

RESIDENTIAL LAND

40th St West & Gaskell Rd

FOR SALE



Unincorporated Area, Kern County

PROPERTY OVERVIEW

This residential zoned property is well positioned for future SFR development as this Rosamond market grows! The property had previous approval for a 150 lot SFR development with a minimum lot size of 6,000sf, however, this vested tentative tract map has expired. Rosamond is a growing community in the unincorporated area of Kern County located within an easy drive of the major employment centers of Edwards AFB, the Mojave Air & Space Port along with the Cities of Lancaster and Palmdale! Long considered the "Gateway to Edwards AFB", this community offers affordable housing opportunities for the large civilian workforce employed there. Rosamond is also a convenient home for the expanding workforce at the Mojave Air and Space Port located about 15 minutes to the north. The Mojave Air and Space Port is home to more than 70 cutting edge aerospace companies that include Virgin Galactic, TSC (*The Spaceship Company*), Mojave Flight Systems, Scaled Composites, and more!

Price: \$300,000 (\$7,624/acre)
Terms: Cash
Lot Size: 39.35 +/- acres
Legal: SW1/4, SW1/4, Sec. 30
T9N, R12W SBBM
APN: 473-230-05
Zoning: R1-FPS
Utilities: Wtr/Sewer/Elct on Gaskell
(Buyer to verify)



FOR MORE DETAILS CONTACT:

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harvey@cbcvalleyrealty.com

Direct 661.948.2644 x 22
Fax 661.945.2524

Main 661.948.2644
Cell 661.609.8173

42402 N. 10th Street West Ste "E"
Lancaster, CA 93534

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COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



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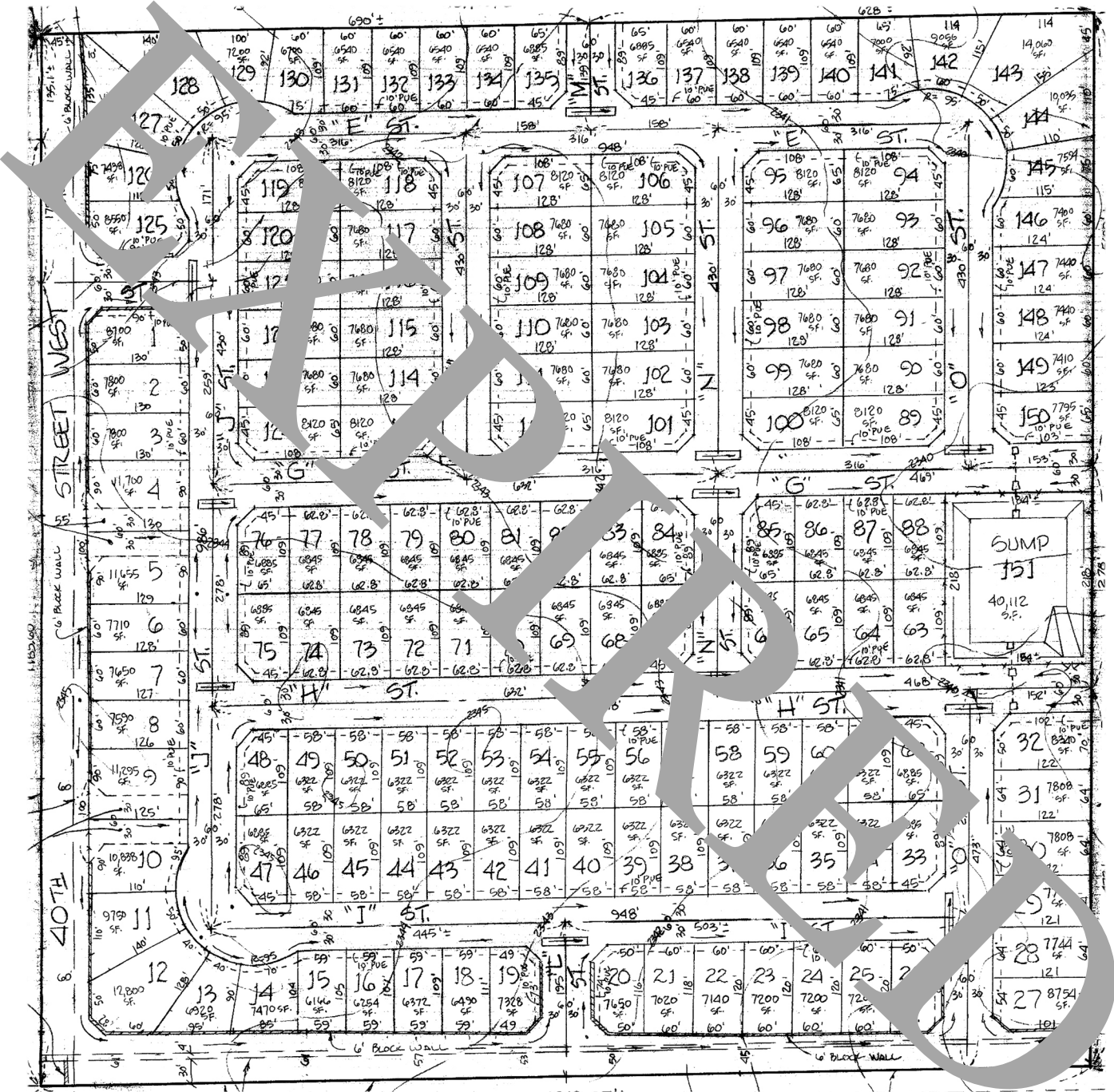
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CONFIDENTIALITY AND DISCLAIMER

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the listing agent, Coldwell Banker Commercial Valley Realty, or by the Seller. Any projections and/or pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made regarding the accuracy or completeness of this information or that actual results will conform to any projections contained herein. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

The property is being offered in "**AS IS**" *CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE*. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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