



**KOREK LAND COMPANY, INC.**

**INFILL LOCATION**

**2.27± ACRES – SFR RESIDENTIAL**  
**CITY OF PALMDALE, CA**

**LOCATION:** On Avenue S-8, east of 40<sup>th</sup> Street E in the City of Palmdale, CA 93552. Infill location close to schools, hospitals, shopping - including WalMart Supercenter, Lowes, Target, Vallarta, and more!

**APN's/SIZE:** 3052-006-019 = 1.1± acres      3052-006-004 = 1.17± acres      **TOTAL = 2.27± ACRES**

**TOPO:** Basically flat.

**ZONE/GP:** Single Family Residential 3 (SFR-3). This zone is intended for detached single-family subdivisions containing the City's standard 7,000 square foot minimum lot size (at a maximum of six dwelling 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:** Potential to subdivide or build one or two incredible homes on extra-large lots. Room for toys, animals, workshop and more!

**PRICE:** Asking \$147,550

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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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