



KOREK LAND COMPANY, INC.

***Seller is Motivated.
Make an Offer!***

10± ACRES - RESIDENTIAL
CITY of LANCASTER, CA

LOCATION: Located on the south side of W. Avenue K, just west of 70th Street West, in the City of Lancaster, 93536. The Avanti West Specific Plan abuts the Property on the south, the future Wal-Mart site and another specific plan are located slightly east of the Property. The Quartz Hill High School is located at the corner of W. Avenue L and 60th Street W.

APN/SIZE: 3204-001-205 = 9.78± acres. Subject is basically flat with over 300' Avenue K street frontage.

ZONE: RR-2.5 - Rural Residential (1 unit per 2.5 acres). **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: With the Avanti Specific Plans and the Quartz Hill Commons projects coming online in the near future, the City of Lancaster may institute zone changes in the area to lift property values. Other residential projects are even further west. The aerospace industry has created many solid jobs along with a strong demand for new rental and for-sale housing.

MISC: Strategically located investment and/or development opportunity in the path of growth!

PRICE: **REDUCED TO \$199,000 with some price flexibility! Motivated Seller.** Make an offer for presentation to Seller!

CONTACT: Larry D. Lynch (CalDRE #01180573) for additional information larry.lynch@korekland.com or mobile 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.

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