

# 11th St Multi-Family Site

11th St – 12th St East near Ave Q-4

FOR SALE

Palmdale, CA 93550



COLDWELL BANKER  
COMMERCIAL  
VALLEY REALTY



## PROPERTY DETAILS

<b>Property Type</b>	Development Site
<b>Price</b>	\$1,200,000
<b>Terms</b>	Cash
<b>Lot Size</b>	1.99+/- ac
<b>Dimensions</b>	148' x 587'
<b>Utilities</b>	Available (buyer to verify)
<b>APN</b>	3015-004-038
<b>Zoning</b>	RN 4 (30-50 DU/AC)

## PROPERTY OVERVIEW

REO Property! Strategic, central location within Palmdale's highest density zoning, RN 4, allowing 30-50 DU/AC. This site is also located within an *"Opportunity Zone"* where favorable tax benefits are available for investors! Good level property with access from both 11th and 12th Street East and situated less than 1/4 mile north of Palmdale Blvd.. In 2017, preliminary drawings were prepared for a 5-story, 120 unit, market rent project featuring a gym, spa, onsite management office and 2 community rooms. That proposed unit mix consisted of 20-1 bedroom, 80-2 bedroom and 20-3 bedroom apartments.

*\*Opportunity Zone: Palmdale's designated census tract zones lets businesses invest for valuable tax benefits. Investments made by individuals through special funds in these zones defer or eliminate federal taxes on capital gains. .*

FOR MORE INFORMATION CONTACT:

<https://www.irs.gov/newsroom/opportunity-zones>

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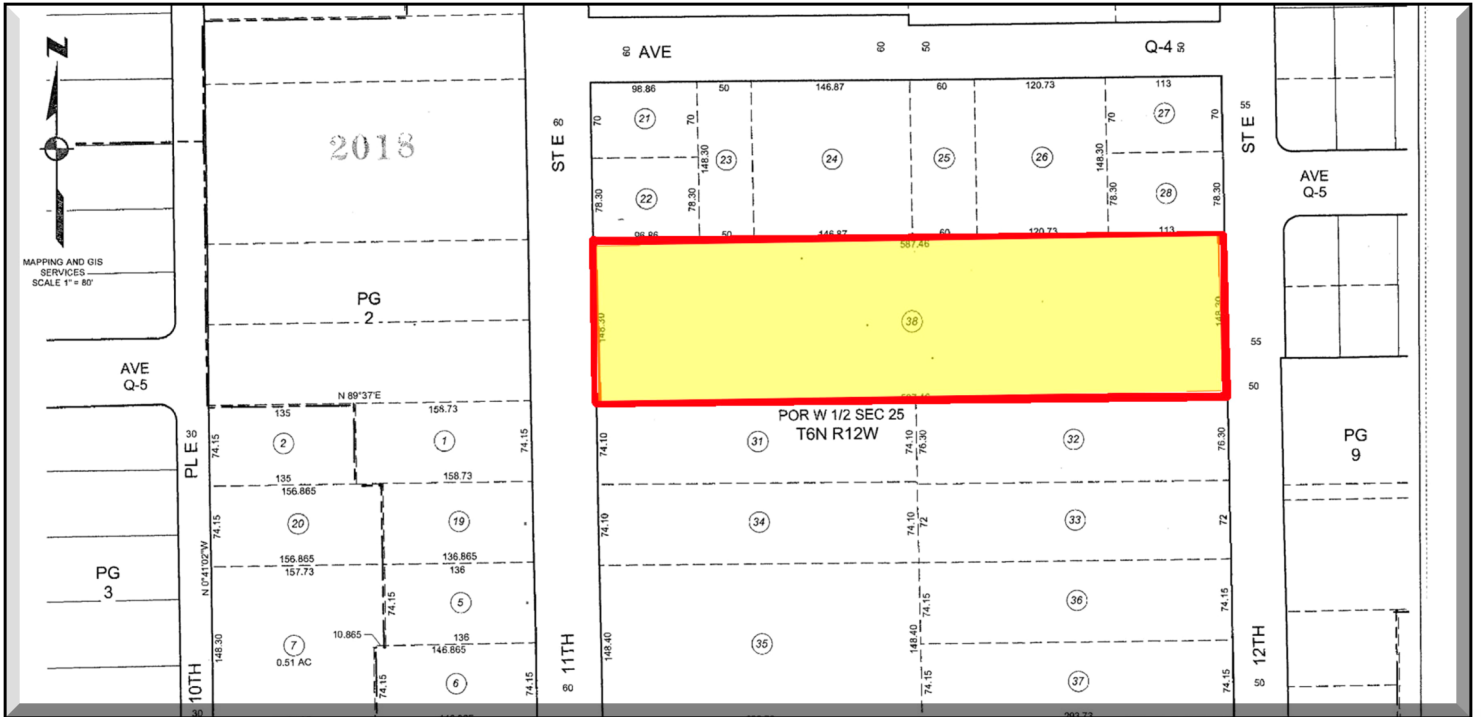
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ASSESSOR MAP & AERIAL VIEW



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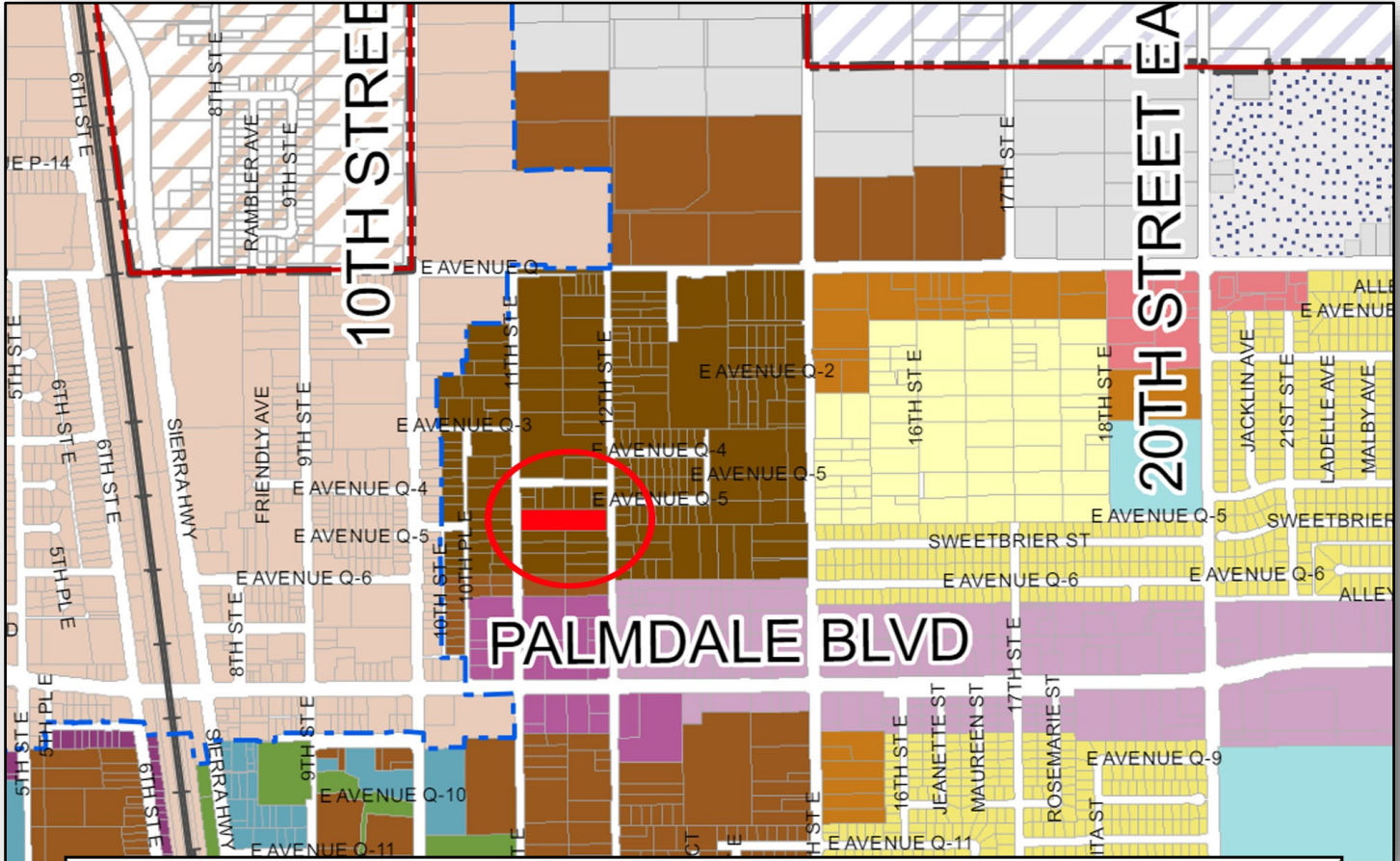
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
















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## ZONING MAP



### Palmdale Zoning Map

- |                                                                                                                         |                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  Equestrian Residential (ER)         |  Residential Neighborhood 4 (RN 4) |
|  Low Density Residential (LDR)       |  Mixed Use 1 (MU 1)                |
|  Single Family Residential 1 (SFR 1) |  Mixed Use 2 (MU 2)                |
|  Single Family Residential 2 (SFR 2) |  Mixed Use 3 (MU 3)                |
|  Single Family Residential 3 (SFR 3) |  Neighborhood Commercial (NC)      |
|  Mobile Home (MH)                    |  Visitor Commercial (VC)           |
|  Residential Neighborhood 1 (RN 1)   |  Regional Commercial (RC)          |
|  Residential Neighborhood 2 (RN 2)   |  Office Flex (OFX)                 |
|  Residential Neighborhood 3 (RN 3)   |  Aerospace Industrial (AI)         |

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ARTIST RENDITION AND SITE AERIAL



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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property ***“AS IS” CONDITION WITH ALL FAULTS, 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.

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. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; or (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.