



KOREK LAND COMPANY, INC.

**MAJOR PRICE
REDUCTION!**

223 TENTATIVELY MAPPED LOTS
ROSAMOND AREA
(KERN COUNTY)

LOCATION: 15th Street W approximately 1/4 mile north of Rosamond Blvd, east of Highway 14 in the Rosamond area of Kern County 93560. The subject property is located just north of the cities of Lancaster and Palmdale, and west of Edwards Air Force Base in an IRS qualified **Opportunity Zone** prime for new development (see links for details).
<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>
<https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>

APN/SIZE: 251-060-07 = 54.15± gross acres.

TOPO: Basically flat.

APPROVALS: Approved as Vesting Tentative Tract No. 6231 for 223 – 6,000 SF minimum lots. Map expires 01/23/2019.

UTILITIES: Water and Sewer – Rosamond Community Services. Electricity – Southern California Edison. Gas – Southern California Gas Company. School District – Southern Kern Unified.

BUYER TO VERIFY MAP STATUS AND AVAILABILITY OF UTILITIES FOR BUYER'S INTENDED USE.

AREA: Located in the northern end of the Antelope Valley, Rosamond is an affordable housing market with new homes selling in the high \$200's to mid-\$300's and older resales selling in the low to mid \$200's. The Antelope Valley is at the leading edge of the aerospace industry with Edwards Air Force Base, Airforce Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA. Future growth in this area is inevitable.

PRICE: **REDUCED TO \$2,676,000 (only \$12,000/lot)!** Asking \$3,345,000.

CONTACT: Deanne Boublis (CalDRE #00970999) at deanne.boublis@korekland.com or (818) 787-3077.

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.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992