KOREK LAND COMPANY, INC.

Investment / Development Opportunity With Two Existing Wells!

80± ACRES – INDUSTRIAL CORRIDOR CITY OF LANCASTER, CA

LOCATION: Northwest corner of 60th Street W and Avenue H in the City of Lancaster, CA 93536. Subject is less than 4-miles west of Highway 14 and the Antelope Valley Fairgrounds. The General William J Fox Airfield is located 2± miles northeast of the subject.

APN's/SIZE: 3268-016-100 = 31.67± Acres; 3268-016-104 = 9.42± Acres; 3268-016-105 = 9.88± Acres; 3268-016-003 = 29.28± Acres; **TOTAL = 80.25± ACRES**

TOPO: Flat with ±1,100' of Avenue H frontage and ±2,580' of 60th Street W frontage.

ZONE/SP: Fox Field Industrial Corridor Specific Plan (Fox Field SP). The Fox Field SP specifies all land to be classified as Business Park. Permitted uses include research and development, general manufacturing, warehousing, eating and drinking establishments, retail/commercial, repair services, support services, and more. The Fox Field Specific Plan is one of the high desert's fastest-growing industrial and logistics submarkets with large national distribution and manufacturing users. **BUYER TO VERIFY THAT ZONING AND SPECIFIC PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Independent Well Drilling completed a Well Rehabilitation and Pump Test Report in June 2026 on parcel 100. The results show a pumping rate of ~900 GPM (~54,000 gallons per hour, or ~1.30 million gallons per day on a 24-hour run). The well is stainless steel construction and completed to a depth of ~570 ft. A second, capped well was discovered onsite during the production well test. This second well was not inspected though records describe a deep well completed to ~905 ft with a 20-hour constant-rate test at ~1,150 GPM.
BUYER TO VERIFY AVAILABILITY / CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

PRICE: Asking $2,900,000.

CONTACT: Deanne Boublis (CalDRE 00970999) deanne.boublis@korekland.com or (661) 755-5420. This is a shared listing with Joseph W. Brady of The Bradco Companies (CalDRE 01057618) jbrady@thebradcocompanies.com or (760) 951-5111 Ext. 101.

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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