



KOREK LAND COMPANY, INC.

BULK SALE OPPORTUNITY!

248± ACRES **CITY OF PALMDALE**

- LOCATION:** These parcels are located between Sierra Hwy and 25th Street E; and Avenue S and Pearblossom Hwy, in the City of Palmdale (93550). Some parcels are adjacent to existing single family residential development, others are near the Desert Lawn Memorial Park, Tejon Park, Sgt Steven Owens Equestrian Arena and the Barrel Springs Trail.
- APN's/SIZE:** Twenty-five separate parcels totaling 248.3± acres. See attached map for APN's and location.
- TOPO:** Rolling.
- ZONE:** R-1-15,000 (Single Family Residential – 15,000 SF minimum lot size) and R-1-2.5 (Single Family Residential – 2.5 acre minimum lot size).
- LAND USE:** SFR-2 (Single Family Residential) (0 – 3 du/ac) and ER (Equestrian Residential) (2.5 acre lots).
BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.
- UTILITIES:** **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**
- POTENTIAL:** Residential development, rural-ranch home(s), recreational getaway, equestrian facility, mitigation/conservation, investment/future development opportunity. The Antelope Valley is at the leading edge of the aerospace industry with Airforce Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA. Future growth is inevitable.
- PRICE:** See [Exhibits A & B](#) for grouped prices. These properties can be purchased as grouped or purchase in a bulk transaction for a discounted price.
- CONTACT:** Deanne Boublis – CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420. This is a shared listing with David Matian – CalDRE 01965681 davidmatian@me.com or (310) 993-9412,

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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