



KOREK LAND COMPANY, INC.

**PRIME CORNER
LOCATION!**

8.1± ACRES
FAIRMONT AREA
(COUNTY OF LOS ANGELES, CA)

LOCATION: Southeast corner of Lancaster Road (Highway 138) and Three Points Road, in the Fairmont/Lancaster area of Los Angeles County, CA 93536. The subject property is located approximately 13 miles east of I-5 and 24 miles west of Highway 14.

APN/SIZE: 3279-001-002 = 8.1± acres

TOPO: Basically flat with over 900' of prime Highway 138 frontage.

ZONE: Los Angeles County A-2-2 (Heavy Agriculture). Land Use Designation: RL 20 (Rural Land-20) (maximum density of 1 residential unit for each 20 gross acres of land).

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

UTILITIES: Buyer to determine, there are some homes and miscellaneous structures with utilities nearby.

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

MISC: Potential for future Highway Commercial uses on this prime corner property!

PRICE: Asking \$297,500.

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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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