



KOREK LAND COMPANY, INC.



10± ACRES – MIXED-USE
LANCASTER, CA

LOCATION: Northeast corner of 20th Street E and Lancaster Blvd in the City of Lancaster, CA 93535. Signalized, corner location across from KB Homes' Sapphire Dunes and less than 1-block from Discovery School (K-8). Subject is about 2.7 miles east of downtown Lancaster.

APN/SIZE: 3150-007-059 = 4.51± acres 3150-007-060 = 3.63± acres 3150-007-061 = 1.87± acres

TOPO: Basically flat with ~250' of frontage on Lancaster Blvd and over 930' of frontage on 20th Street E. The City recently started the process to improve both streets with curb, gutter and sidewalk.

ZONE: MU-N (Mixed Use – Neighborhood) [Zoning Code](#) **GENERAL PLAN:** MU = Mixed Use.

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

UTILITIES: In the area. Home on parcel 060 is serviced by a well and septic.

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

MISC: Parcel 060 (44900 20th Street E) is currently improved with a 1,729± SF home from 1954 to be sold "AS-IS". This is a somewhat in-fill location with single family residential, K-8 school, houses of worship and commercial all nearby.

POTENTIAL: [Conceptual site plan](#) for 164 residential units, 2 to 3 story on grade, plus 10,000 SF of retail. The aerospace industry has created a strong demand for new for-rent and for-sale housing. This is an excellent opportunity to fill this demand!

PRICE: **REDUCED TO \$1,699,000 (\$3.90/SF)!** Asking ~~\$1,800,000 (\$4.13/SF)~~. Terms available for a qualified buyer!

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.