



KOREK LAND COMPANY, INC.

**CHEAP
COMMERCIAL LAND!**

6.75± HIGHWAY FRONTAGE ACRES
PALMDALE, CA

LOCATION: Highly visible vacant land parcel on Pearblossom Highway, just east of 25th Street E in Palmdale, CA 93550. This location has easy access to downtown Palmdale, the airport, Hwy 14 and Hwy 138. The AV Community College has land for a new campus nearby.

APN/SIZE: Fronting Pearblossom Hwy is APN 3052-015-055 = ~1.75 acres commercial with excellent Pearblossom Hwy exposure (~225' frontage) with very good traffic volumes. Adjacent to the south is APN 3052-015-058 = ~5.1 residential acres.

TOPO: Gentle undulating topography. Simple-grading job!

ZONE: The ~1.75 acres are zoned C1 (Light Commercial). This zone allows for a wide range of non-residential uses including office, retail. (See Article 51 in the zoning ordinance.). A soils and geology report will likely be required to cover, amongst other things, earthquake fault zone setbacks. The ~5.1 acres are zoned R-1-1.

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

UTILITIES: Buyer to determine availability and capacity of utilities for Buyer's intended use. There is a fire hydrant next door.

POTENTIAL: This property is priced as a hold investment opportunity. Northrop Grumman was recently awarded the Long-Range Strike Bomber contract by the US Air Force and will produce tremendous job growth in the Valley. The Antelope Valley is at the leading edge of the aerospace industry with Airforce Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA.

PRICE: **Reduced to less than \$26,000 per acre. Seller is motivated to clear up an estate. Make an Offer!**

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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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