



**KOREK LAND COMPANY, INC.**

**PRICED TO SELL!**

**2.59± ACRES – MULTI-DENSITY RESIDENTIAL**  
**CITY OF PALMDALE, CA**

**LOCATION:** South of Avenue R, west of 5<sup>th</sup> Street E, between Division Street and Sierra Hwy in the City of Palmdale, CA 93550. Palm Tree Elementary School is one parcel to the west, the Palmdale Learning Plaza is on the north side of Avenue R at Division Street, shopping, apartments and single family residential are nearby.

**APN's/SIZE:** 3010-002-026 = 1.49± acres      3010-002-027 = 1.10± acres      **TOTAL = 2.59± ACRES**

**TOPO:** Flat to rolling.

**ZONE/GP:** Residential Neighborhood 3 ([RN3](#)). The RN3 Land Use Designation is intended for “missing middle” or middle-density housing such as walkups, garden apartments, and row houses with a density of 20 to 30 units per acre.

**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:** Somewhat infill location near Palmdale Blvd and Highway 14. Buyer may want to assemble additional acreage for a larger, multi-family residential development project.

**PRICE:** Asking \$130,000.

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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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