



KOREK LAND COMPANY, INC.

**BULK SALE
OPPORTUNITY!**

51± ACRES
ANTELOPE VALLEY, CA

LOCATION: One parcel is in the City of Palmdale on 60th Street E, south of Avenue L. The other two parcels are in the communities of Littlerock and Fairmont all are located in the Antelope Valley, Northern Los Angeles County, CA

APN's/SIZE: 3386-024-018 = 10.02 acres / Palmdale area. 3027-013-036 = 1.24± acres / Littlerock area. 3236-003-011 = 40.08± acres / Fairmont area. Three separate parcels totaling 51.34± acres. See maps for location.

TOPO: Mostly flat.

ZONING/

LAND USE: See [Exhibit A](#).

BUYER TO VERIFY ZONING AND LAND USE WILL ALLOW BUYER'S INTENDED USE.

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

POTENTIAL: Investment / future development.

PRICE: Asking \$370,000. These properties can be purchased in a bulk transaction or as individual parcels. See [Exhibit A](#) for individual parcel pricing.

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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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