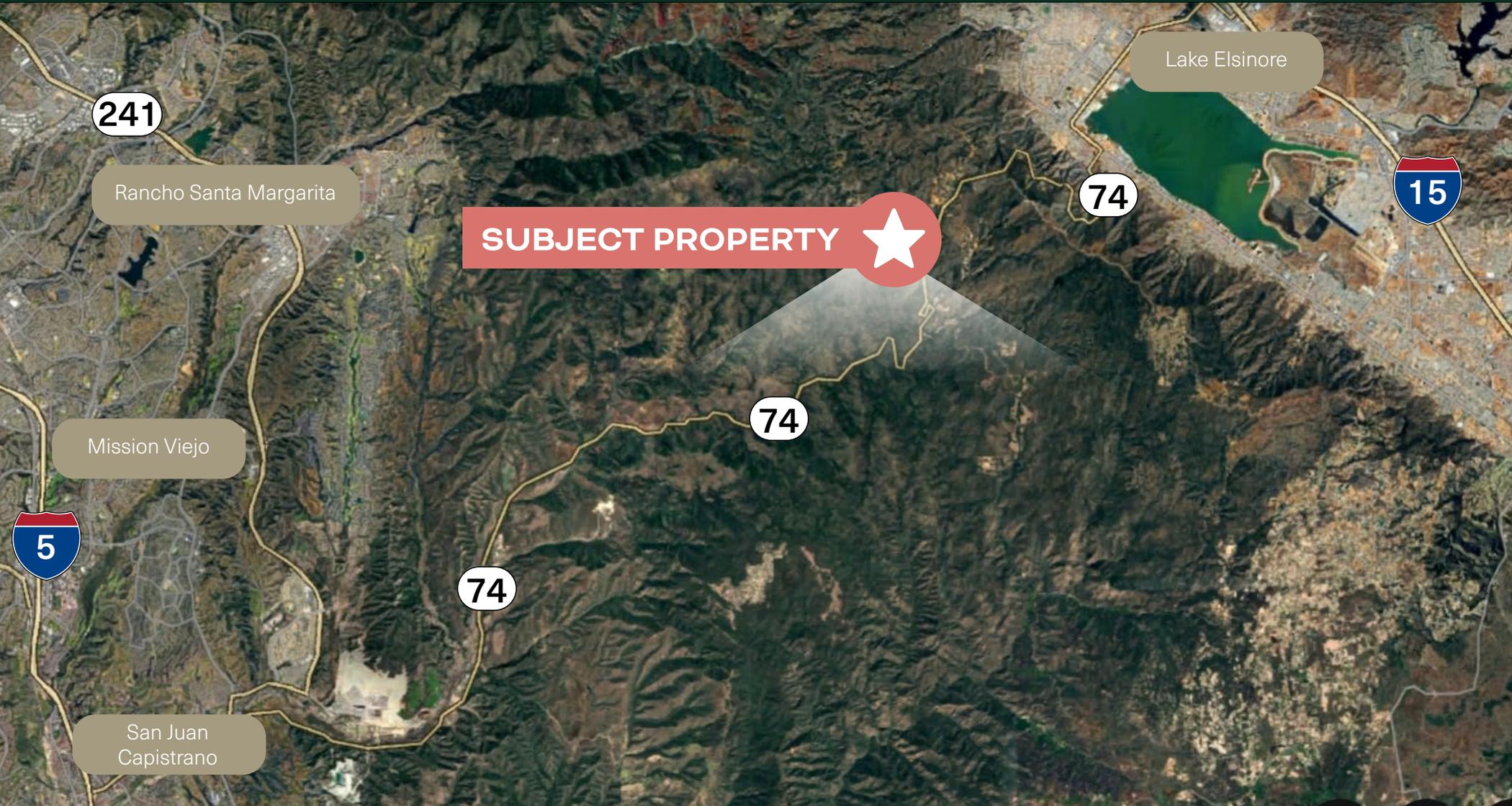


40051 LONG CANYON ROAD

UNINCORPORATED ORANGE COUNTY, CA



±129.462 ACRES RARE LARGE-SCALE LAND DEVELOPMENT OPPORTUNITY

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

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EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire **40051 Long Canyon Road**, a rare **±129.462-acre estate-scale landholding** located in **unincorporated South Orange County**. As one of the **largest contiguous tracts of privately owned land available in the region**, the property offers a compelling combination of **immediate usability, long-term optionality, and irreplaceable scale** within a supply-constrained coastal market.

The property is characterized by **gently rolling hills, ridgeline, canyon terrain, and established infrastructure**, including an operational **on-site well water system, electrical service, entry gate, and internal dirt road network**. Existing residential cabin and support structures allow for near-term use and future development.

40051 Long Canyon Road represents a true **“blank canvas” opportunity**, suitable for a **world-class private family compound, boutique agricultural or equestrian operation, or low-density residential or institutional development, along with various recreational and camping uses**, subject to applicable approvals.



INVESTMENT HIGHLIGHTS



UNPARALLELED SCALE

±129.462 acres (±5,639,364 SF) in a market where parcels of this size are effectively extinct



EXISTING INFRASTRUCTURE

Operational well water system, electrical service, gated access, and internal roadways



IMMEDIATE UTILITY

Existing residential cabins and support structures



STRATEGIC LOCATION

Northeast of Ortega Highway with access to San Juan Capistrano, Dana Point, Rancho Mission Viejo, Lake Elsinore, Temecula, and regional transportation corridors

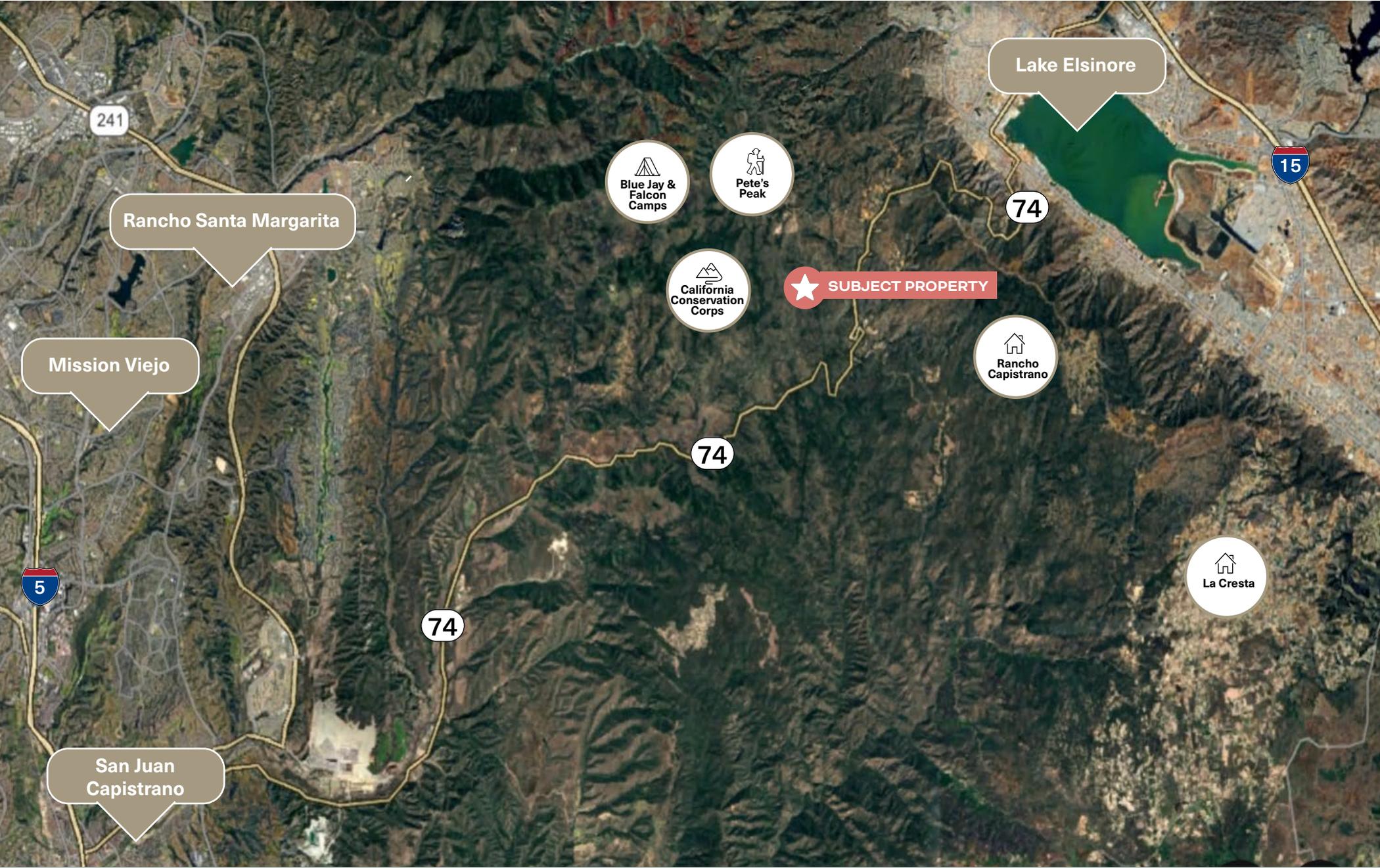


LONG-TERM SCARCITY VALUE

One of the largest available land holdings in South Orange County



LOCATION OVERVIEW



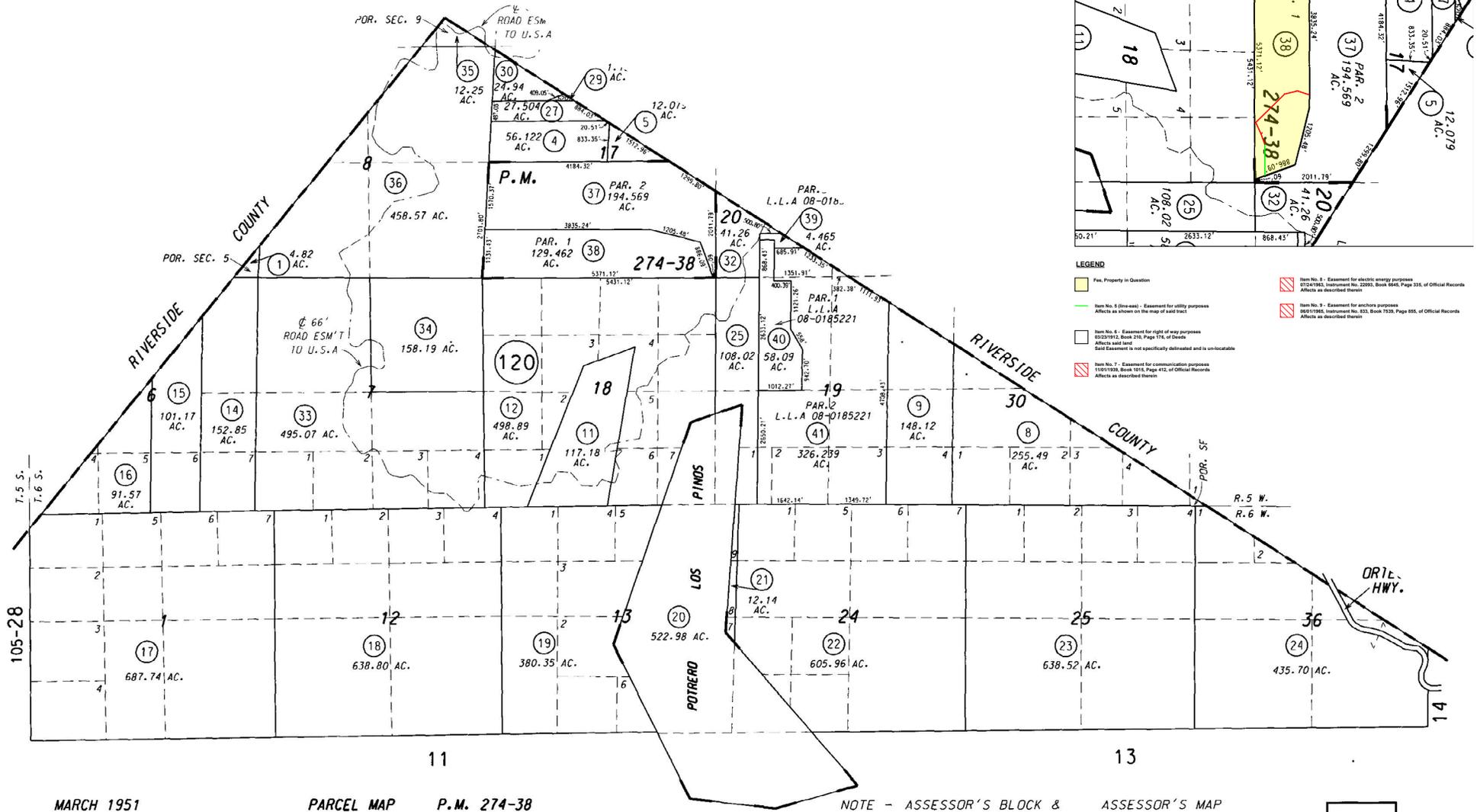
SITE SPECIFICATIONS

The property is offered on an **as-is, where-is basis**.
The seller will convey fee simple ownership, subject to all existing conditions, easements, and regulations.

Address	40051 Long Canyon Road, San Juan Capistrano, CA
Land Area	±129.462 Acres (±5,639,364 SF) APN 125 -120 - 38
Jurisdiction	Unincorporated Orange County
Zoning	A1 – General Agricultural – established to provide agriculture, outdoor recreational uses and low intensity uses (Buyer to Verify); https://library.municode.com/ca/orange_county/codes/code_of_ordinances?nodeId=TIT7LAUSBURE_DIV9PL_ART2THCOZOCO_SUBARTICLE_2BADI_S7-9-30.2LAUSRE
Topography	Rolling hills, canyons, ridgelines, and multiple natural & graded building pads
Utilities	On-Site Well (Water), Electrical Service (SCE), Septic (Required) Residential cabins, support structures, water storage
Existing Improvements	Residential cabins, support structures, water storage, internal roads
Interest Offered	Fee Simple



SITE MAP & EASEMENT



MARCH 1951

PARCEL MAP P.M. 274-38

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 125 PAGE 12 COUNTY OF ORANGE

PROPERTY DESCRIPTION & CONDITION

The property was impacted by a wildfire, which resulted in damage to several existing improvements. While certain structures were affected, the site retains significant value due to its size, infrastructure, access, and setting within a desirable rural area of Orange County /Lake Elsinore region.

All structures destroyed by the "Airport Fire" have been removed by the County of Orange and the property has been environmentally tested and mitigated as required. The fire cleared portions of vegetation, opening up sightlines and revealing the natural topography of the land. This event presents a unique redevelopment or restoration opportunity, allowing future owners to reimagine the site with updated improvements, and modern infrastructure planning.

The site features a diverse natural landscape of **rolling hills, ridgelines, and flat terrain**, providing numerous opportunities for strategic site planning. Internal dirt and gravel roads connect multiple areas of the property and facilitate circulation. These improvements allow for the land's long-term potential.

EXISTING CONDITIONS INCLUDE

- › Residential structures
- › Utility and support structures
- › Operational well water system with storage tanks
- › Electrical infrastructure
- › Gated entry and internal access roads



HIGHEST & BEST USE ANALYSIS

The scale, infrastructure, and zoning context of 40051 Long Canyon Road allow it to appeal to three distinct buyer profiles, each with compelling use cases.

RESIDENTIAL / INSTITUTIONAL DEVELOPER

- › **Estate-Lot Subdivision Potential:** Opportunity to explore a low-density subdivision consistent with the Orange County General Plan parameters
- › **Cluster Development Strategy:** Ability to concentrate development on the most accessible acreage of usable pads while preserving remaining acreage as open space or conservation land
- › **Alternative Institutional Uses:** Potential for a private wellness retreat, corporate compound, or specialized residential campus (subject to approvals). This strategy allows for capital efficiency while preserving the site's natural character and privacy.

AGRICULTURAL / EQUESTRIAN USER

- › **Water Autonomy:** Existing well and storage system provide a critical foundation for agriculture
- › **Microclimate Advantage:** South Coast marine influence offers moderate temperatures ideal for vineyards, citrus, avocados, or specialty crops
- › **Equestrian Scale:** Sufficient acreage for a premier training facility, covered arenas, paddocks, and miles of private riding trails. Few properties in Orange County can accommodate true agricultural or equestrian operations at this scale.

PRIVATE ESTATE / LEGACY BUYER

- › **Ultimate Privacy:** Gated access, natural topography, and zero public-road visibility create a fortress-like estate environment
- › **Compound Capabilities:** Capacity for a primary residence, guest cottages, staff housing, recreational amenities, or private automotive collection
- › **Generational Asset:** A long-term land holding with irreplaceable scale and scarcity value



40051 LONG CANYON ROAD

UNINCORPORATED ORANGE COUNTY, CA



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