



KOREK LAND COMPANY, INC.

**EXCELLENT CORNER
LOCATION!**

51.5± ACRES
LITTLEROCK / SUN VILLAGE AREA
(COUNTY OF LOS ANGELES, CA)

LOCATION: Southwest corner of 96th Street E and Avenue S-8, in the Littlerock / Sun Village area of Los Angeles County, CA 93543. From Highway 14 exit Pearblossom Highway, go east. At Four Points continue east on Avenue T for approximately 4 miles. Turn left (north) on 96th Street E. The subject property starts on your left just north of the railroad tracks and continues up to Avenue S-8.

APN's/SIZE: 3044-028-016 = 12.74± acres; 3044-029-005 = 19.99± acres; 3044-029-018 = 18.77± acres - **TOTAL = 51.5 ACRES**

TOPO: Basically flat with ~2,200' of paved road frontage on 96th Street E and ~1,275' of paved road frontage on Avenue S-8.

ZONE: Los Angeles County A-2-1 (Heavy Agriculture). Land Use Designation: RL 2 (Rural Land-2) (maximum density of 1 residential unit for each 2 gross acres of land).

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

UTILITIES: Water - Littlerock Creek Irrigation District (661) 944-2015. Sewer – Septic. Subject was previously improved with several buildings, warehouses and homes 10+ years ago.

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

MISC: There are two, Route 52, [Antelope Valley Transit Authority](#) bus stops on 96th Street E, adjacent to the subject. Potential for residential subdivision; agricultural uses; breeding and raising animals; and more!

PRICE: **REDUCED TO \$975,000!** Asking \$1,200,000 – **SELLER IS OPEN TO OFFERS!**

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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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