



KOREK LAND COMPANY, INC.

**IN FILL
LOCATION!**

13.44± COMMERCIAL ACRES
PALMDALE, CA

LOCATION: South side of Avenue S, just east of 20th Street E in the City of Palmdale 93550. The east end of the subject is the entrance to Desert Lawn Memorial Park. This is an infill location with a good amount of existing single family residential development and retail shopping.

APN/SIZE: 3053-007-046 = 13.44± acres

TOPO: Basically flat with over 1,300' of Avenue S frontage.

ZONE/GP: C2 (Office Commercial). This zone allows for businesses and professions which provide services primarily from offices. (See zoning standards.) **GENERAL PLAN:** OC (Office Commercial). **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: In the area. Buyer to determine availability and capacity of utilities for Buyer's intended use.

POTENTIAL: Potential medical, professional or administrative offices, business services, financial/real estate services, educational services or trade school, assisted living, retail uses in conjunction with office and/or service uses. **Multi-family potential with a zone change.**

MISC: Northrop Grumman was awarded the Long-Range Strike Bomber contract by the US Air Force. The Antelope Valley is at the leading edge of the aerospace industry with Airforce Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA. Future growth in this area is inevitable.

PRICE: Asking \$1,600,000 (\$2.73/SF).

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DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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