



KOREK LAND COMPANY, INC.

**DEVELOPMENT
OPPORTUNITY!**

30± ACRES
ROSAMOND, CA
(COUNTY OF KERN)

LOCATION: The northeast corner of 35th Street W and Orange Street approximately 600' south of the signalized intersection of 35th Street W and Rosamond Blvd, in the Rosamond area of Kern County, CA 93560. Subject is across from Frontier Homes' new home community of [Asher Ranch II](#).

APN/SIZE: 472-100-63 = 30.15± acres

TOPO: Basically flat, rectangular in shape with over 1,900' of frontage on 35th Street W and 660' on Orange Street.

ZONE: A zone change from A-1 to R-1 FPS was done in 1989 but is currently in suspense pending an approved tract.

GENERAL

PLAN: 5.3/2.5 (maximum 10 units/net acre) / (flood hazard).

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

UTILITIES: Water and Sewer – Rosamond Community Services District (RCSD). Electricity – Southern California Edison. Gas – Southern California Gas Company. School District – Southern Kern Unified.

BUYER TO VERIFY 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. 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.

MISC: This is an excellent investment or development opportunity.

PRICE: Asking \$525,000 – **MAKE AN OFFER!**

CONTACT: Deanne Boublis (CalDRE 00970999) at (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.

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

CalDRE 00861992