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ADDRESS

90th Street East & East Avenue R
Littlerock, CA 93543

PROPERTY OVERVIEW

SIGNALIZED CORNER!!! Two (2) parcels of vacant land comprised together to total ± 17.55 ac situated at the southwest corner of 90th Street East & East Avenue R in the unincorporated community of Sun Village east of Palmdale within Los Angeles County. Sun Village connects with the communities of Littlerock and Lake Los Angeles and is often referred to as The Antelope Valley Area. This land is just half a mile south of E Palmdale Blvd across the street from Jackie Robinson Park. Hwy 138 is roughly 1.7 miles south of this site. Zoning is currently A-1 (Light Agricultural) and designated as RL1 (Rural Land 1). Both parcels are adjacent to M-2/M-1.5 parcels to the south, and in proximity to Rural Commercial Zone to the east, with this said there may be potential for a rezone. Excellent opportunity to invest in an up and coming community.

APN:

3042-022-023 & 025

MUNICIPALITY

Littlerock | County of Los Angeles

ZONING

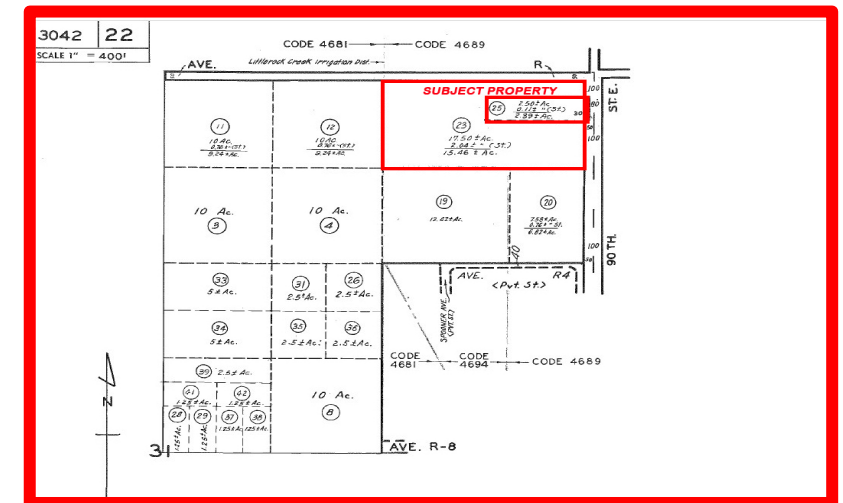
A-1 (Light Agricultural) and
designated as RL1 (Rural Land 1)

SIZE

± 17.55 acres

ASKING PRICE FOR SALE

\$650,000





VIEW TO THE WEST



VIEW TO THE NORTH



This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.



VIEW TO THE SOUTH

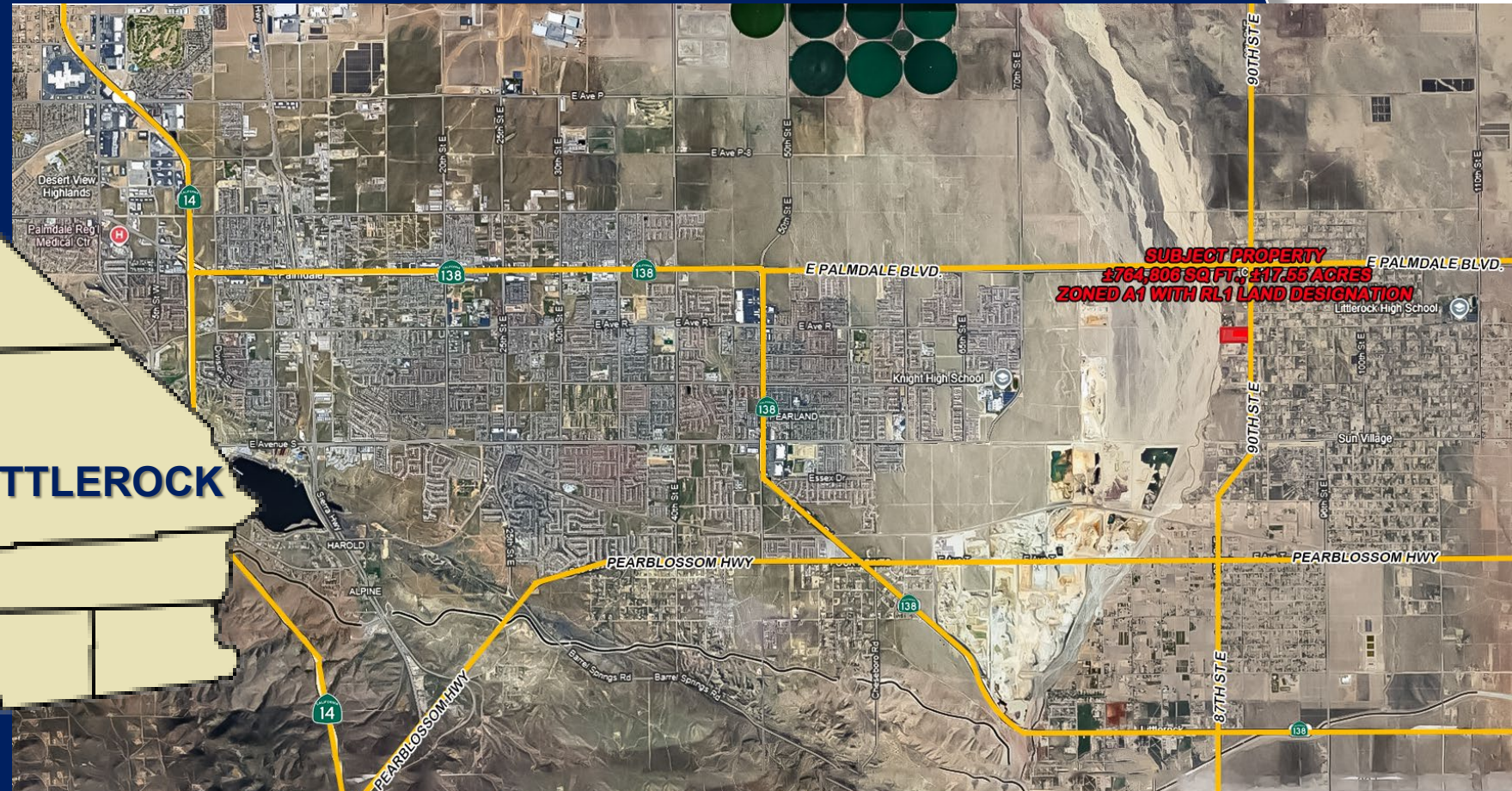


VIEW TO THE SOUTHWEST



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Littlerock is a census-designated place in Los Angeles County, California, United States. The population was 1,377 at the 2010 census, down from 1,402 at the 2000 census. The Littlerock, and Sun Village community, which is typically referred to as Littlerock, has a population around 15,000. According to the Greater Antelope Valley Economic Alliance report of 2009, the Palmdale / Lancaster urban area has a population of 483,998, which Littlerock is a part of.





With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.



BNSF
RAILWAY

BARSTOW INTERNATIONAL GATEWAY PROJECT

Overview

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.