



KOREK LAND COMPANY, INC.

***LOCATED IN THE PATH
OF DEVELOPMENT!***

18.3 ACRES - SFR
LANCASTER, CA

LOCATION: On the west side of 60th Street W at Avenue K-12 in the City of Lancaster 93536. Subject is adjacent to the Avanti South Specific Plan and the planned Quartz Hill Commons / WalMart shopping center; Quartz Hill High School is located just south of the subject at the corner of Avenue L and 60th Street W.

APN/SIZE: 3204-008-048 = 18.3± acres

TOPO: Basically flat with over 600 feet of 60th Street W frontage.

ZONE: R-7000 (SFR on 7,000 SF lots). **GENERAL PLAN:** UR = Urban Residential (2.1 – 6.5 DU/AC). Previously approved for 84 single family lots. Seller has an updated Biological Resources Report, an Environmental Phase I and a Cultural Phase I.

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

UTILITIES: In the area.

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

POTENTIAL: With the Avanti South Specific Plan and the Quartz Hill Commons projects coming online in the near future, the City of Lancaster has indicated a willingness to consider a zone change to a commercial or possible multifamily use. The aerospace industry has created a strong demand for new for-rent and for-sale attached housing.

MISC: This is a prime development or investment opportunity located in the path of growth!

PRICE: Asking \$1,495,000. Seller is looking for an all cash, non-contingent offer.

CONTACT: Deanne Boubliis - CalDRE #00970999 at deanne.boubliis@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.

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