



KOREK LAND COMPANY, INC.

***Well priced
Investment Parcel***

**37 ± ACRES - RESIDENTIAL
FAIRMONT/LANCASTER AREA
(LOS ANGELES COUNTY), CA**

LOCATION: Southeast corner of W. Avenue F and 190th Street W, Fairmont/Lancaster area of Los Angeles County, CA 93536.

APN/SIZE: **3240-006-040 thru 043 = 37.7± acres.** Subject is basically flat with ~1,340' of frontage on 190th Street W and ~1,300' on W Avenue F.

ZONE: A-2-2 (Heavy Agricultural). **LAND USE:** RL10 (Rural Land – 10) (maximum density of 1 residential unit for each 10 gross acres of land). Solar energy is a possible option.

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

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

POTENTIAL: This is a great parcel to hold for investment or development. One substation is located at Avenue D and 210th Street West.

MISC: Strategically located investment and/or development opportunity in the path of growth!

PRICE: Asking \$160,000. Make an offer for presentation to Seller!

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

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

CalDRE 00861992