

9.39 ACRES ZONED RR-2.5

Cor Avenue H 55 STW Nog in Del Sur, CA 93536

Palmdale Region Airport

LANCASTER

General William J Fox Airfield

W AVENUE H

60TH ST W

55TH ST W

50TH ST W

PRICE REDUCTION!

ASKING PRICE: ~~\$365,000~~ \$100,000
SUBMIT ALL OFFERS

STEVIE BERMAN

760.448.2446

sberman@lee-associates.com

DRE# 02242051

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE# 01323215

BRIANNA LEHMAN

760.448.2443

blehman@lee-associates.com

DRE# 02191647



LOCATION: The subject property is located off W Avenue H and West of Interstate 138 in Del Sur, California. Positioned just east of Lancaster, the surrounding area features a mix of open vacant land, single family homes, and an airport.

PROPERTY PROFILE: The subject property is currently vacant, unused land and is approximately 9.39 acres or 408,835 square feet.

JURISDICTION: City of Lancaster

APN & ACREAGE: 3269-011-020: 9.39 AC | 408,835 SF

ZONING: RR-2.5 (Rural Residential)

GENERAL PLAN: Residential & Multiple Use

DENSITY: 1 dwelling unit per 100,000 square feet minimum

HEIGHT RESTRICTIONS: 40 Feet Maximum

CURRENT USE: The current use is vacant land.

PERMITTED USE: Single Family House*, Duplex*, Day Care, Animal Hospital*, Churches*, Gardens*, Colleges and Universities*, Golf Courses*, etc ([Click to View Uses](#))

*Requires Director's review or conditional use permit

SCHOOL DISTRICT: Antelope Valley Union High School District

SERVICES:

Water- California Water Service (Cal Water)

Sewer- Lancaster Area Sewer Authority (LASA)

Gas/Electric- Southern California Edison (SCE)

Fire- Los Angeles County Fire Department (LACFD)

Police- Los Angeles County Sheriff's Department (LASD)

ASKING PRICE: ~~\$365,000~~ \$100,000

SUBMIT ALL OFFERS



3



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

2024 demographics

5 miles



population

82,181



estimated households

26,523



average household income

\$116,089



median household income

\$88,918



total employees

19,354

10 miles



population

234,334



estimated households

76,152



average household income

\$112,626



median household income

\$88,301



total employees

53,692

15 miles



population

350,813



estimated households

112,619



average household income

\$106,357



median household income

\$83,920



total employees

75,328

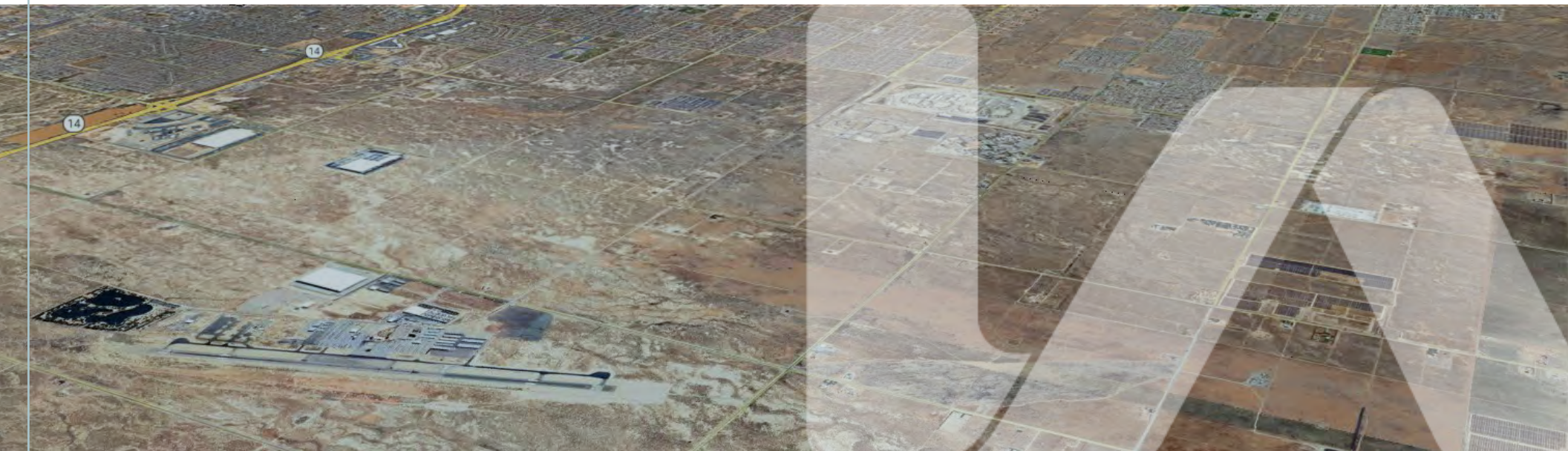
LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



W Avenue H

W Avenue H

W Avenue H

for more information, please contact

STEVIE BERMAN

760.448.2446

sberman@lee-associates.com

DRE# 02242051

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE# 01323215

BRIANNA LEHMAN

760.448.2443

blehman@lee-associates.com

DRE# 02191647



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 | lee-associates.com/sandiegonoorth | Corporate ID #01096996

W Ave I

W Ave I

W Ave I