



KOREK LAND COMPANY, INC.

**IN THE PATH OF
DEVELOPMENT**

7.68± ACRES – SFR RESIDENTIAL
CITY OF LANCASTER, CA

LOCATION: East of 20th Street East, south of Avenue H-4 in the City of Lancaster, CA 93535. Subject is approximately 4 miles northeast of downtown Lancaster, adjacent to Pacific Community's new home community [Lily](#)

APN's/SIZE: 3154-001-020 = 2.56± acres 3154-001-031 = 5.12± acres **TOTAL = 7.68± ACRES**

TOPO: Basically flat.

ZONE/GP: R 7,000 ([Single Family Residential](#) on 7,000 SF lots).

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

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

MISC: Excellent path of progress location and priced to sell! Buyer may want to assemble additional acreage for a larger, residential development project. New homes in Lancaster are selling in the \$500's, working their way into the \$600's; resales are trading in the mid to high-\$400's!

PRICE: Asking \$192,000 (\$25,000/acre).

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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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