



KOREK LAND COMPANY, INC.

**PERFECT FOR A SMALLER, INFILL
DEVELOPER!**

2± ACRES – MULTI-DENSITY
PALMDALE, CA

- LOCATION:** North side of Avenue R-4, west of 30th Street E, Palmdale 93550. Infill location with apartments to the north, condos/duplexes to the east, single family residential homes to the west and Desert Rose Elementary school caddy-corner to the southwest.
- APN/SIZE:** 3019-035-026 & 027 = 2.16± acres
- TOPO:** Basically flat with 215' of frontage on Avenue R-4.
- ZONE:** R-3 (Multiple Residential). This zone is intended to promote the development of grouped housing such as townhouses, condominiums and apartments at a density of up to 16 dwelling units per gross acre. (See zoning standards.)
- GENERAL PLAN:** MFR (Multifamily Residential). Residential uses with densities ranging from 10.1 to 16 dwelling units per acre.
BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.
- UTILITIES:** In the area.
- MISC:** This is an excellent development opportunity for a small, infill developer! The growth from the aerospace industry has created tremendous demand for new condo and apartment projects in the City. City has an old Site Plan for 18 condos.
- GROWTH:** The Palmdale Aerospace Academy recently opened a new facility at 35th Street E and Palmdale Blvd. Northrop Grumman was recently awarded the Long-Range Strike Bomber contract by the US Air Force. The Antelope Valley is at the leading edge of the aerospace industry with Air Force Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA.
- PRICE:** Asking \$350,000 (\$3.72/SF). Make an Offer!
- CONTACT:** Deanne Boublis - CalDRE 00970999 at deanne.boublis@korekland.com or (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.

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