



**KOREK LAND COMPANY, INC.**

## **INVESTMENT / DEVELOPMENT OPPORTUNITY!**

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

**LOCATION:** South of Lancaster Blvd, between 30<sup>th</sup> and 40<sup>th</sup> Streets E in the City of Lancaster, CA 93535. Subject is approximately 4.5 miles east of downtown Lancaster, near KB Homes' new home community [Sonora](#), Lancaster Baptist College and Eastside High School.

**APN's/SIZE:** 3150-004-027 = 2.52± acres      3150-004-041 = 2.52± acres      3150-004-042 = 2.53± acres  
**TOTAL = 7.57± ACRES**

**TOPO:** Flat.

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

**MISC:** Also available, three parcels totaling 12.62± acres north of the subject. Buyer may want to assemble additional acreage for a larger, residential development project.

**PRICE:** **REDUCED TO \$219,000!** Seller may consider selling each parcel separately for \$73,000 each.

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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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