



KOREK LAND COMPANY, INC.

**INVESTMENT / DEVELOPMENT
OPPORTUNITY!**

9.1± ACRES
CITY OF LANCASTER, CA

LOCATION: Northwest corner of E Avenue J8 and Ryckebosch Lane, between 35th and 40th Streets E in the City of Lancaster 93535. The subject property is located in the path of growth, near KB Homes' new home community "Sonora", cady-corner from Enterprise Elementary School (TK-6th) and adjacent to Eastside High School (9th-12th). Close to shopping (WalMart Supercenter), parks and the Lancaster National Soccer Center.

APN/SIZE: 3150-013-049 = 4.83± acres 3150-013-052 = 4.27± acres **TOTAL 9.1± ACRES**

TOPO: Flat with ~600' of E Avenue J8 frontage.

ZONE: SRR (Semi-Rural Residential – 1 to 2 Units/1 Acre). Buyer may consider a zone change for higher density.

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

UTILITIES: In the area.

BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

MISC: Easy access to Highway 14, the Antelope and San Fernando Valleys, and the Greater Los Angeles area. Major employers include Lockheed Martin, Northrop Grumman, Antelope Valley Hospital, BYD and more!

PRICE: **REDUCED TO \$263,900!** Asking ~~\$350,000~~.

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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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