



KOREK LAND COMPANY, INC.

3.5 ACRES COMMERCIAL HIGHWAY 138 LOCATION!

38.2± ACRES LLANO AREA COUNTY OF LOS ANGELES, CA

LOCATION: On the north side of State Hwy 138 (Pearblossom Hwy) at 175th Street E in the Llano (east Palmdale) area of Los Angeles County, 93591, less than 15 miles from Palmdale city limits. The site has ~500' of frontage on the newly-widened-divided Highway 138. Expansive views to the north and the snow-capped San Gabriel Mountain Range to the south. Great advertising opportunity given the extensive daily traffic (Cal Trans data shows a low of 55,000 and a high of 70,000 cars per day on Highway 138).

APN/SIZE: APN 3083-001-057 = 38.2± acres **TOPO:** Flat to gentle sloping

ZONING/G.P.: 3.5± acres at the southwest corner: **Zone:** C-RU (Commercial Rural); **Land Use Plan:** CR (Rural Commercial)
34.7± acres surrounding the 5± acres: **Zone:** A-2-2 (Heavy Agricultural); **Land Use Plan:** RL10 (Rural Land-10) (maximum density of 1 residential unit for each 10 gross acres of land).

BUYER TO VERIFY ZONING AND LAND USE PLAN WILL ALLOW BUYER'S INTENDED USE.

POTENTIAL: **Great investment opportunity!** Hold for investment. Hold for future development. Accommodate the traveling public, truck/driver service center, fast food, and/or gas service. Recreation uses like paintball, skeet and trap shooting. Endless possibilities.

UTILITIES: Electricity is present or use of solar energy. A new water well may be feasible given nearby mountain runoff. Septic systems are the likely wastewater solution as well as propane for gas.

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

PRICE: Asking \$569,000. Seller needs to settle a partnership and is motivated. Make an offer!

CONTACT: Larry Lynch - CalDRE #01180573 at larry.lynch@korekland.com or (310) 919-7803 for additional information.

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