

7.61 ACRES OF LAND



AVAILABLE IN CANYON COUNTRY

VASQUEZ CANYON ROAD | APN: 2913 017 006

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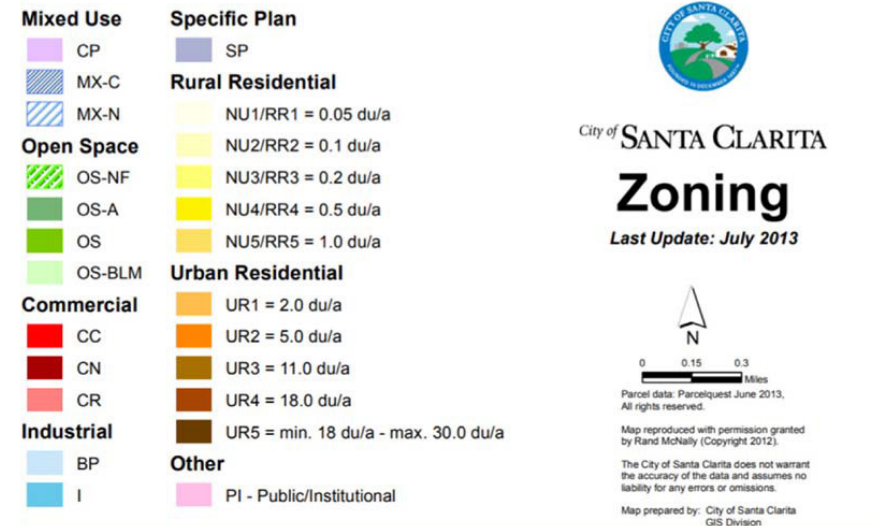
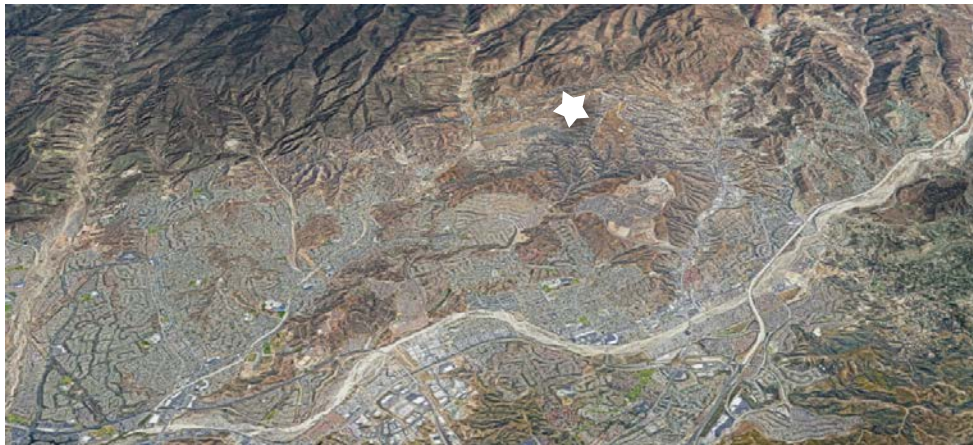
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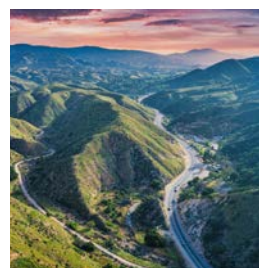


DEVELOPMENT OPPORTUNITY

The current zoning is NU3 (Non-Urban Residential 3), which has a density limit of 0.2 dwelling units per acre, or a maximum of 10. Based on conversations with the City of Santa Clarita's department of Planning and Zoning, the subject property qualifies to be rezoned to match the zoning of similar nearby sites. The development just to the South of the subject property, which has similar topography, is zoned UR2 (Urban Residential 2), which has density limit of 5 dwelling units per acre or a maximum of 235 units on the site.



MARKET INFORMATION



POINTS OF INTEREST

Six Flags Magic Mountain
Castaic Lake

MAJOR ROADS

14 Freeway
5 Freeway

EDUCATION

College of the Canyons
LA Mission College

MEDIAN HH INCOME (3 MI): \$92,926

MEDIAN HOME VALUE (3 MI): \$569,993

POPULATION (3 MI): 71,495

MARKET SALES PRICE PSF: \$409 PSF

MARKET CAP RATE: 5.4%

MARKET VACANCY RATE: 5.2%



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