



**KOREK LAND COMPANY, INC.**

## **INFILL DEVELOPMENT OPPORTUNITY!**

### **4.1± ACRES - RESIDENTIAL** **CITY OF LANCASTER, CA**

**LOCATION:** Southeast corner of W Avenue J and 36<sup>th</sup> Street W in the City of Lancaster, CA 93536. Downtown Lancaster is about 3.5 miles northeast of the subject. New home communities in the area include DR Horton's [Marbella Pointe](#).

**APN's/SIZE:** 3153-023-048 = 1.86± acres      3153-023-049 = 2.32± acres      **TOTAL 4.18± ACRES**

**TOPO:** Basically flat with 296' of W Avenue J, improved road frontage.

**ZONE:** R-7000 ([Single Family Residential](#) on 7,000 SF Lots). **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** All in the area. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

**POTENTIAL:** Excellent in-fill location – single family residential to the south and west, West Wind Elementary School, Amargosa Creek Middle School, Lancaster High School, Antelope Valley College, Antelope Valley Hospital, houses of worship and commercial are all nearby! New homes in Lancaster are selling in the \$500's, working their way into the \$600's; resales are trading in the mid to high-\$400's.

**PRICE:** Asking \$266,500.

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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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