

ANAHEIM HILLS ♦ 28.76 ACRES FOR SALE

GENERAL PROPERTY INFORMATION

PROPERTY IDENTIFICATION

Lots No. 22, 23 & 24 of Tract Map No. 117 ♦ Assessor's Parcel Map Nos. 085-051-04, 085-051-09 & 085-051-10

PROPERTY LOCATION

The Property is located in the northeast portion of the City of Anaheim (a.k.a. Anaheim Hills), in the County of Orange, State of California. The Property is uniquely situated along the south side of E. Santa Ana Canyon Road, between Festival Drive to the east and S. Eucalyptus Drive to the west. The Property is visible from the Riverside Freeway (State Route 91/SR-91), with major off-ramps located at S. Weir Canyon Road (1 mile to the east), and Imperial Hwy (2.5 miles to the west).

PROPERTY ACREAGE

Lot 22 is approximately 11.21 Acres / Lots 23 & 24 (combined) are approximately 17.55 Acres / Total Combined Acreage is Approximately 28.76 Acres

PROPERTY ZONING

The current General Plan shows the Property zoned for Single-Family Hillside RH-1 (SC) / RH-2 / Estate Density / 0-1.5 Dwelling Units Per Acre for a maximum number of forty three (43) single-family residential units, but may be suitable for other uses including, but not limited to, the Developmental Plans 1, 2 and 3 set forth below. Development of the Property is subject to obtaining all applicable approvals.

PROPERTY ACCESS

Access to the Property will be from E. Santa Ana Canyon Road along the northern boundary of the Property and/or from the service road to the west of the Property between S. Eucalyptus Drive and the Property.

PRELIMINARY DEVELOPMENTAL PLANS & POTENTIAL USES

Subject to obtaining the applicable approvals from City, County, State and/or Federal agencies, the Property may have developmental potential for Single-Family Residential Home Sites, Custom Home Sites, Multi-Unit Condominiums, Senior Citizen Multi-Units Complex, Luxury Apartment Complex, Corporate Retreat, or other approved uses. The three Developmental Plans which have been preliminarily explored for the Property are (Plan 1) Multi-Unit Condominiums / 240 Units; (Plan 2) Single-Family Residential Home Sites / 33 Sites; and (Plan 3) Wedding Chapel. No approvals have been obtained for the Property as of the date hereof.

WEBSITE ♦ WWW.ANAHEIMLAND123.COM

The three preliminary Developmental Plans (Multi-Unit Condominium Complex, Single-Family Residential Home Sites and Wedding Chapel) together with Topographic Map, Aerial Photographs, Environmental Impact Report, Assessor's Parcel Map and other information are all available for viewing at the above stated Website.

LIST PRICE

Eight Million Seven Hundred Fifty Thousand Dollars (\$8,750,000) / Seller May Carry Financing

NOTICE

Neither the owner (seller) of the Property nor any real estate broker/agent acting on behalf of the owner make any warranty, representation and/or guarantee, of any kind whatsoever, regarding the accuracy and/or completeness of any information in connection with the Property, including but not limited to, information contained in any brochure, website, plan, report, survey, investigation and/or study. All information in connection with the Property is subject to errors, omissions and changes without any notice of any kind whatsoever.

REPRESENTED BY:

LYNN D. COLLINS ♦ CPT REALTY SERVICES

OFFICE: 949.493.6300 ♦ CELL: 949.463.9671 ♦ EMAIL: LDCollins@cox.net

DRE LICENSE NO.: 00799677

All information herein contained is provided subject to errors, omissions and/or changes without notice.

