



**KOREK LAND COMPANY, INC.**

***SELLER IS OPEN TO  
OFFERS!***

**10 ACRES - RESIDENTIAL**  
**QUARTZ HILL AREA - CITY OF LANCASTER, CA**

**LOCATION:** Avenue M-2 west of 40<sup>th</sup> Street W in the Quartz Hill area of the City of Lancaster 93534, near the prestigious Los Hermanos Estates. From Highway 14, exit Avenue M/Columbia Way to Quartz Hill Road, to 45<sup>th</sup> Street W; turn left (south) on 45<sup>th</sup> Street W. Go to Avenue M-8; turn left (east) on Avenue M-8, go to 40<sup>th</sup> Street W; turn left (north) on 40<sup>th</sup> Street W. In about 1/4 mile, turn left on Avenue M-2 (unpaved). In about 675' subject will be on your left.

**APN/SIZE:** 3111-001-032 = 10.11± acres

**TOPO:** Basically flat. Beautiful custom home(s) location!

**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:** Water and power are in the area; sewer - septic.

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

**POTENTIAL:** Potential to subdivide into 20+/- half acre lots or divide into larger, 1 to 2-acre, custom home lots. Nearby homes on smaller lots are selling in the \$600 and \$700's. Excellent development opportunity for the smaller, custom home builder / developer!

**PRICE:** **REDUCED TO \$298,000! – OVER \$100,000 PRICE REDUCTION!**

**CONTACT:** Deanne Boublis - CalDRE #00970999 at [deanne.boublis@korekland.com](mailto: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.

**OFFICE:** 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

**MAILING:** P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

[www.korekland.com](http://www.korekland.com) ❖ [mail@korekland.com](mailto:mail@korekland.com)

CalDRE 00861992