



KOREK LAND COMPANY, INC.

MOTIVATED SELLER!

MAKE AN OFFER

10 ACRES - RESIDENTIAL
QUARTZ HILL AREA - CITY OF LANCASTER, CA

LOCATION: Avenue M-2 west of 40th Street W in the Quartz Hill area of the City of Lancaster 93534, near the prestigious Los Hermanos Estates. From Highway 14, exit Avenue M/Columbia Way to Quartz Hill Road, to 45th Street W; turn left (south) on 45th Street W. Go to Avenue M-8; turn left (east) on Avenue M-8, go to 40th Street W; turn left (north) on 40th Street W. In about 1/4 mile, turn left on Avenue M-2 (unpaved). In about 675' subject will be on your left.

APN/SIZE: 3111-001-032 = 10.11± acres

TOPO: Basically flat. Beautiful custom home(s) location!

ZONE: SRR (Semi-Rural Residential – 1-2 units/1 acre). **GENERAL PLAN:** NU=Non-Urban Residential (0.4 - 2.0 DU/AC).

BUYER TO VERIFY ZONING AND GENERAL PLAN FOR BUYER'S INTENDED USE.

UTILITIES: Water and power are in the area; sewer - septic.

BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

POTENTIAL: Potential to subdivide into 20+/- half acre lots or divide into larger, 1 to 2-acre, custom home lots. Nearby homes on smaller lots are selling in the \$600 and \$700's. Excellent development opportunity for the smaller, custom home builder / developer!

PRICE: **REDUCED TO \$329,000! – MAKE AN OFFER!**

CONTACT: Deanne Boublis - CalDRE #00970999 at deanne.boublis@korekland.com or (661) 755-5420 for additional information.

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