



KOREK LAND COMPANY, INC.



9± COMMERCIAL ACRES
ROSAMOND, CA

LOCATION: Southeast corner Rosamond Blvd. and 35th Street W, in the Rosamond area of Kern County 93560. Over 600 feet of frontage on both Rosamond Blvd. and 35th Street W, approximately 1 mile west of Highway 14.

APN/SIZE: 472-100-61= 4.49± acres 472-100-62 = 4.63± acres **TOTAL = 9.12± ACRES**
Parcels may be sold separately.

TOPO: Basically flat.

ZONE: General Commercial (C2) District. This zone allows for a wide range of retail commercial activities including regional shopping and heavy commercial uses. Apartments may be allowed with a Conditional Use Permit. Site is also located in the Precise Development (PD); Floodplain Secondary (FPS); and Airport Approach Height (H) Combining Districts.

BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: In the area.

MISC: Prime corner location! Frontier Homes' Asher Ranch new home community at 35th Street W and Orange Street <http://www.fhcommunities.com/communities-floorplans/asher-ranch/> is actively selling homes! Legacy Homes' Town Square project across the street to the north recently finished up. Dollar General just built a new store across 35th Street W and is open for business. The Wanda Kirk (Rosamond) County Library is a half block to the west. This is an excellent commercial corner development opportunity!

PRICE: Asking \$1,500,000. Terms may available to a qualified Buyer. Subject property is lender owned and being sold "AS-IS".

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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.