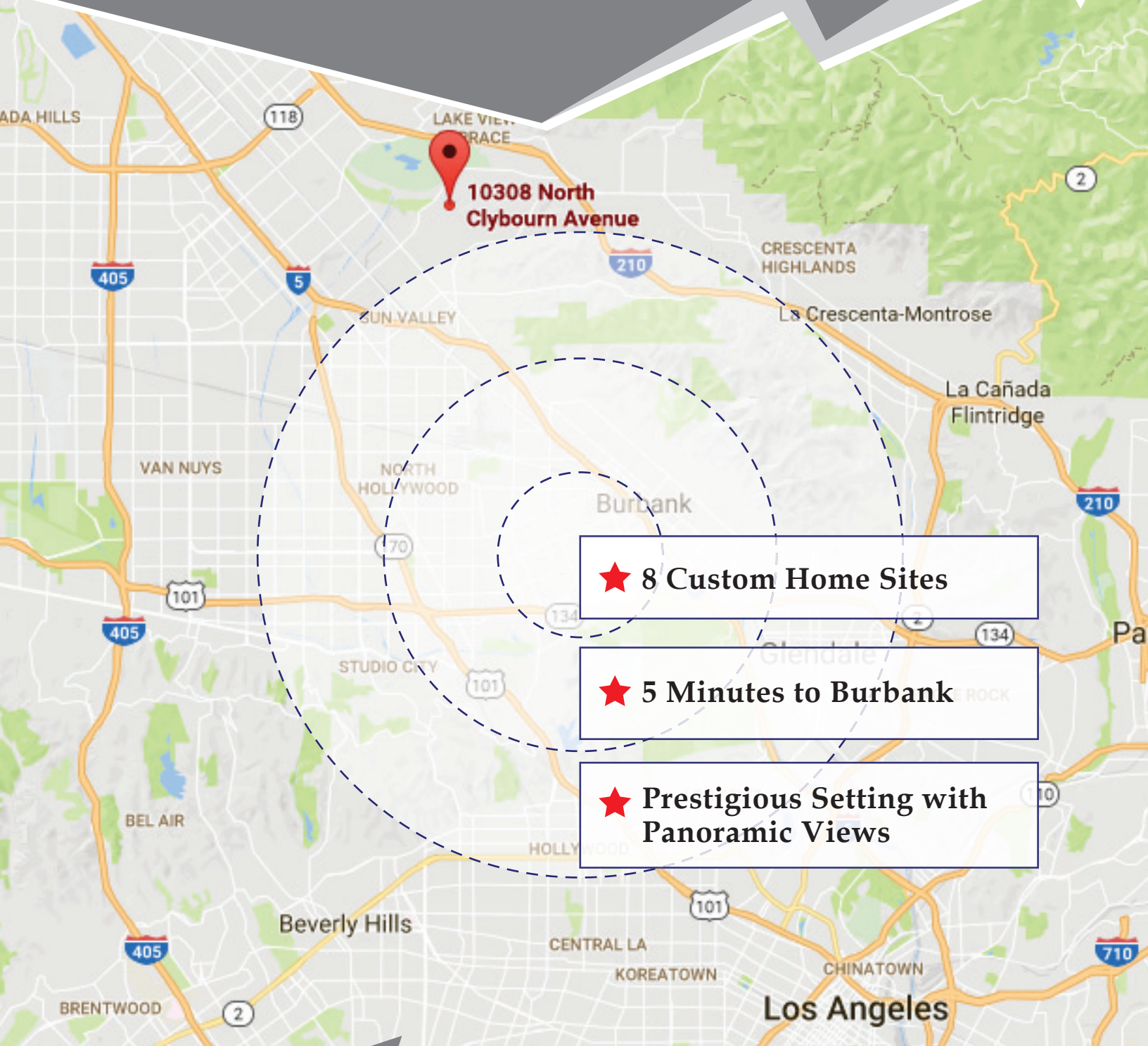


*Prime Development Opportunity*  
**IN SHADOW HILLS**



★ 8 Custom Home Sites

★ 5 Minutes to Burbank

★ Prestigious Setting with Panoramic Views



PROPERTIES

CalBRE #01968216

[www.maxcapprop.com](http://www.maxcapprop.com)

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# Huge Upside POTENTIAL



10308 Clybourn Ave., Shadow Hills, CA 91040



## INVESTORS | BUILDERS

APN#: 2542-008-011 and 2542-008-032

Rare opportunity to develop two lots totaling 3.96 acres sub-dividable into 8 half acre custom home sites within the up and coming and prestigious community of Shadow Hills in LA county. This community has already broken the \$1.4M price ceiling. Current market trends project 8 homes could sell for a total of \$12M-\$15M range upon completion of the development.

Surrounded by woods, hills, valleys, Hansen Lake and a golf course, all lots have amazing views and are perfect sites for highly coveted horse properties in LA County. With an 1000ft above sea level setting, distant city lights views complement exquisite privacy of these lots.

With bedrock within 4 feet, these are natural flats for easy build on. Soil reports have been completed. Water, gas, electric are all at street. Adjacent development, already approved for 14 home sites, is bringing in paved road and utilities. Zoned as agricultural LAA1 with an A1 variance per owner, the site is near 200 acre nature preserve, Angeles National Golf Course, California Polo Club, and Hansen Dam Equestrian Center with convenient access to 2, 5, 118, 134, 170 and 210 freeways.

Currently, there is no vehicle access past the gate. Please feel free to experience the exceptional opportunity these lots present on foot.

1

Features:

- Surrounded by horse properties
- Large 20,000+ sf sites
- 1,000 ft elevation

2

Near:

- Burbank, Glendale, Pasadena, Downtown LA
- Equestrian facilities and Gold Course
- Nature Preserve and Hansen Lake

3

Panoramic Views:

- City lights
- Golf Course, Park, Woods

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*Recent Nearby*  
**SOLD HOMES**



**\$1,649,000 - March 2017**  
10050 Wentworth Street, Shadow Hills

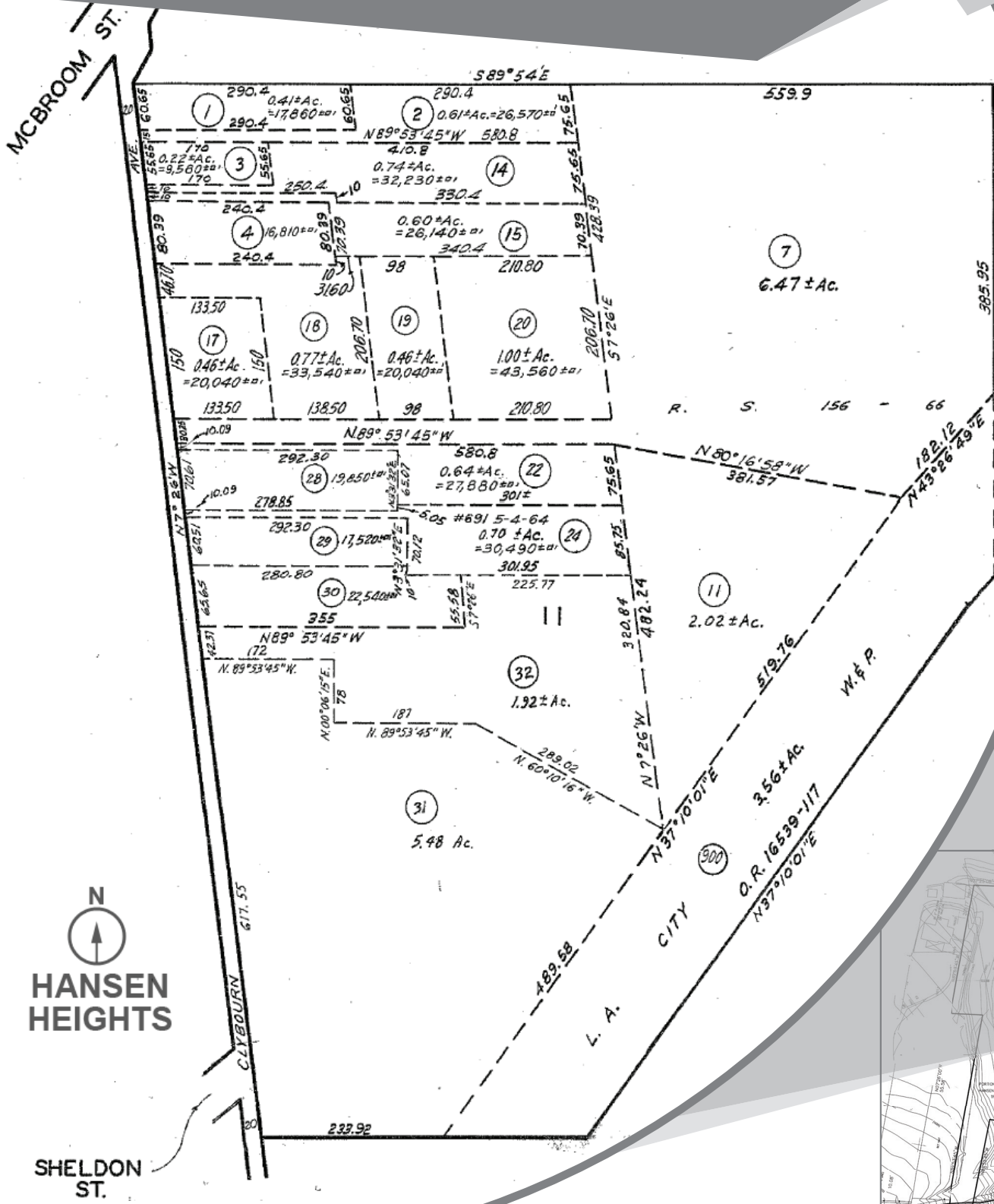


**\$1,335,000 - April 2017**  
9829 McBroom Street, Shadow Hills



**\$1,591,000 - April 2017**  
10721 Colebrook Street, Shadow Hills

# SITE PLAN



N  
 HANSEN HEIGHTS  
 SHEDDON ST.

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