



KOREK LAND COMPANY, INC.

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

10± ACRES - RESIDENTIAL
CITY OF LANCASTER, CA

LOCATION: Located on the north side of W. Avenue I, just west of 80th Street West, in the City of Lancaster, 93536. The Avanti Specific Plans and the planned Quartz Hill Commons / Wal-Mart shopping center is south-east of the subject. The Quartz Hill High School is located at the corner of W. Avenue L and 60th Street W.

APN/SIZE: APN 3219-025-016 = 9.75± acres. Site is basically flat, with over 300' street frontage.

ZONE: RR-2.5 – Rural Residential (1 unit per 2.5 acres). **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 Specific Plans and the Quartz Hill Commons projects coming online in the near future, the City of Lancaster may institute zone changes in the area that may lift property values. The aerospace industry has created many new jobs and a strong demand for new rental and for-sale housing.

MISC: This is a prime investment opportunity located in the path of growth! West View Estates residential subdivision is just west of the Property.

PRICE: Asking \$160,000. The average land transaction in the vicinity is over \$18,000 per acre.

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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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