Oak Meadow	379.1	6489	49012	2460000	10/25/2019	2006	116
25552 Oak Meadow	531.57	6208	14781	3300000	9/13/2019	2011	100
25736 Oak Meadow	487.55	7794	42125	3800000	8/5/2019	2007	203

SALE COMPS



15323 IRON CANYON ROAD



15611 CONDOR RIDGE ROAD



15639 WARM SPRINGS DRIVE



16102 LIVE OAK CIRCLE



16850 DIVER STREET



23097 LOWRIDGE

SALE COMPS



23601 WILDWOOD



24705 TIBURON



24914 OLD CREEK WAY



25552 OAK MEADOW DRIVE



25736 OAK MEADOW DRIVE



25784 OAK MEADOW DRIVE



25873 OAKBROOKE COURT



26536 OAK TERRACE PLACE



26547 OAK TERRACE PLACE



26738 MACMILLAN RANCH



26829 BROOKEN AVENUE



27270 ROLLING HILLS AVENUE



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