

# Anthony Road

City of Santa Clarita, State of California



ALMAR Group Inc. has been retained by ownership to market this 644-acre development in the City of Hemet, California. The property is conveniently located on Rancho Cactus Valley Road, providing easy access to the I-215 freeway.

ALMAR Group Inc. makes no representations or warranties regarding the properties discussed herein. This information is subject to errors, omissions, changes in terms and conditions, prior sales, lease or withdrawals, without notice.

# Anthony Road

City of Santa Clarita, California

## property description

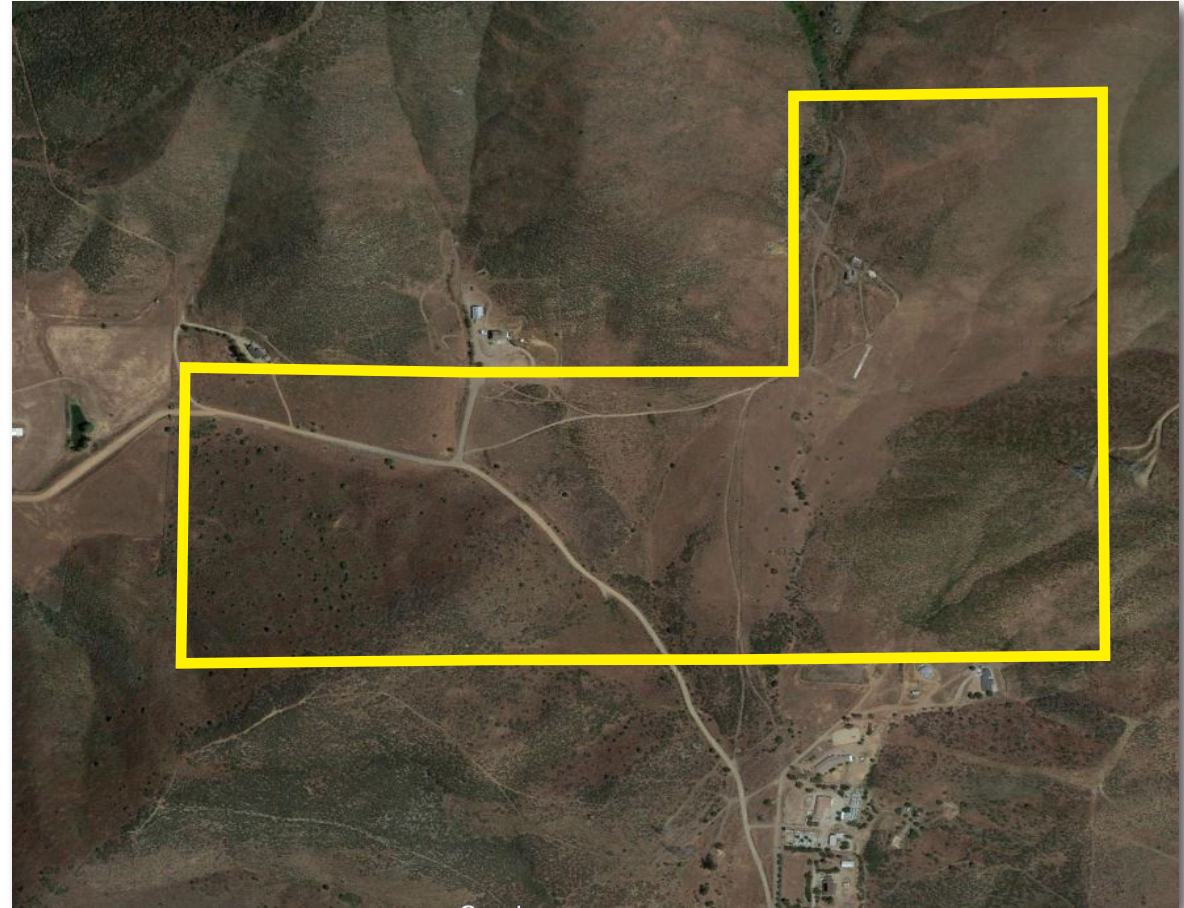
Project Location County of Los Angeles, California

Size 157 Acre

Assessor's Parcel No.'s  
 3213-001-042  
 3213-001-005  
 3213-001-008  
 3213-001-012

Property Type Rural Agricultural

Price \$1,500,000.



## Highlights Opportunity

Anthony Road is a one-hundred fifty seven gross acre property located within the Northern County of Los Angeles. The subject site is relatively flat with various rolling hills. The property consists of four (4) legal parcels well suited for ranch and agricultural development. The Northern parcel (008) includes a residential structure presently not occupied.

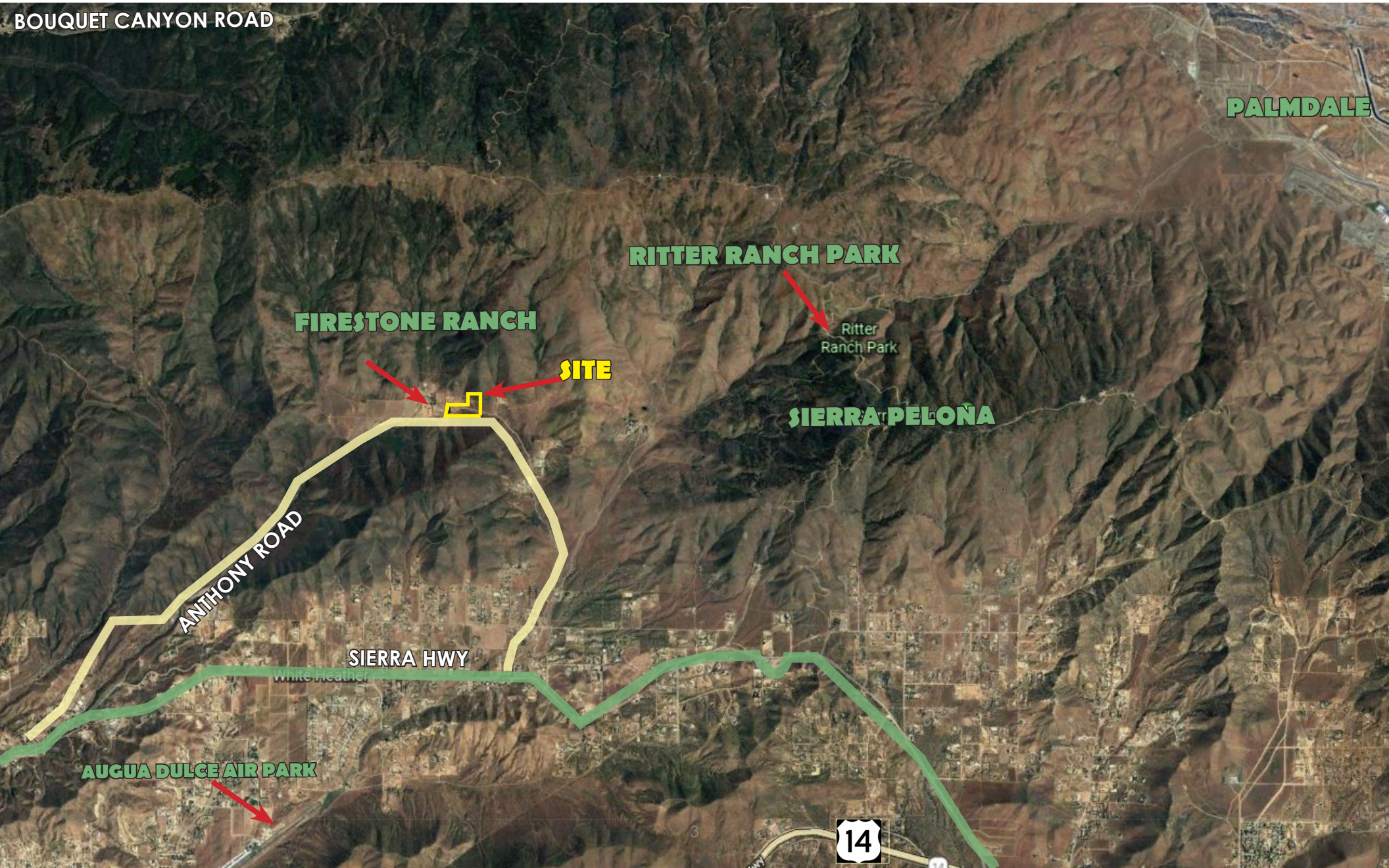


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## Aerial

BOUQUET CANYON ROAD



PALMDALE

RITTER RANCH PARK

Ritter Ranch Park

FIRESTONE RANCH

SITE

SIERRA PELOÑA

ANTHONY ROAD

SIERRA HWY

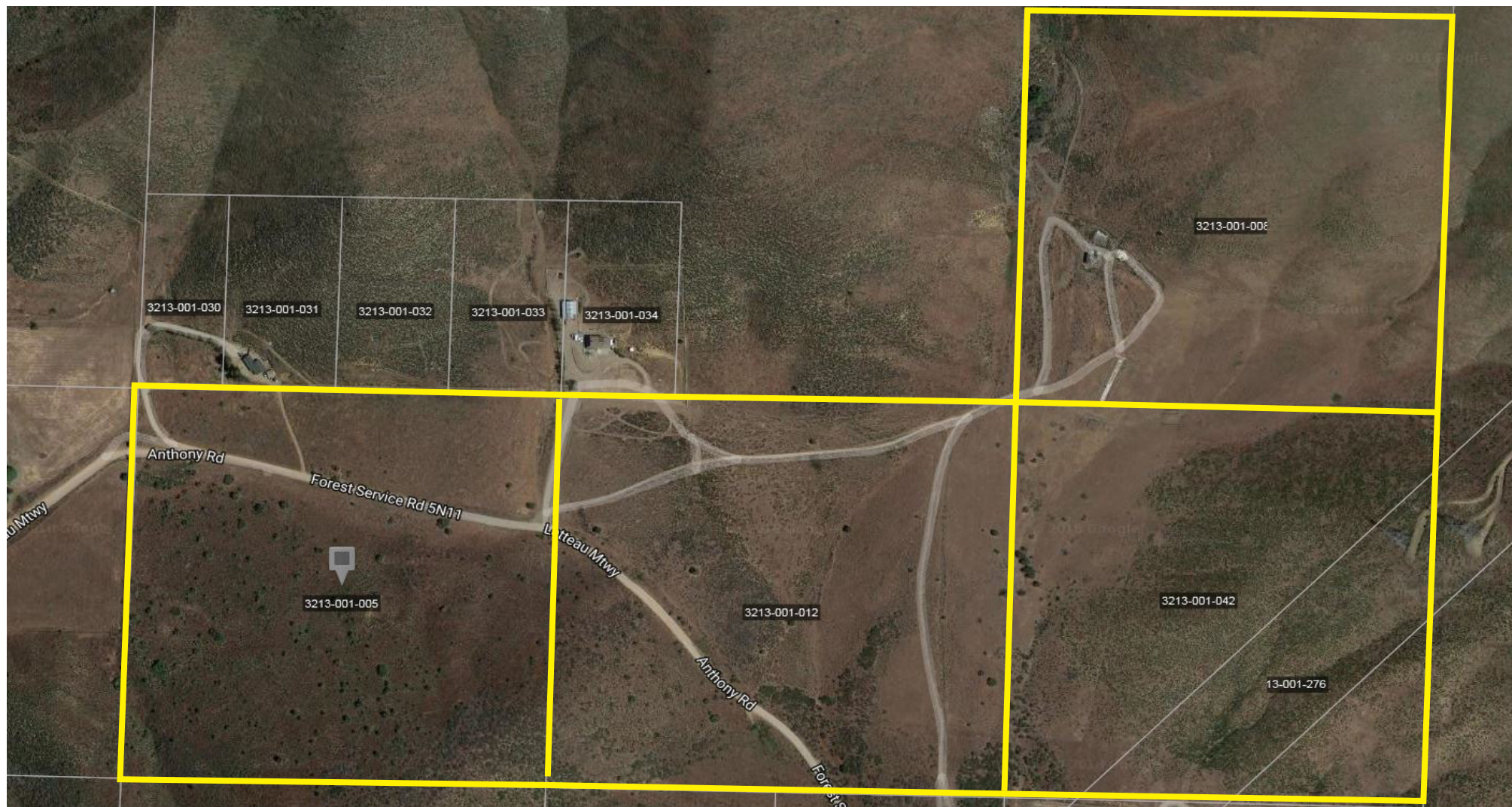
AUGUA DULCE AIR PARK

14

# Anthony Road

City of Santa Clarita, California

## Parcel Map



# Anthony Road

City of Santa Clarita, California

## NARRATIVE:

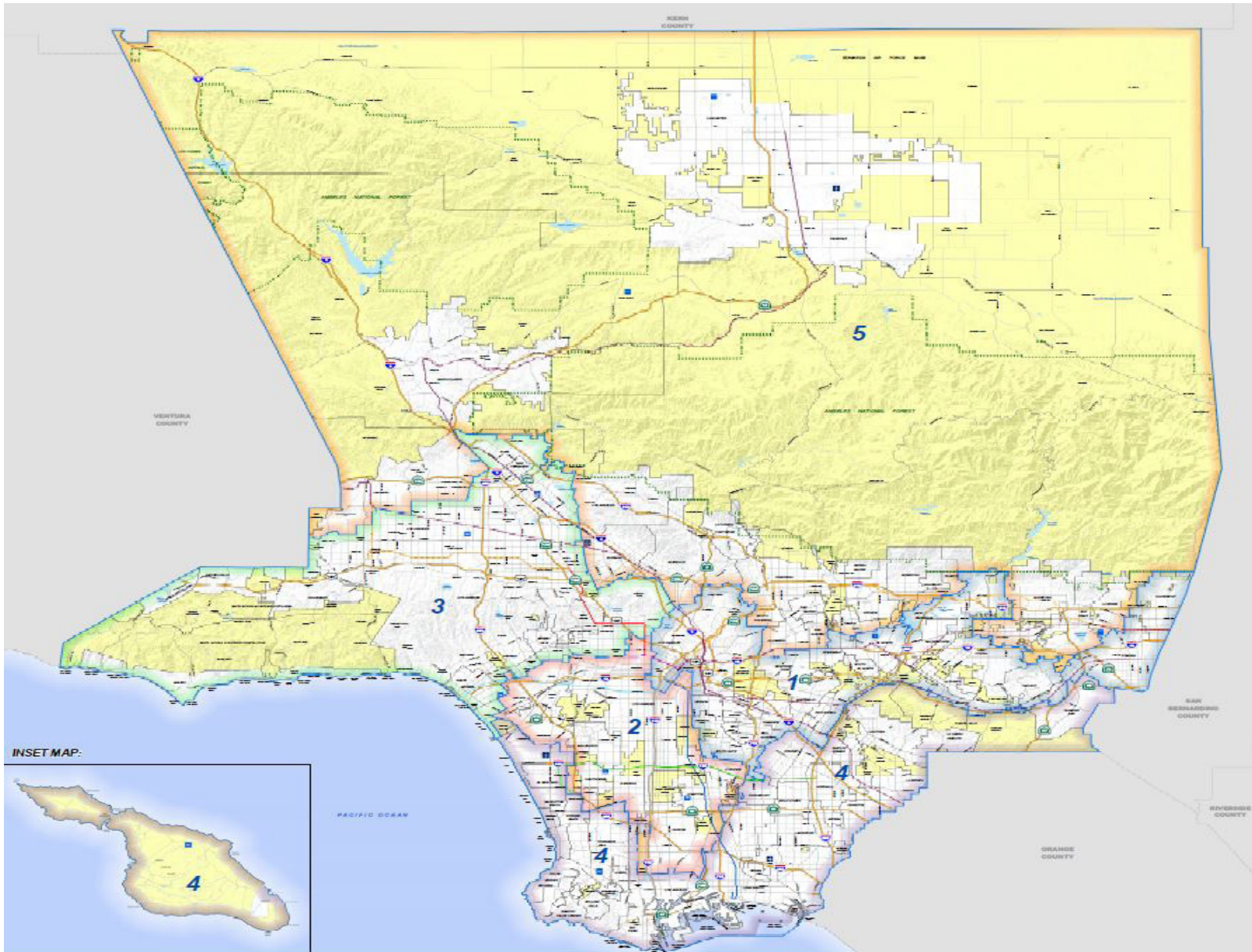
- Anthony Road Ranch: is located (30) minutes west of the City of Palmdale withing the municipality of Los Angeles County and the community of Santa Clarita (not to be confused with the City of Santa in Los Angeles county).
- The City of Palmdale: is (30) minutes east of Anthony Road Ranch (population of 513,000).The most important industry within the City of Palmdale is the Aerospace industry and various industrial-manufacturing companies. Jobs and population continue to increase due to the city designation as a (Antelope Valley) Enterprise Zone and Palmdale Federal Foreign Trade Zone.
- Sleepy Valley/Agua Dulce: is a Rural California community located south of Anthony Road Ranch situated on the Sierra Highway. Also known for its agricultural influece of wines such as :Wine House Vineyard,Reyes Winery, and Agua Dulce Winery.



# Anthony Road

City of Santa Clarita, California

## County of Los Angeles Supervisorial Districts Map



COUNTY OF LOS ANGELES

SUPERVISORIAL DISTRICTS

August 2016

**LEGEND:**

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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> 1st Supervisorial District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> 2nd Supervisorial District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> 3rd Supervisorial District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> 4th Supervisorial District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> 5th Supervisorial District</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Commercial Airport</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> General Aviation Airport</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Freeway</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Highway</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Primary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightyellow; border: 1px solid black; margin-right: 5px;"></span> Secondary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightcyan; border: 1px solid black; margin-right: 5px;"></span> River, Channel or Stream</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Significant Water Body</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> National Forest Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightyellow; border: 1px solid black; margin-right: 5px;"></span> Incorporated City</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Unincorporated Area</li> </ul> | <p><b>Transit Lines</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Metrolink</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Orange Line Transitway</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Silver Line Transitway</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Blue Line</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Conchata / LAX (Planned)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Exposition Line</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Exposition Line (In Construction)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Gold Line</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Gold Line (Construction)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Gold Line (Planned)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Green Line</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Purple Line</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Purple Line (Planned)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Red / Purple Line</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Red Line</li> </ul> |
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**VICINITY MAP:**



Logos for the County of Los Angeles and the City of Santa Clarita. A north arrow and a scale bar (0 to 8 miles) are also present. The text "Last Updated: August, 2016" is located at the bottom right.

# Anthony Road

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