KOREK LAND COMPANY, INC.

INVESTMENT / FUTURE DEVELOPMENT OPPORTUNITY!

1.24± ACRES – COMMERCIAL LITTLEROCK AREA, CA (COUNTY OF LOS ANGELES)

LOCATION: 38113 90th Street E, Littlerock, CA 93543. Subject is adjacent to the Jackie Robinson Park in the community of Littlerock, a census-designated place in Los Angeles County.

APN/SIZE: 3027-013-036 = 1.24± acres

TOPO: Basically flat.

ZONING/ LAND USE: C-RU (Commercial Rural). **LAND USE DESIGNATION:** CR (Rural Commercial). **FAR:** 0.5. The CR designation allows for limited, low-intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional offices. **CSD:** Southeast Antelope Valley CSD (SEAV-CSD)

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

UTILITIES: **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

POTENTIAL: Investment / future development.

PRICE: **REDUCED TO $79,000!** ~~Asking $100,000.~~

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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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