

FOR SALE

2.56 Acres on 120th Street
Palmdale, CA 93591



Offering Summary

Property Type:	Land
Sale Price:	\$30,000
Lot Size:	2.56 Acres
Price/SF:	.27
APN:	3079-006-013
Zoning:	M-4 (Employment FLEX)

Property Overview

Excellent investment opportunity for future development located within the city limits of Palmdale.

This parcel zoned M-4 (Employment FLEX/ Planned Industrial) offers a wide array of industrial uses and has 2.56 acres with street frontage along 120th Street.

Surrounding area offers existing developed properties along Avenue M-8 and paved streets end at the intersection of 100th St. East and Avenue M.

Location Overview

Palmdale is home to cutting-edge technology in areas of aerospace and manufacturing.

The city of Palmdale is positioned for growth and ready to support new industry. Industry icons located here include Boeing, Lockheed Martin Skunk Works, and Northrop Grumman. The Valley also hosts commercial space companies, Amazon, Virgin Galactic, Stratolaunch, Delta Scientific, and The Spaceship Company, as well as government organizations including Air Force Test Center, NASA Armstrong Flight Research Center, and Air Force Research Laboratory.

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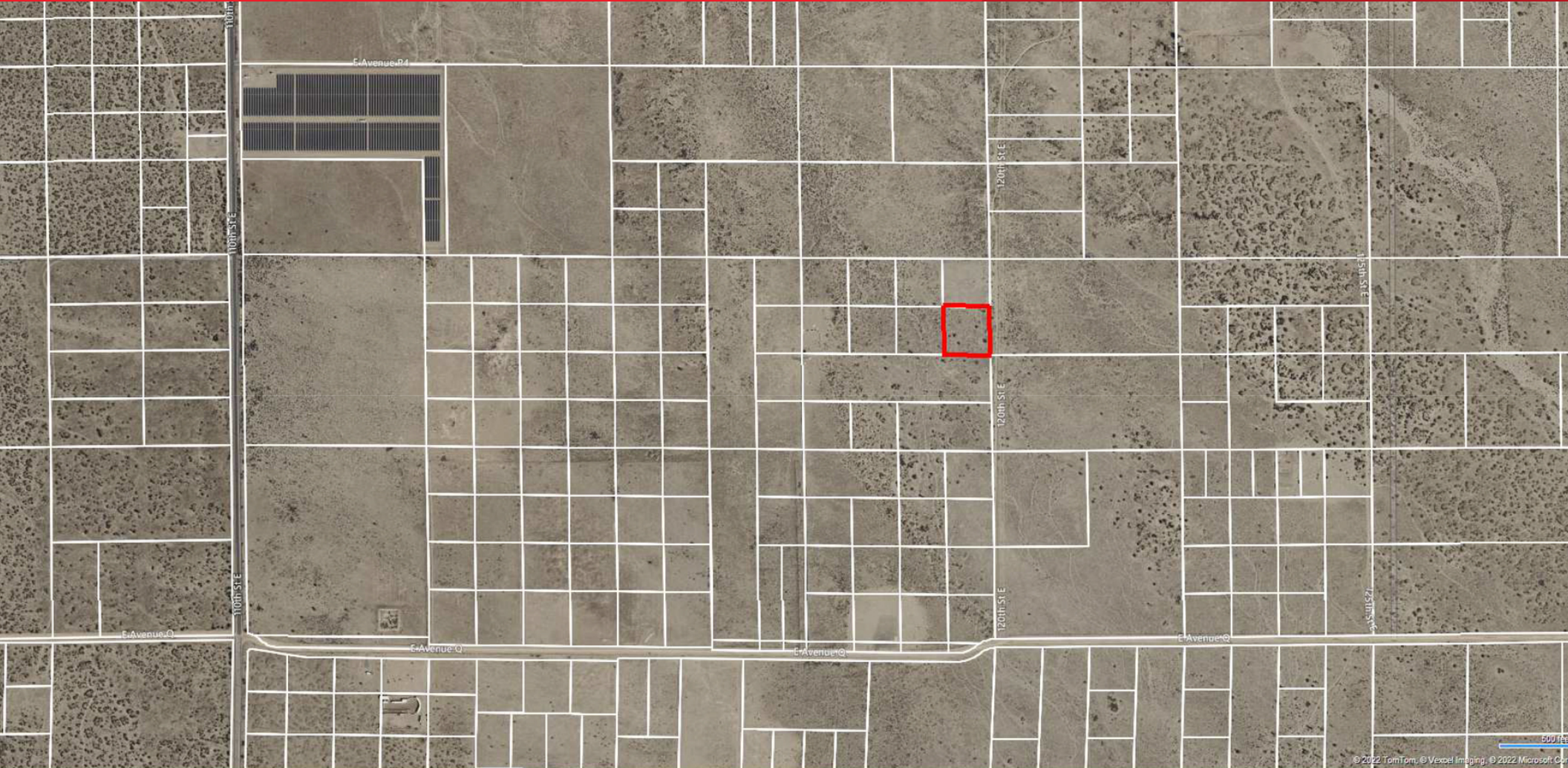
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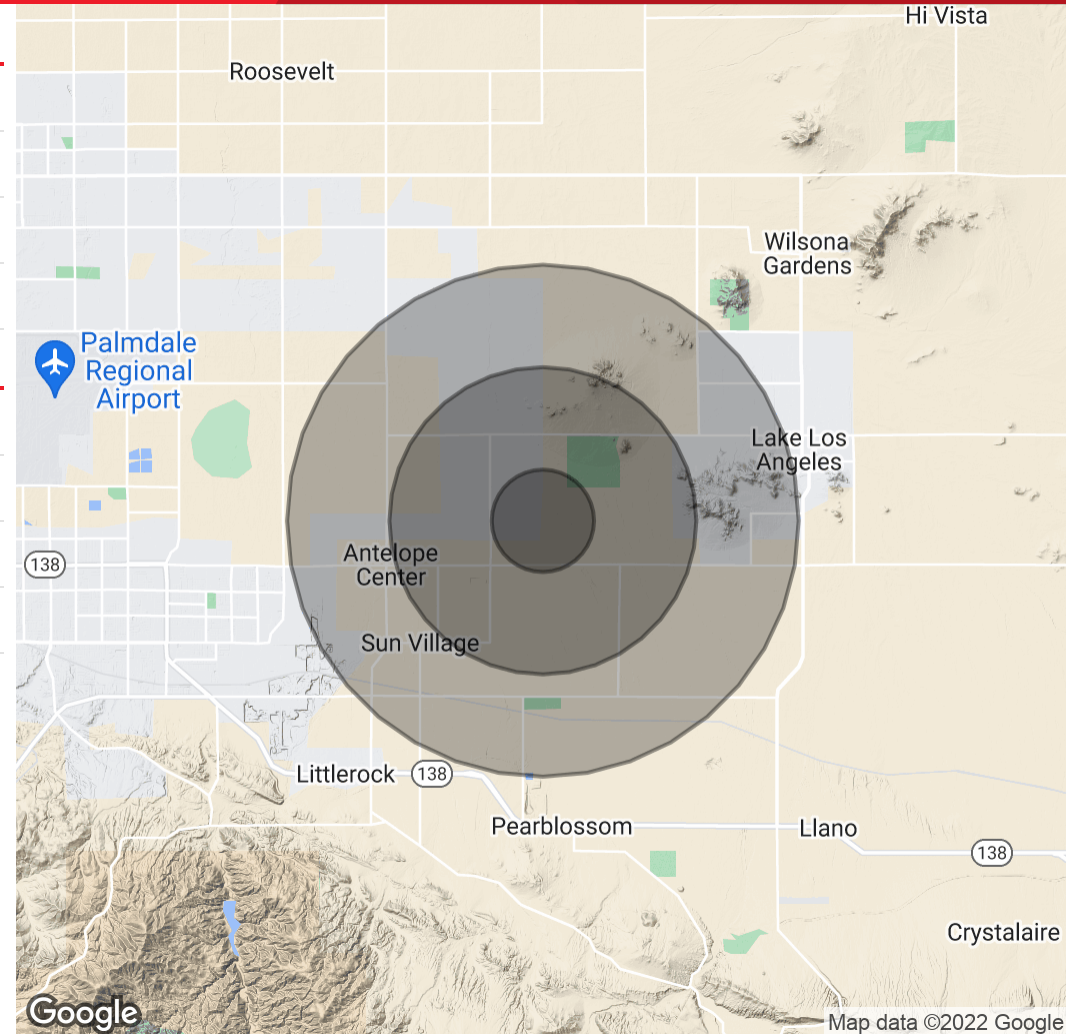


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Population	1 Mile	3 Miles	5 Miles
Total Population	1,474	7,766	13,458
Average Age	30.2	34.5	34.7
Average Age (Male)	33.2	36.9	36.1
Average Age (Female)	25.2	31.5	32.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	480	2,464	4,160
# of Persons per HH	3.1	3.2	3.2
Average HH Income	\$53,614	\$53,569	\$55,436
Average House Value	\$208,275	\$215,731	\$221,728

* Demographic data derived from 2020 ACS - US Census



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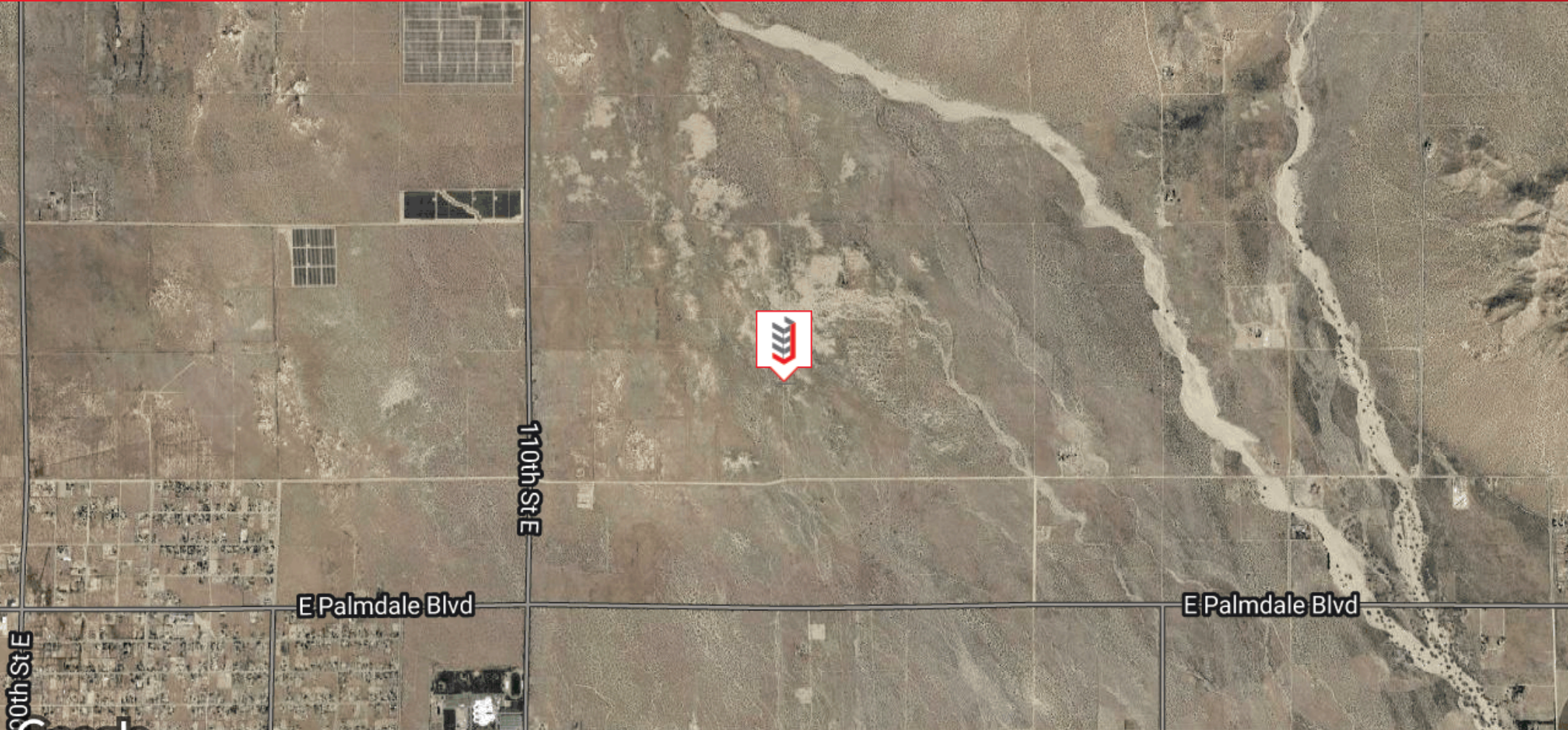
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Google, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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