



KOREK LAND COMPANY, INC.

**42% PRICE
REDUCTION!**

6.85± HIGHWAY FRONTAGE ACRES
PALMDALE, CA

LOCATION: Highly visible vacant land parcel on Pearblossom Highway, just east of 25th Street E in Palmdale, CA 93550. This location has easy access to downtown Palmdale, the airport, Hwy 14 and Hwy 138. The A. V. Community College has land for a new campus nearby.

APN/SIZE: Fronting Pearblossom Hwy is APN 3052-015-055 = ~1.75 acres commercial with excellent Pearblossom Hwy exposure (~225' frontage) with very-high-daily-traffic volumes for good marketing exposure. Adjacent to the south is APN 3052-015-058 = ~5.1 residential acres.

TOPO: Gentle undulating topography. Simple-grading job!

ZONE: The ~1.75 acres are zoned C1 (Light Commercial). This zone allows for a wide range of non-residential uses including office, retail. (See Article 51 in the zoning ordinance.). As with most properties, a soils and geology report will be required for development. The ~5.1 acres are zoned R-1-1.

BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Buyer to determine availability and capacity of utilities for Buyer's intended use. There is a fire hydrant next door.

POTENTIAL: Investment or development opportunity. Northrop Grumman has the Long-Range Strike Bomber contract and is producing solid job growth in Palmdale. The Antelope Valley is at the leading edge of the aerospace job creation with Air Force Plant 42, Lockheed Martin, Boeing, NASA & Edwards Air Force Base.

PRICE: **Now \$116,500; was \$200,000. Seller is motivated to clear up an estate. Make an Offer!**

CONTACT: Larry D. Lynch - CalDRE #01180573 at larry.lynch@korekland.com or (310) 919-7803.

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 ❖ mail@korekland.com

CalDRE 00861992