



KOREK LAND COMPANY, INC.

**DEVELOPMENT
OPPORTUNITY!**

18± ACRES - RESIDENTIAL
QUARTZ HILL AREA
(CITY OF LANCASTER, CA)

LOCATION: Northwest corner of W Avenue L-8 and 35th Street W; and northeast corner of W Avenue L-8 and 37th Street W, in the Quartz Hill area of the City of Lancaster, CA 93536. Great location with paved roads on three sides. Close to shopping, parks, schools and more!

APN's/SIZE: 3109-001-050, 067, 068 & 086 = 18± acres

TOPO: Basically flat with ~1,280' of W Avenue L-8 frontage.

ZONE: SRR-(Semi-Rural Residential – 1-2 units/1 acre). **GENERAL PLAN:** NU=Non-Urban Residential (0.4 - 2.0 DU/AC). **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

ENTITLEMENTS:

Previously approved (2006) as [Tentative Tract No. 061915](#) for 33 single family residential lots. Biological Resources Report, Cultural Report, Environmental Study, Hydrology Report, Phase I and Sewer Study from 2005/06 available as part of Buyer's Due Diligence investigations. Map is currently expired.

UTILITIES: In the area. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

PRICE: Asking \$1,795,000.

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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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