



KOREK LAND COMPANY, INC.

PRICED TO SELL!

2.1± ACRE LOT
PALMDALE AREA
(COUNTY OF LOS ANGELES)

LOCATION: Southeast corner of 47th Street E and E Avenue V4, between Barrel Springs and Mount Emma Road, in the Palmdale area of the County of Los Angeles, CA 93550. This parcel is approximately 2 miles south of Pearblossom Highway, near Four Points.

APN/SIZE: 3048-014-078 = 2.11± acres

TOPO: Flat to rolling.

ZONE/GP: Los Angeles County A-2-2 (Heavy Agriculture). Land Use Designation: RL 10 (Rural Land-10) (maximum density of 1 residential unit for each 10 gross acres of land).

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

UTILITIES: Buyer to determine, there are some homes and miscellaneous structures with utilities nearby. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

MISC: Build your dream home! This is a beautiful and serene, custom home location. Adjacent property with three buildings built in 1994 sold in June 2023 for \$830,000!

PRICE: Asking \$38,500.

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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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