



KOREK LAND COMPANY, INC.

**INVESTMENT / DEVELOPMENT
OPPORTUNITY!**

9.25± ACRES – MIXED USE
CITY OF PALMDALE, CA

LOCATION: On the north side of Palmdale Blvd, between 40th and 45th Streets E in the City of Palmdale 93552. This site is located in the path of development, close to shopping including Tractor Supply Co., Target, Home Depot and Vallarta, also nearby are the Palmdale Aerospace Academy and the South Valley Health Center.

APN/SIZE: 3023-003-038 = 9.25± acres. ~680' of Palmdale Blvd frontage.

TOPO: Basically flat.

ZONE: MU2 ([Mixed Use 2](#)). 20 to 30 du/acre. Max Commercial FAR: 2.00. The MU 2 designation is intended to create a low/medium-intensity concentration of commercial businesses and civic amenities mixed with multifamily housing. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Water is in the street. Sewer is in the area.

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

MISC: Excellent development or investment opportunity. The Antelope Valley is at the leading edge of the aerospace industry with Airforce Plant 42, Lockheed Martin, Northrop Grumman, Boeing and NASA. Demand for housing is strong, future growth in this area is inevitable!

PRICE: Asking \$975,000.

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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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