



KOREK LAND COMPANY, INC.

INVESTMENT / DEVELOPMENT OPPORTUNITY!

12.6± ACRES - RESIDENTIAL **CITY OF LANCASTER, CA**

LOCATION: South of Lancaster Blvd, between 30th and 40th 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: 3150-004-015 = 5.06± acres 3150-004-033 = 5.05± acres 3150-004-043 = 2.51± acres
TOTAL = 12.62± 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 – 2.52± acre parcels directly south of the subject. Buyer may want to assemble additional acreage for a larger, residential development project.

PRICE: **REDUCED TO \$366,000!** Asking ~~\$617,400~~.

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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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