

# APPROVED TENTATIVE MAP FOR 36 SINGLE-FAMILY LOTS

SWC 65th Street West and Avenue J-8 | Del Sur, CA 93536

- Approximately 8.76 Acres with approved TTM 82777
- Lot sizes range from 7,000 SF to 16,844
- Adjacent to new single-family developments with home sales \$600,000+

**ASKING PRICE: \$1,100,000**



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CalDRE Lic #02062959



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3 aerals

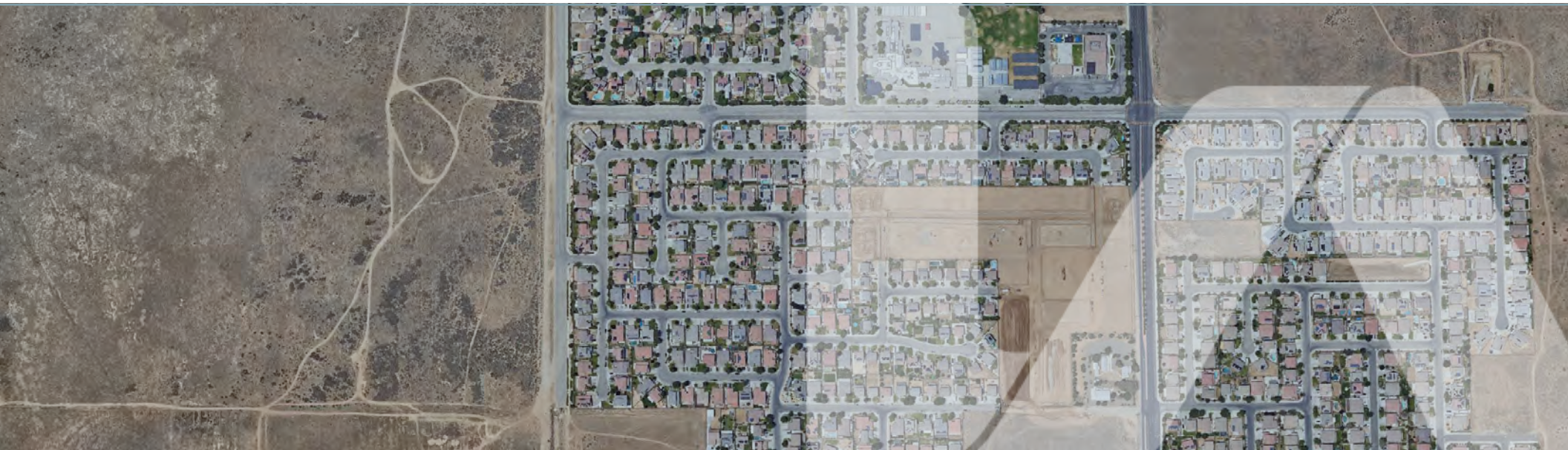
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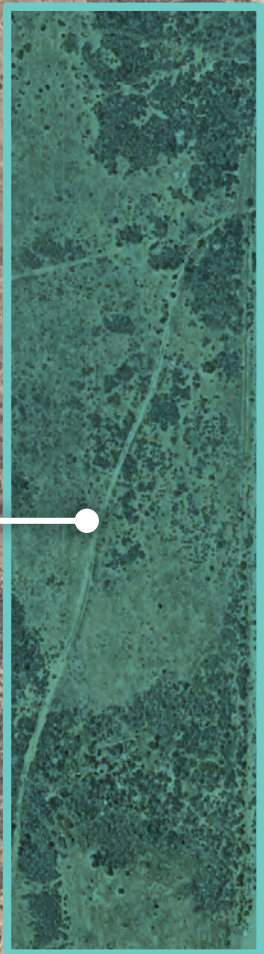
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3203-018-114  
8.76 Acres



65TH ST W

W AVE J 8



**1**

**2 ANTELOPE VALLEY MALL**

**3**

**4**

**4**

**2**

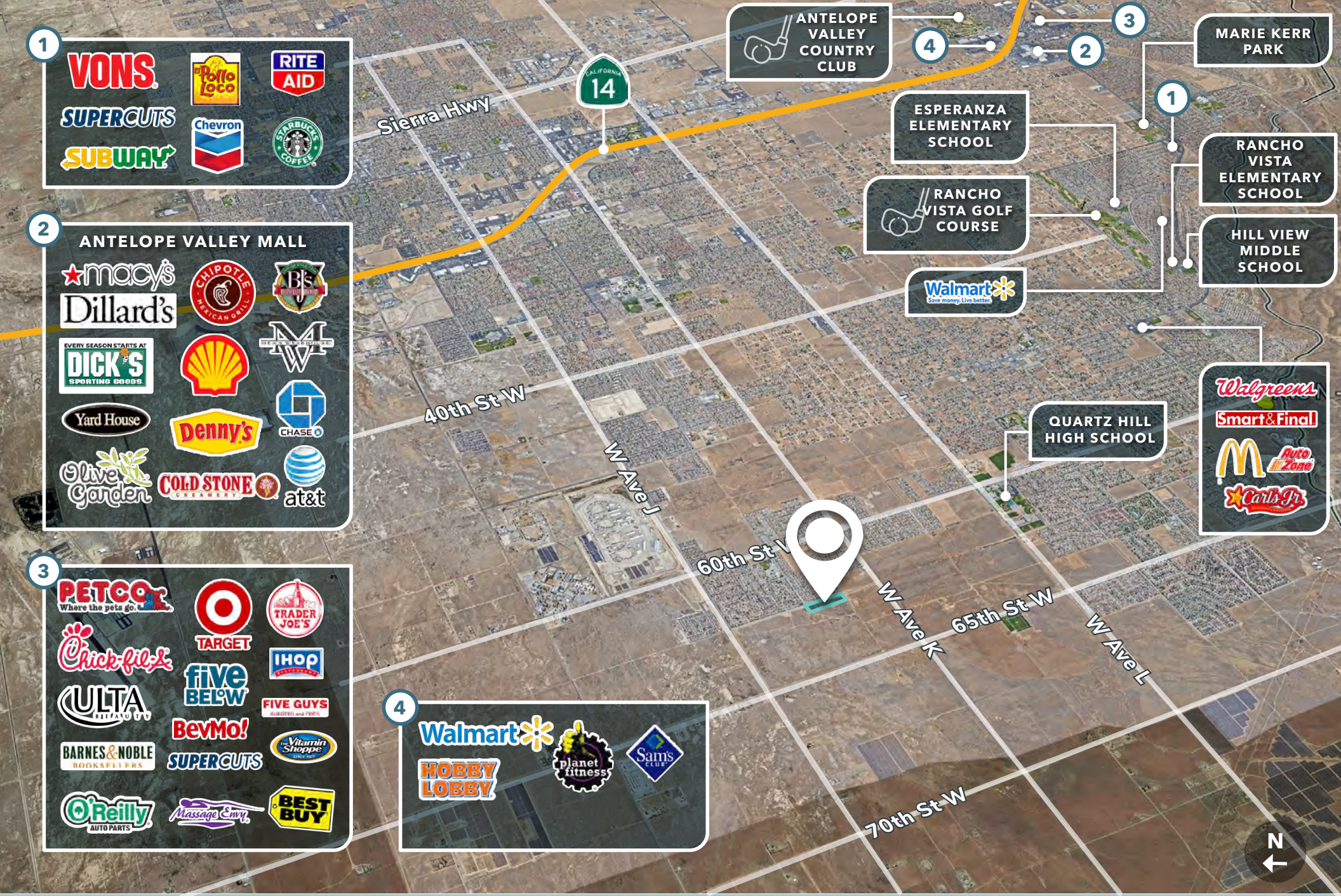
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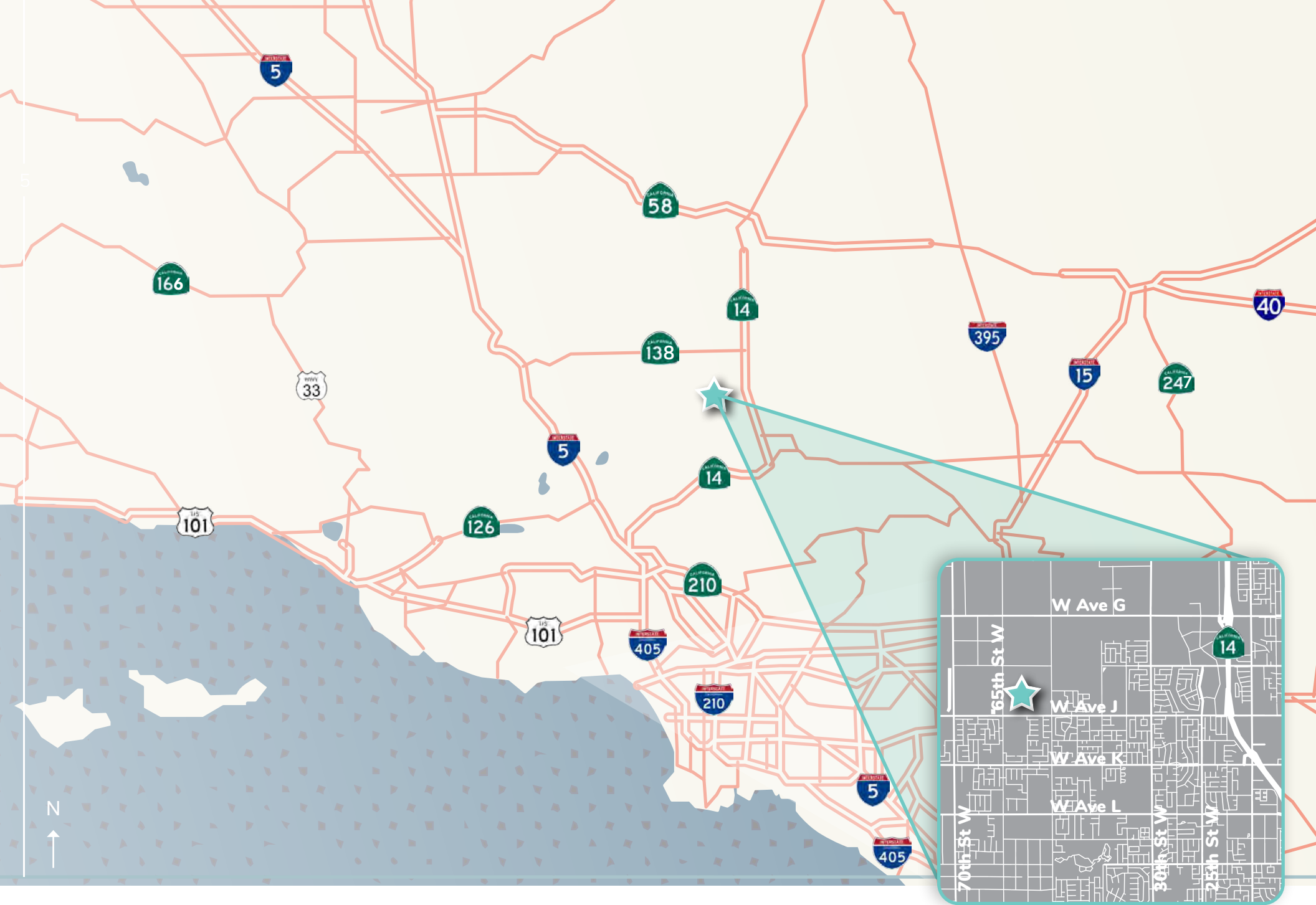
**3**

**1**

**1**

**QUARTZ HILL HIGH SCHOOL**





location map

# property information

6

## location:

The subject property is located on the southwest corner of 65th St W and W Ave J 8 Rd in Lancaster, CA. It is located on the west side of Lancaster and is approximately 6 miles west of I-14.

## property profile:

The subject property is approximately 8.76 acres with an approved Tentative Map (TTM 82777) for 36 single-family lots in the City of Lancaster. The lots range in size from 7,000 SF to 16,844 SF. The subject property is adjacent to new single-family developments and will provide much needed housing to residents of Antelope Valley.

## jurisdiction:

City of Lancaster

## APN:

3203-018-114

## acreage:

8.76 Acres

## current zoning:

R-7,000

## general plan:

Urban Residential (UR)

## density:

2.1 to 6.5 dwellings per acre

## maximum height:

35'

## minimum lot size:

7,000 SF

## school district:

Westside Union Elementary School District | Antelope Valley Union High School District

## services:

**Water:** Los Angeles County Waterworks Districts (LACWD)

**Sewer:** County of Los Angeles Sanitary Sewer System (Connection from Avenue J-8)

**Gas/Electric:** Southern California Gas Company

**Fire:** Los Angeles County Fire Department

**Police:** Los Angeles County Sheriff's Department



# TENTATIVE TRACT NO. 82777

**GENERAL NOTES:**

- PROJECT ADDRESS: SIX AVENUE J-12 AND 60TH ST. WEST, LANCASTER, CALIFORNIA
- GROSS AREA (PROPERTY TO CENTER LINE OF ADJUTING STREETS): 10 ACRES ± (80000 SF ±)
- GROSS DEVELOPMENT AREA (AREA WITHIN TRACT): 0.3 ACRES ± (20154 SF ±)
- EXISTING ZONING: R-7000
- PROPOSED ZONING: R-7000
- PROPOSED LAND USE: 36 SINGLE-FAMILY HOMES | EXISTING LAND USE: VACANT
- ROADWAY DEDICATION: 1.2 ACRES ±
- NET DENSITY: 4.3 DWARS  
GROSS DENSITY: 3.8 DWARS
- THE PROPOSED METHOD OF SEWAGE DISPOSAL: CONNECT TO COUNTY OF LOS ANGELES SANITARY SEWER SYSTEM (AVENUE J-12 AT THE 60TH ST. WEST INTERSECTION)
- THE PROPOSED METHOD OF DRAINAGE: CONSTRUCT STORM DRAIN UNDERGROUND CONDUITS AND CONNECTS TO EXISTING 64" STORM DRAIN IN 60TH ST. WEST.
- THE PROPOSED STREET AND LOT GRADING ARE APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS FOR BALANCED EARTHWORK IN THE FINAL DESIGN OF THE PROJECT.
- CUT AND FILL WILL BE AS CLOSE AS POSSIBLE TO BALANCE THE SITE.
- LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP BASED ON TENTATIVE MAP CONDITIONS.
- THE RIGHT IS RESERVED TO ADJUST STREET AND BUILDING PAD ELEVATIONS ON THE FINAL GRADING PLAN.
- THE RIGHT IS RESERVED TO ADJUST LOT LINES AND MERGE LOTS ON THE FINAL MAP (ACRES ARE APPROXIMATE).
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- ASSESSOR PARCEL NUMBERS: 3202419-14.

**LEGAL DESCRIPTION:**

THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

**EXISTING EASEMENT INFORMATION:**

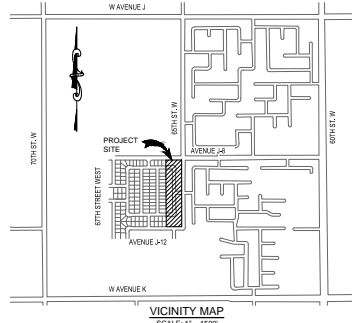
30' WIDE EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THEREOF RECORDED SEPTEMBER 16, 1963 IN BK 4268 PG 34 OF OFFICIAL RECORDS.

THE EAST 42' OF THE NORTH 42' OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN. EASEMENT FOR PUBLIC ROAD AND HIGHWAY EASEMENT GRANTED TO CITY OF LANCASTER RECORDED NOVEMBER 20, 1961, AS INSTRUMENT NO. 91-183248 OF OFFICIAL RECORDS.

42' WIDE EASEMENT FOR PUBLIC ROAD, HIGHWAY AND UTILITY PURPOSES AS GRANTED TO CITY OF LANCASTER, A MUNICIPAL CORPORATION, AS RECORDED MAY 4, 2004 AS INSTRUMENT NO. 04-119693 OF OFFICIAL RECORDS.

**NOTE**

LOT A = STREET A AND C  
LOT B = AVENUE J-10

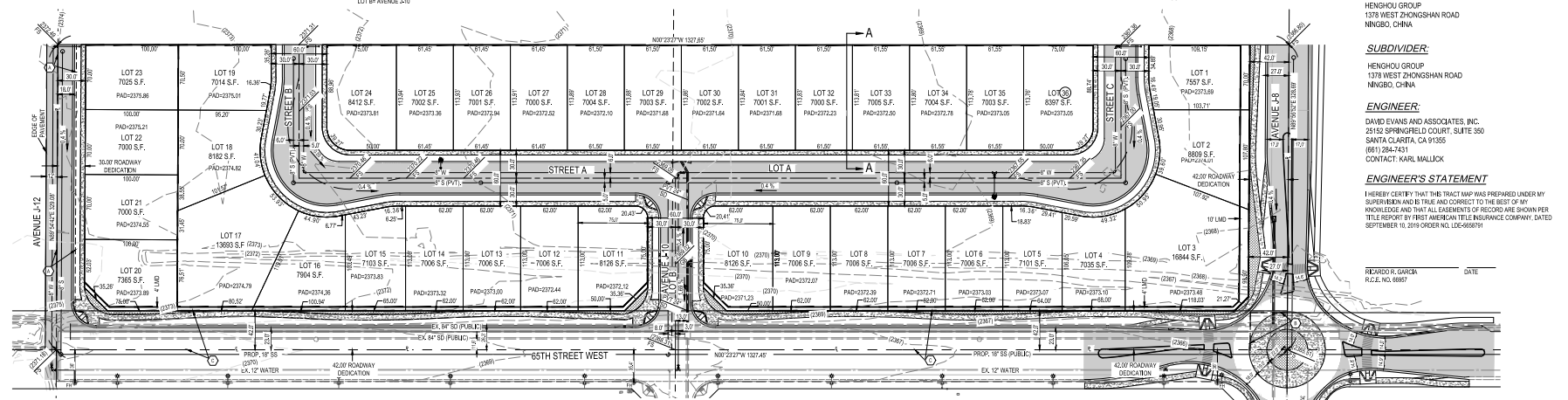
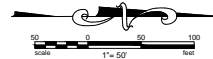


**LEGEND:**

- EXISTING SANITARY SEWER PER SEPARATE PLANS
- EXISTING WATER LINE PER SEPARATE PLANS
- PROPOSED SANITARY SEWER PER SEPARATE PLANS
- PROPOSED WATER LINE PER SEPARATE PLANS
- PROPOSED STORM DRAIN LINE PER SEPARATE PLANS
- EXISTING STREET LIGHT
- FL FLOW LINE ELEVATION
- FS FINISHED SURFACE ELEVATION
- GB GRADE BREAK
- HP HIGH POINT
- FH FIRE HYDRANT
- INV INVERT ELEVATION
- R RIDGE LINE
- TC TOP OF CURB ELEVATION

**UTILITIES:**

<b>ELECTRIC:</b> LANCASTER CHOICE ENERGY (LCE) 4483 FERN AVENUE LANCASTER, CA 93534 (951) 725-0584	<b>WATER:</b> L.A. COUNTY WATERWORKS DISTRICT 40, REGION 14 288 E. AVE. K-4 LANCASTER, CA 93535 PHONE (861) 725-6054
<b>GAS:</b> SOUTHERN CAL GAS COMPANY 4445 E. BERRY ST. LANCASTER, CA 93535 (951) 423-2700	<b>COMMUNICATIONS:</b> FRONTIER COMMUNICATIONS 4222 10TH ST. WEST LANCASTER, CA 93534 PHONE (861) 725-6054
<b>SEWER:</b> L.A. COUNTY SEWER MAINTENANCE 45719 BARNBROOK ST. LANCASTER, CA 93535 PHONE (861) 942-6402	<b>WASTE:</b> LANCASTER LANDFILL AND RECYCLING CENTER 600 EAST AVENUE F LANCASTER, CA 93555 PHONE (861) 725-6117



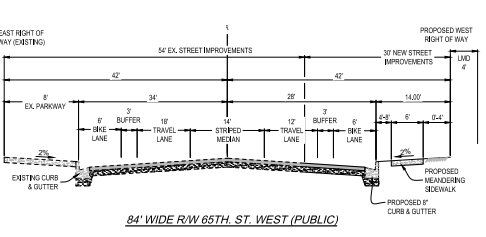
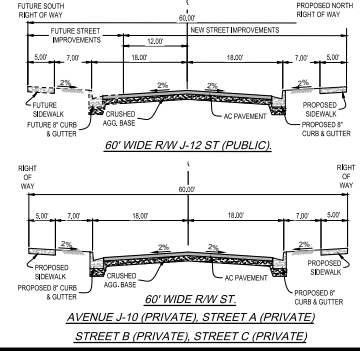
**OWNER:**  
HENGHOU GROUP  
1378 WEST ZHONGSHAN ROAD  
NINGBO, CHINA

**SUBDIVIDER:**  
HENGHOU GROUP  
1378 WEST ZHONGSHAN ROAD  
NINGBO, CHINA

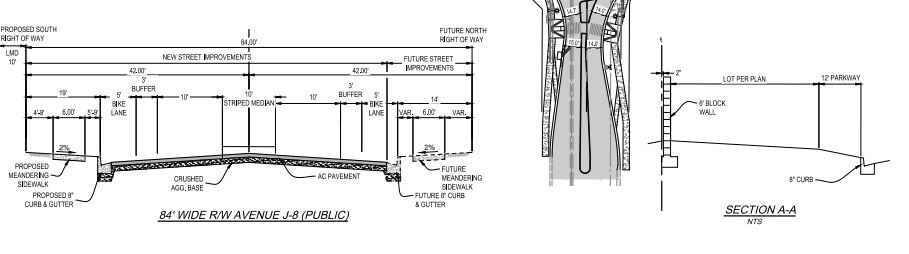
**ENGINEER:**  
DAVID EVANS AND ASSOCIATES, INC.  
25152 SPRINGFIELD COURT, SUITE 350  
SANTA CLARITA, CA 91355  
(661) 264-7431  
CONTACT: KARL MALICK

**ENGINEER'S STATEMENT**  
I HEREBY CERTIFY THAT THIS TRACT MAP WAS PREPARED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT ALL EASEMENTS OF RECORD ARE SHOWN PER TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 10, 2019 ORDER NO. LDC-0668791

RICARDO R. GARCIA DATE  
R.C.E. NO. 66957



**NOTE:**  
LOCATION OF EXISTING MANHOLES FOR THE 84-INCH SD SHALL BE DETERMINED UPON PREPARATION OF THE STREET IMPROVEMENT PLANS TO DETERMINE IF CONFLICTS EXIST WITH THE PROPOSED CURB AND GUTTER. IF SO, REVISED CURB AND GUTTER LOCATION SHALL BE COORDINATED WITH THE CITY.



<b>OWNER / DEVELOPER:</b> HENGHOU GROUP 1378 WEST ZHONGSHAN ROAD NINGBO, CHINA	<b>DAVID EVANS AND ASSOCIATES, INC.</b> PREPARED UNDER THE SUPERVISION OF: RICARDO R. GARCIA, R.C.E. NO. 66957	25152 Springfield Court Suite 350 Santa Clarita California 91355-1988 Phone: 661.284.7400	<b>CITY OF LANCASTER</b> TENTATIVE TRACT MAP TRACT 82777	<b>SHEET</b> 1 OF 1 B175
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PLAN NUMBER: 82777-001 (SHEET 1 OF 1) DATE: 08/22/2022  
 PROJECT: TENTATIVE TRACT MAP 82777  
 DRAWN BY: [Name] CHECKED BY: [Name]

# cma summary report

## CMA Summary Report

### RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$679,990	\$594,990	\$634,991	\$637,615
SP:\$675,000	\$600,000	\$632,623	\$621,000

### RESIDENTIAL - Sold

Number of Properties: 10

Num	MLS #	Statu s	PropSu bT	Address	MLSAreaMjr	TotalBdr ms	TotalBath s	CloseDat e	LotSzSsqf t	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	EV22097407	S	SFR	6176 Avenue J-9	LAC - Lancaster	3	2	1/3/2023	10,088.00	2080	16	\$594,990	\$286.05	\$600,000	\$288.46
2	EV22126289	S	SFR	43869 Brandon Thomas	LAC - Lancaster	4	3	1/3/2023	9,289.00	2660	29	\$626,231	\$235.43	\$616,231	\$231.67
3	EV22197560	S	SFR	44124 Buckeye	LAC - Lancaster	5	4	4/7/2023	11,289.00	3040	135	\$679,990	\$223.68	\$660,000	\$217.11
4	SR22205243	S	SFR	6138 W Avenue K1	LAC - Lancaster	6	4	2/13/2023	7,608.00	3767	115	\$649,900	\$172.52	\$665,000	\$176.53
5	SR23040857	S	SFR	44106 Raven	LAC - Lancaster	6	3	5/17/2023	6,841.00	3692	38	\$607,000	\$164.41	\$604,000	\$163.60
6	SR23071376	S	SFR	4614 W Avenue J12	LAC - Lancaster	5	4	6/15/2023	7,027.00	3279	12	\$669,000	\$204.03	\$675,000	\$205.86
7	SR23044054	S	SFR	43947 Sondi	LAC - Lancaster	4	3	4/20/2023	12,042.00	2632	4	\$614,900	\$233.62	\$625,000	\$237.46
8	SR23040404	S	SFR	4605 Jewel	LAC - Lancaster	5	3	4/27/2023	6,635.00	3876	12	\$659,000	\$170.02	\$649,000	\$167.44
9	PW23043908	S	SFR	5833 W Avenue K13	LAC - Lancaster	4	3	5/2/2023	6,724.00	3233	11	\$649,000	\$200.74	\$615,000	\$190.23
10	SR22197380	S	SFR	5732 W Avenue K3	LAC - Lancaster	5	3	12/22/2022	6,378.00	3767	101	\$599,900	\$159.25	\$617,000	\$163.79
Avg						4	3		8392.10	3202	47	\$634,991	\$204.98	\$632,623	\$204.22
Min						3	2		6378.00	2080	4	\$594,990	\$159.25	\$600,000	\$163.60





# 2023 demographics

3 miles



population  
40,630



estimated households  
11,899



average household income  
\$129,489



median household income  
\$98,882



total employees  
633

5 miles



population  
91,220



estimated households  
29,182



average household income  
\$124,677



median household income  
\$95,800



total employees  
2,068

7 miles



population  
150,613



estimated households  
49,397



average household income  
\$111,735



median household income  
\$87,154



total employees  
4,792

**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.





for more information, please contact

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