



KOREK LAND COMPANY, INC.



7.47± ACRES – MULTI-FAMILY
LANCASTER, CA

LOCATION: Southeast corner of 15th Street W and Avenue K-8 in the City of Lancaster, CA 93534. Subject is adjacent to Highway 14 with over 475' of highway visibility. Site is easy to access from Avenue L and/or Avenue K.

APN/SIZE: 3125-010-071 = 7.47± acres

TOPO: Basically flat with ~315' of frontage on 15th Street W. 15th Street W is improved with curb, gutter and sidewalk.

ZONE: HDR (High Density Residential of 15.1 – 30 Units/Acre. **GENERAL PLAN:** MR2 = Multi-Residential (15.1 – 30 DU/AC).

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: In the area.

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

MISC: Somewhat in-fill location with multifamily residential to the west and northwest; Kaiser Permanente Medical Office to the south; and single family residential further west and southwest. The Kaiser Permanente Hospital is located on Avenue L about 1.5 miles southeast; Costco, several national retailers and the Lancaster Auto Mall are nearby.

POTENTIAL: Zoning allows for 200+/- multifamily residential units. The aerospace industry has created a strong demand for new for-rent and for-sale attached housing. This is an excellent opportunity to fill this demand!

PRICE: Asking \$2,250,000 (\$6.91/SF).

CONTACT: Deanne Boublis - CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420 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.