



KOREK LAND COMPANY, INC.

INVESTMENT / DEVELOPMENT OPPORTUNITY!

67.5± ACRES **CITY OF PALMDALE, CA**

LOCATION: On the north side of E Avenue S, between 70th and 75th Streets E in the City of Palmdale 93552. The subject property is located in the path of development, just east of Knight High School and Los Amigos K-8 School; Maisons Palmdale (118 affordable homes); close to shopping including WalMart Supercenter, Lowes, Target, Vallarta, and more.

APN/SIZE: Nineteen separate parcels totaling 67.53± acres. See [Exhibit "A"](#) for a list of APN's.

TOPO: Basically flat.

ZONE: SFR2 (Single Family Residential 2 – Up to 4.4 units per acre).

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

UTILITIES: Buyer to determine.

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

MISC: Excellent development or investment opportunity. The Antelope Valley is at the leading edge of the aerospace industry with Airforce Plant 42, Lockheed Martin, Northrop Grumman, Boeing and NASA. Future growth in this area is inevitable!

PRICE: Asking \$3,050,000.

CONTACT: Deanne Boubliis (CalDRE 00970999) deanne.boubliis@korekland.com or (661) 755-5420.

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