

26.49 AC  
MUREAU ROAD

CALABASAS

HIDDEN HILLS

Round Meadow Road

Mureau Road

Crummer Canyon Road

Mountain View Drive

Mureau Road

Calabasas Road



## Highlights

- Zoned A-2-5 / RL5, allowing up to five custom estate homes
- Adjacent to Hidden Hills & minutes from Calabasas
- Surrounded by \$5M–\$30M luxury estates in a premier market
- Sweeping canyon and valley views with exceptional privacy
- Potential for multiple homes or single ranch in the heart of LA

Hidden Hills, California  
Los Angeles County



COLDWELL BANKER  
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LAND TEAM



# Executive Summary

## OPPORTUNITY

Nestled along Mureau Road in the unincorporated area of Los Angeles County, this exceptional 26.49-acre property offers a rare opportunity to create a private enclave of five custom estate homes in one of Southern California's most coveted luxury markets. Located immediately adjacent to the prestigious Hidden Hills community and just minutes from the heart of Calabasas, where homes frequently sell for over \$20 million, this site combines exclusivity, privacy, and accessibility — a combination seldom available in the region.

## PROPERTY FACTS

- LOCATION: Hidden Hills, Los Angeles County, CA
- TOTAL SITE AREA: 26.49 Acres
- APN's: 2049-044-001
- SCHOOL DISTRICT: Las Virgenes Unified School District (LVUSD)
- ZONING: A-2-5 | Heavy Agriculture
- GENERAL PLAN: RL5 - Rural Land 5
- SPHERE OF INFLUENCE: City of Hidden Hills
- PRICE: \$3,400,000
- PRICE/AC: \$128,350

## ZONING

The property which is part of Unincorporated Los Angeles County is zoned A-2-5 for Heavy Agriculture with a General Plan Land Use of Rural Land 5. This Land Use designation allows for residential development with 1 DU per 5 Gross Acres. The Gross Acreage in LA County is defined as being inclusive of dedicated streets and private easements.





# Drone Photos

**Hidden Hills homes have sold from \$3.12M - \$23.75M with 42 total sales within the last two years.**





# Drone Photos



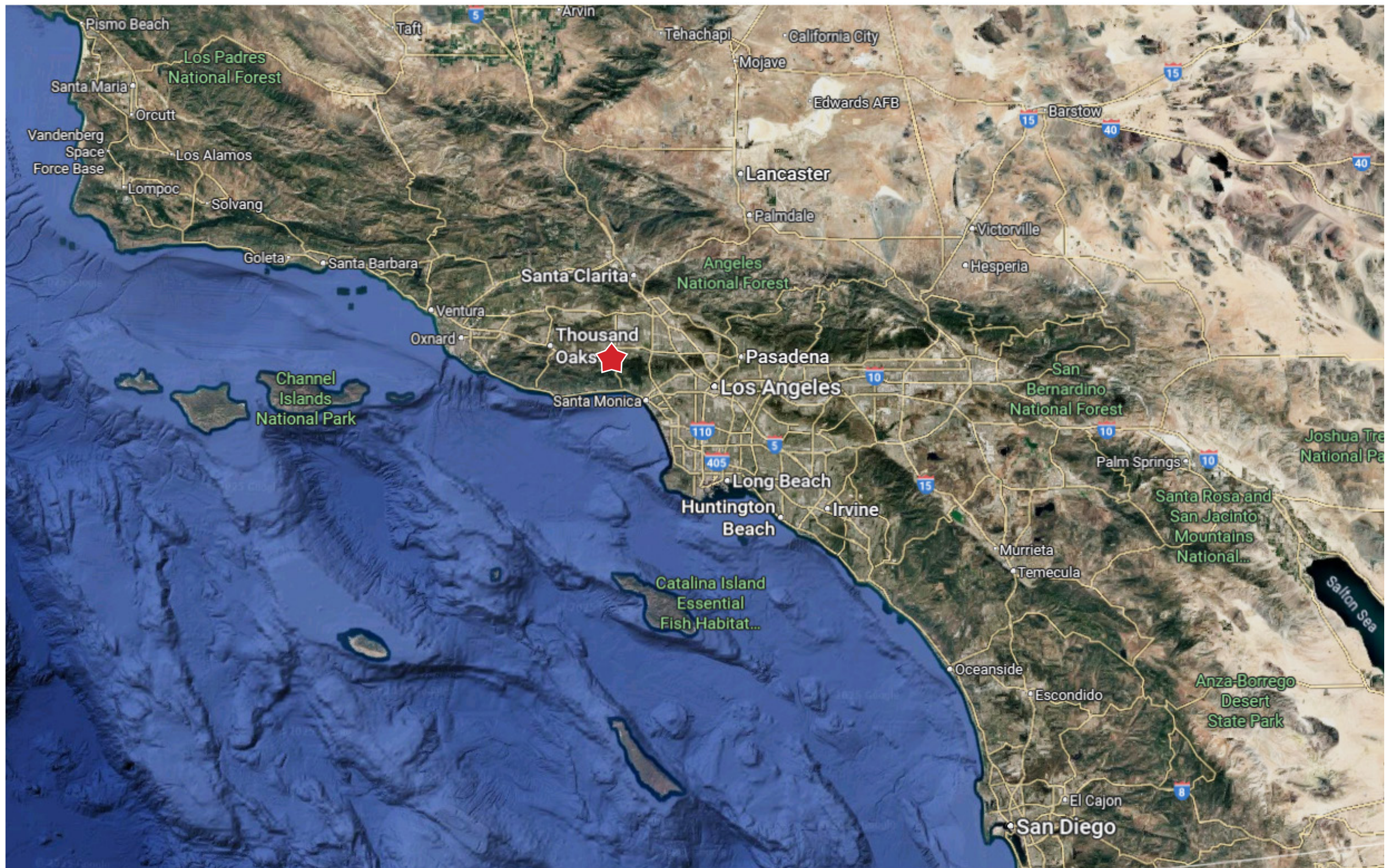


# Aerial Map



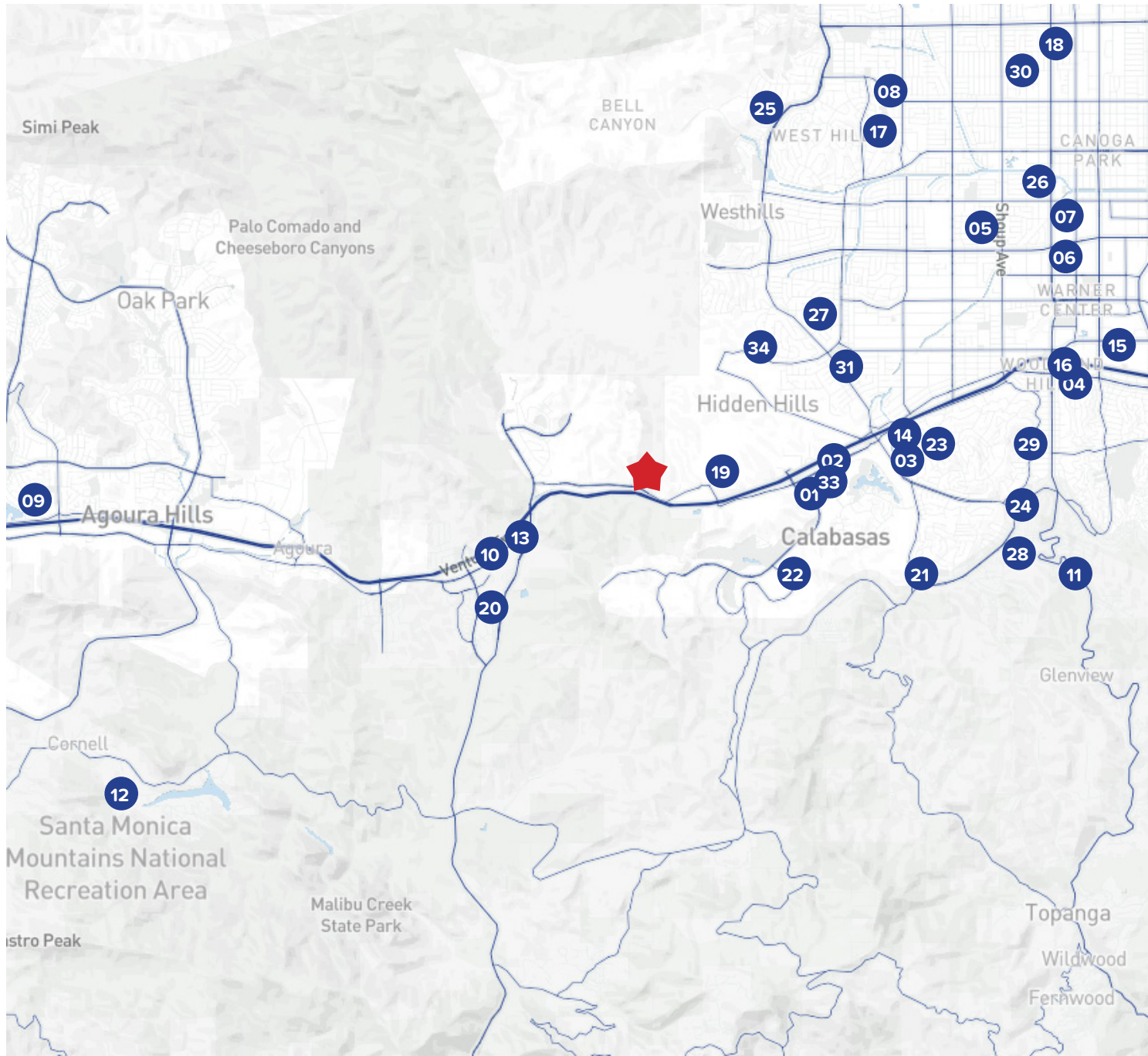


# Aerial Map





# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 The Commons @ Calabasas
- 02 Parkway Calabasas Shopping Center
- 03 El Camino Shopping Center
- 04 Gateway Plaza
- 05 Fallbrook Center
- 06 Topanga Village
- 07 The Market @ Westfield
- 08 West Hills Shopping Center
- 09 The Shoppes @ Westlake
- 10 Agoura Shopping Center

## ENTERTAINMENT

- 11 Topanga Overlook
- 12 Santa Monica Nat. Rec. Area

## MEDICAL FACILITIES

- 13 UCLA Health Calabasas
- 14 Exer Urgent Care
- 15 Kaiser Permanente Woodland Hills
- 16 Carbon Health Urgent Care
- 17 UCLA West Valley
- 18 West Hills Health and Rehab

## EDUCATION

- 19 Round Meadow Elementary School
- 20 Arthur E. Wright Middle School
- 21 Calabasas High School
- 22 Bay Laurel Elementary School
- 23 Calabash St Elementary School
- 24 Louisville High School
- 25 STARS Academy
- 26 Canoga Park High School
- 27 Hale Charter Academy
- 28 Alice C Stelle Middle School
- 29 Woodland Hills Elementary School
- 30 Canoga Park Middle School
- 31 El Camino Real Charter School

## GOVERNMENT FACILITIES

- 33 Calabasas City Hall
- 34 Hidden Hills City Hall

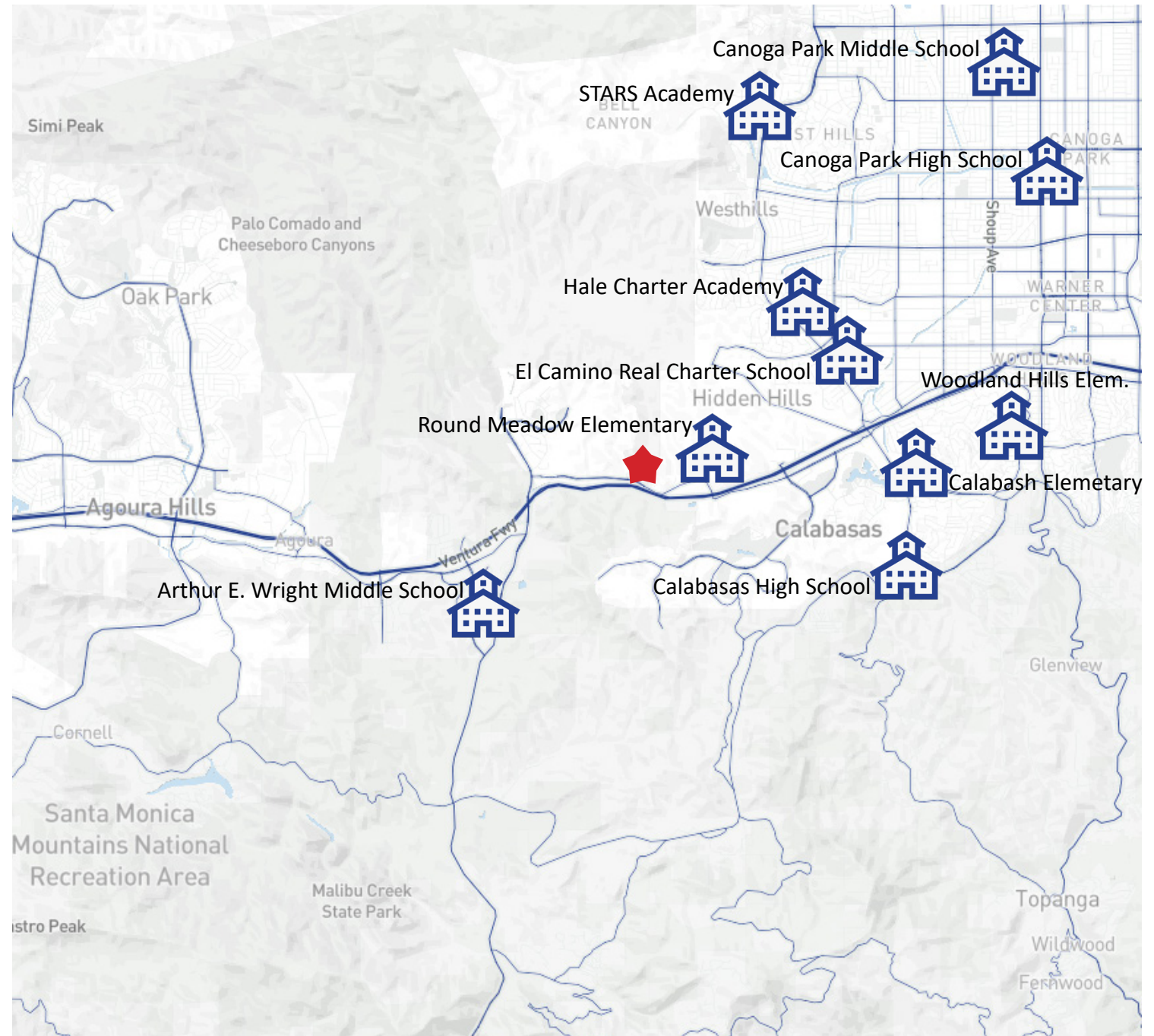
# Education

## LOCAL SCHOOLS

### DISTINGUISHED SCHOOLS

There are several distinguished schools in close proximity to the subject property.

- Round Meadow Elementary School  
**5151 Round Meadow Rd, Hidden Hills, CA 91302**
- Woodland Hills Elementary School  
**22201 San Miguel St, Woodland Hills, CA 91364**
- Calabash St Elementary School  
**23055 Eugene St, Woodland Hills, CA 91364**
- Arthur E. Wright Middle School  
**4029 Las Virgenes Rd, Calabasas, CA 91302**
- Canoga Park Middle School  
**22250 Elkwood St, Canoga Park, CA 91304**
- Calabasas High School  
**22855 Mulholland Hwy, Calabasas, CA 91302**
- Canoga Park High School  
**6850 CA-27, Canoga Park, CA 91303**
- STARS Academy  
**7353 Valley Circle Blvd, West Hills, CA 91304**
- Hale Charter Academy  
**23830 Califa St, Woodland Hills, CA 91367**
- El Camino Real Charter School  
**5440 Valley Circle Blvd, Woodland Hills, CA 91367**





# Hidden Hills, CA

Hidden Hills, CA is a small, private, gated city in western Los Angeles County, California.

- Location: Adjacent to Calabasas, near the western end of the San Fernando Valley. It’s about 25 miles northwest of Downtown Los Angeles.
- Character: Hidden Hills is known for its equestrian lifestyle, large estates, and celebrity residents. It’s one of the most exclusive and affluent neighborhoods in the Los Angeles area.
- Community: The city has a strong rural feel, with horse trails, community events, and no sidewalks or streetlights — maintaining a countryside aesthetic.
- Real Estate: Homes often range from \$5 million to \$30+ million, depending on lot size and amenities.
- Famous Residents: Many celebrities have lived here, including members of the Kardashian–Jenner family, Drake, The Weeknd, and others.

## 2025 Summary

Population	1,689
Households	648
Median Age	46.6
Median Household Income	\$250,001
Average Household Income	\$425,276





# Los Angeles County, CA

Los Angeles County, one of California’s original 27 counties, was established on Feb. 18, 1850. It is one of the nation’s largest counties with 4,084 square miles, and has the largest population of any county in the nation - nearly 10 million residents who account for approximately 27 percent of California’s population. As a subdivision of the state, the County is charged with providing numerous services that affect the lives of all residents, including law enforcement, tax collection, public health protection, public social services, elections and flood control. It has the 2nd largest economy in the world, with a nominal GDP of more than \$1.0 trillion.

Los Angeles County borders 70 miles (110 km) of coast on the Pacific Ocean and encompasses mountain ranges, valleys, forests, islands, lakes, rivers, and desert. The Los Angeles River, Rio Hondo, the San Gabriel River and the Santa Clara River flow in Los Angeles County, while the primary mountain ranges are the Santa Monica Mountains and the San Gabriel Mountains. The western extent of the Mojave Desert begins in the Antelope Valley, in the northeastern part of the county. Los Angeles County includes San Clemente Island and Santa Catalina Island, which are part of the Channel Islands archipelago off the Pacific Coast.

The county’s most visited park is Griffith Park, owned by the city of Los Angeles. The county is also known for the annual Rose Parade in Pasadena, the annual Los Angeles County Fair in Pomona, the Los Angeles County Museum of Art, the Los Angeles Zoo, the Natural History Museum of Los Angeles County, the La Brea Tar Pits, the Arboretum of Los Angeles, and two horse racetracks and two car racetracks (Pomona Raceway and Irwindale Speedway), also the RMS Queen Mary located in Long Beach, and the Long Beach Grand Prix, and miles of beaches—from Zuma to Cabrillo.

In the mountain, canyon, and desert areas one may find Vasquez Rocks Natural Area Park, where many old Westerns were filmed. Mount Wilson Observatory in the San Gabriel Mountains is open for the public to view astronomical stars from its telescope, now computer-assisted. Many county residents find relaxation in water skiing and swimming at Castaic Lake Recreation Area – the county’s largest park by area – as well as enjoying natural surroundings and starry nights at Saddleback Butte State Park in the eastern Antelope Valley – California State Parks’ largest in area within the county. The California Poppy Reserve is located in the western Antelope Valley and shows off the State’s flower in great quantity on its rolling hills every spring.

## 2025 Summary

Population	9.757 Mil.
Households	3,390,254
Median Age	37.9
Average Household Income	\$87,760





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