



KOREK LAND COMPANY, INC.

***GREAT CENTRALIZED
LOCATION!***

14.55 ACRES - RESIDENTIAL
LANCASTER, CA

LOCATION: South west corner of Ana Madre Lane and Avenue L in the City of Lancaster 93534. Easy access to Highway 14 and downtown Lancaster. Centralized location with regional and neighborhood shopping nearby, including Costco and the Lancaster Auto Mall. The Kaiser Permanente Antelope Valley Medical Offices are located 2 miles to the east on Avenue L and Antelope Valley College is 1.5 miles to the north.

APN/SIZE: 3109-011-081 = 14.55± acres

TOPO: Basically flat, rectangular in shape with 350± feet of Avenue L frontage and 1,930± feet of depth.

ZONE: SRR (Semi-Rural Residential – 1-2 units/1 acre). **GENERAL PLAN:** NU=Non-Urban Residential (0.4 - 2.0 DU/AC).

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: Potential for 30+/- half acre custom home lots or acquire property(s) to the west for a larger project. Nearby homes are selling in the \$700 and \$800's. Excellent development opportunity for the smaller, custom home builder/developer!

PRICE: Asking \$999,990.

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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