



KOREK LAND COMPANY, INC.

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

1.55± ACRES – MULTIFAMILY
PALMDALE, CA

LOCATION: North side of Avenue R, south side of Avenue Q15 between 15th and 17th Streets E in the City of Palmdale, CA 93550. Subject is 2,000± feet west of Palmdale High School and just south of a beautiful new church facility.

APN's/SIZE: 3014-010-010 = 1.13± acres 3014-010-015 = .42± acres Total Gross = 1.55± Acres
There was a recent partial acquisition for Avenue R street improvements and there may be a future dedication for Avenue Q15. The actual net acreage is unknown.

TOPO: General level with ~239' of frontage on Avenue R. There is a nature drainage course towards the western boundary.

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

MISC: Potential for 20± for-sale or for-rent units, suitable for a small, infill developer. The growth from the aerospace industry has created tremendous demand for new condo and apartment projects in the City, this is an excellent opportunity to help fulfill this demand!

PRICE: Asking \$185,000.

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.

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