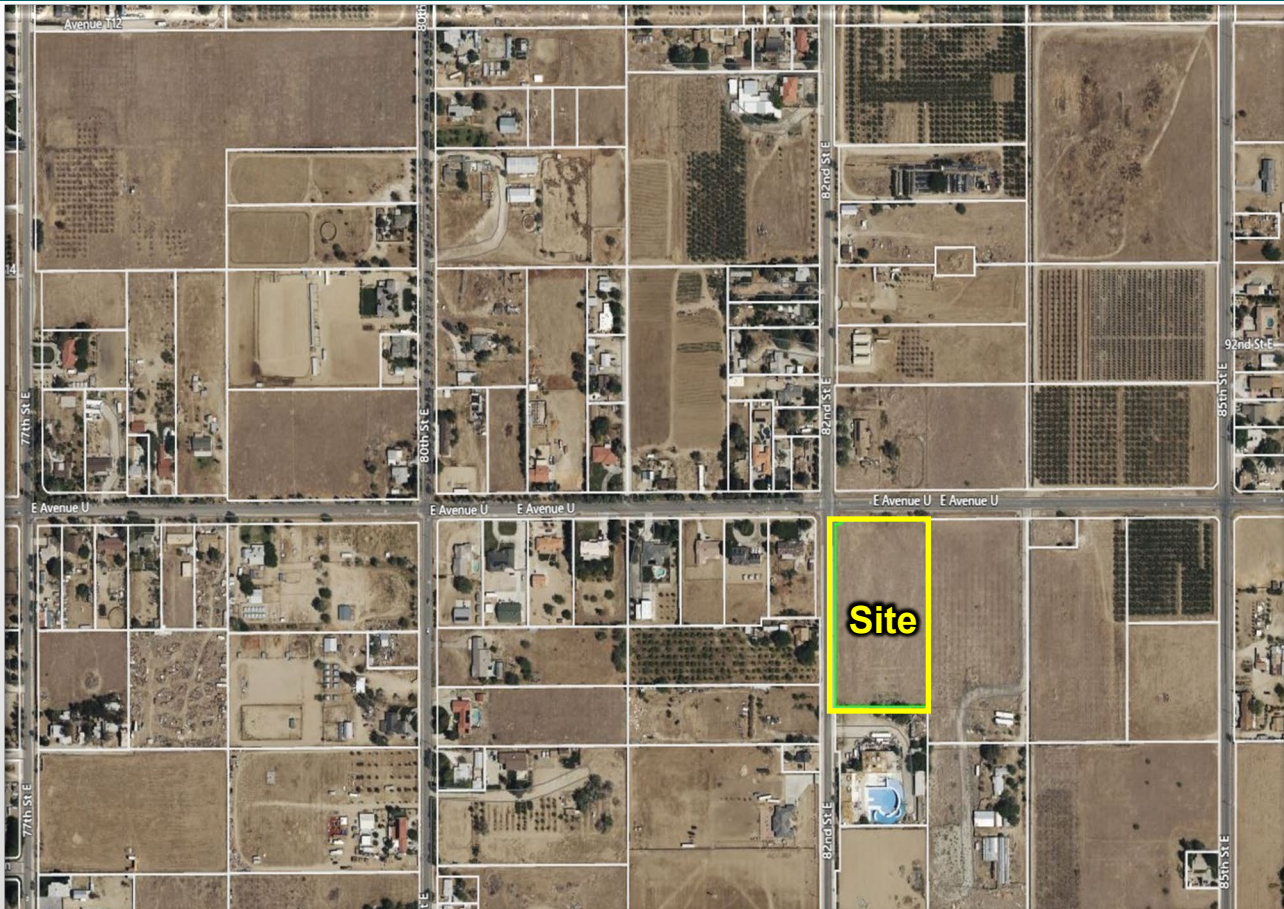


**±3.65 Acres of Agricultural Land For Sale**

## **SEC of E Avenue U & 82nd St E, Littlerock, CA 93543**



### **Property Features**

- APN: 3049-021-011
- Lot Acreage: ±3.65 acres
- Zoning: A-2-1 (Heavy Agricultural)
- Situated at the southeast corner of East Avenue U & 82nd Street East, this parcel is less than half a mile from Pearblossom Highway and surrounded by established residential neighborhoods.
- Conveniently located near shopping and dining options.
- Nearby attractions include Charlie Brown Farms, Everett Martin Park & Littlerock Reservoir.
- Littlerock enjoys a strategic position—east of Palmdale, southeast of Lancaster, and north of Lake Los Angeles
- Well positioned with easy access to the Inland Empire, San Fernando Valley, and Southern California markets.
- Perfect opportunity for development, investment, or future use

**Asking Price: \$226,300**

**LIC # 01057618**

**The BRADCO Companies**  
a commercial real estate company

**Joseph W. Brady CCIM, SIOR**  
**PH. 760.951.5111 Ext 101 FAX. 760.951.5113**  
[jbrady@thebradcocompanies.com](mailto:jbrady@thebradcocompanies.com)

**DRE LIC #00773589**

**P.O. Box 2710**  
**Victorville, CA 92393**

Connect with us on



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY ANY MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618