



KOREK LAND COMPANY, INC.

POTENTIAL LARGE LOT SUBDIVISION

72.4± ACRES **CITY OF PALMDALE**

LOCATION: On Firethorn St/Old Harold Rd, between Sierra Hwy and 25th Street E, south of Avenue S in the City of Palmdale (93550). This is a somewhat infill location with a good amount of existing single family residential development nearby. Subject is adjacent to the Desert Lawn Memorial Park, Tejon Park, Sgt Steven Owens Equestrian Arena.

APN's/SIZE: 3053-010-021 = 31.21± acres 3053-010-022 = 11.88± acres 3053-008-001 = 5.12± acres
3053-008-002 = 10.28± acres 3053-008-027 = 4.68± acres 3053-008-028 = 9.27± acres
TOTAL = 72.44± acres

TOPO: Rolling.

ZONE: R-1-15,000 (Single Family Residential – 15,000 SF minimum lot size). **LAND USE:** 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 a rural, large lot subdivision / 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 in this area is inevitable. Additional acreage available, call for details.

PRICE: Asking \$1,811,000 (\$25,000/acre).

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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