



**KOREK LAND COMPANY, INC.**

**RURAL, RANCH HOME(S)  
RECREATIONAL GETAWAY**

**61± ACRES**  
**CITY OF PALMDALE**

**LOCATION:** On the east side of Sierra Highway, south of Avenue S in the City of Palmdale (93550). Subject is adjacent to Una Lake, Lake Palmdale, single-family and multifamily residential housing.

**APN's/SIZE:** 3053-006-012 = 36.4± acres      3053-006-013 = 11.32± acres      3053-006-015 = 5.030± acres  
3053-006-016 = 8.37± acres      **TOTAL = 61.12± acres**

**TOPO:** Rolling.

**ZONE:** Parcel 012 = R-1-2.5 (Single Family Residential – 2.5-acre minimum lot size). Parcels 013, 015 & 016 = R-1-15,000 (Single Family Residential – 15,000 SF minimum lot size).

**LAND USE:** Parcel 012 = ER (Equestrian Residential) (2.5 acre lots). Parcels 013, 015 & 016 = SFR-2 (Single Family Residential) (0 – 3 du/ac).

**BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

**POTENTIAL:** The property's rolling topography and expansive views provide an incredible backdrop for rural subdivision, recreational getaway, equestrian facility, investment opportunity, etc. Subject is conveniently located in close proximity to retail centers, medical/office, schools and Highway 14. Additional acreage available, call for details.

**PRICE:** Asking \$1,222,400 (\$20,000/acre).

**CONTACT:** Deanne Boublis – CalDRE 00970999 at [deanne.boublis@korekland.com](mailto:deanne.boublis@korekland.com) or (661) 755-5420. This is a shared listing with David Matian – CalDRE 01965681 [davidmatian@me.com](mailto: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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