



KOREK LAND COMPANY, INC.

**RURAL / CUSTOM
HOMESITES!**

TWO - 2.5± ACRE LOTS
W. LANCASTER AREA
(COUNTY OF LOS ANGELES)

LOCATION: On W Avenue A10, west of 70th Street W in the W Lancaster area of the County of Los Angeles, CA 93536. From Highway 14, exit Avenue A go west to 70th Street W, turn left (south). Go to W Avenue A10 turn right (west). Subject lots are on the right in approximately 2,000'. See maps for details.

APN's/SIZE: 3229-016-009 = 2.52± acres 3229-016-010 = 2.52± acres

TOPO: Flat.

ZONE: Los Angeles County A-2-2 (Heavy Agriculture). **GENERAL PLAN:** Land Use Designation: RL2 (Rural Land-2) (maximum density of 1 residential unit for each 2 gross acres of land). **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Lots are in the Sundale Mutual Water Company service area. Water lines are in the streets, electric and cable are in the area. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

MISC: Quiet, westside community of custom homes and ranches. Easy access to shopping, dining and activities. Build an incredible home on a rural estate sized lot. Room for toys, animals, workshop and more!

PRICE: Asking \$48,500/lot.

CONTACT: Deanne Boublis (CalDRE 00970999) deanne.boublis@korekland.com or (661) 755-5420.

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.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992