



KOREK LAND COMPANY, INC.

## RECORDATION OF PHASE I IS IN PROCESS!

### 223 TENTATIVELY MAPPED LOTS ROSAMOND AREA (KERN COUNTY)

- LOCATION:** 15<sup>th</sup> 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).  
[Opportunity Zones-FAQ](#) [Opportunity Zones Resources](#)
- 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. Seller is working on the recordation of Phase I.
- 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 mid-\$300's and older resales selling in the 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:** **Asking \$2,676,000 (only \$12,000/lot)!**
- CONTACT:** Deanne Boublis (CaIDRE #00970999) at [deanne.boublis@korekland.com](mailto: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.

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