



KOREK LAND COMPANY, INC.

**UNIQUE INFILL
DEVELOPMENT SITE!**

2± ACRES – MULTI-DENSITY
CITY OF LANCASTER, CA

LOCATION: On 12th Street W, south of Avenue J8 in the City of Lancaster, CA 93534. Known as Aurora Village III, the subject is adjacent to Aurora Village II, a Senior Living 55+ apartment community. Antelope Valley Hospital is less than 1-mile to the northwest and Downtown Lancaster is approximately 1.5 miles to the north.

APN's/SIZE: 3123-012-023 & 043 = 2.061± acres

TOPO: Basically flat.

ZONE: MDR (Moderate Density Residential of 6.6 – 15 Units/Acre). **ENTITLEMENTS:** In 2009, the subject was approved for 24 memory care units, 40 assisted living units and 2 staff housing units (total of 66 residential units) in two buildings. In 2019, a minor modification to the plan was introduced to allow for 65 residential units in one building with a central courtyard. According to the City, development can proceed with grading and building plans utilizing the modified layout with no additional planning approvals.

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

UTILITIES: All to the site. **BUYER TO VERIFY AVAILABILITY / CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

POTENTIAL: Apartments, workforce housing, memory care facility, rehab center, assisted living.

MISC: Close to Downtown, shopping, schools, medical/healthcare facilities and many local businesses.

PRICE: **REDUCED TO \$1,000,000!** Asking \$1,485,000.

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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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