



KOREK LAND COMPANY, INC.

**COMMERCIAL &
RESIDENTIAL!**

14.7± ACRES
LITTLEROCK AREA
(COUNTY OF LOS ANGELES)

LOCATION: On 82nd Street E, ~225' south of the signalized intersection of 82nd Street E and Pearblossom Highway (Hwy 138), in the downtown area of Littlerock, Los Angeles County, CA 93543. Alpine Elementary School and the renowned Charlie Brown Farms are located less than a half block to the east. State Highway 138 is a heavily traveled, east/west connector from Los Angeles into the Victor Valley and on into Las Vegas.

APN/SIZE: 3049-029-044 = 14.71± acres

TOPO: Basically flat, somewhat rectangular in shape.

ZONE /

LAND USE: The northerly 6.25± acres: **Zone:** A-1-1; **Land Use Designation:** CR (Rural Commercial).
The southerly 8.45± acres: **Zone:** A-1-2; **Land Use Designation:** RL2 (Rural Lands - 1 du/2 gross acres).

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

UTILITIES: In the area.

MISC: This is a unique parcel with potential for commercial and residential/ag uses. Buyer may consider subdividing the residential from the commercial or combining the two uses for residential farming activities with a retail component, ie; fruit/nut stand, winery, restaurant, etc.

PRICE: Asking \$425,000.

CONTACT: Deanne Boublis (CaDRE 00970999) at (818) 787-3077 for additional information.

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

CA DRE 00861992