



RAW LAND FOR SALE

5.27 Acres Sierra Highway
Palmdale, CA 93550



Offering Summary

Property Type:	Raw Land
Sale Price:	\$447,644
Price/SF:	\$1.95
Lot Size:	5.27 Acres
Zoning:	Aerospace Industrial (AI)
APN:	3006-002-002

Property Overview

Prime for Development!
Aerospace Industrial Zoning allows:
This land permits public and private aerospace industrial, support facilities, airfields, office, manufacturing, and related services, with transportation and commercial support, primarily accessed by car (up to 0.5 maximum FAR). This parcel of land is located across the street from Skunk Works off Division Street (unpaved). Skunk Works has approximately 16,000 employees with plans of growing to 26,000 employees in the next few years.

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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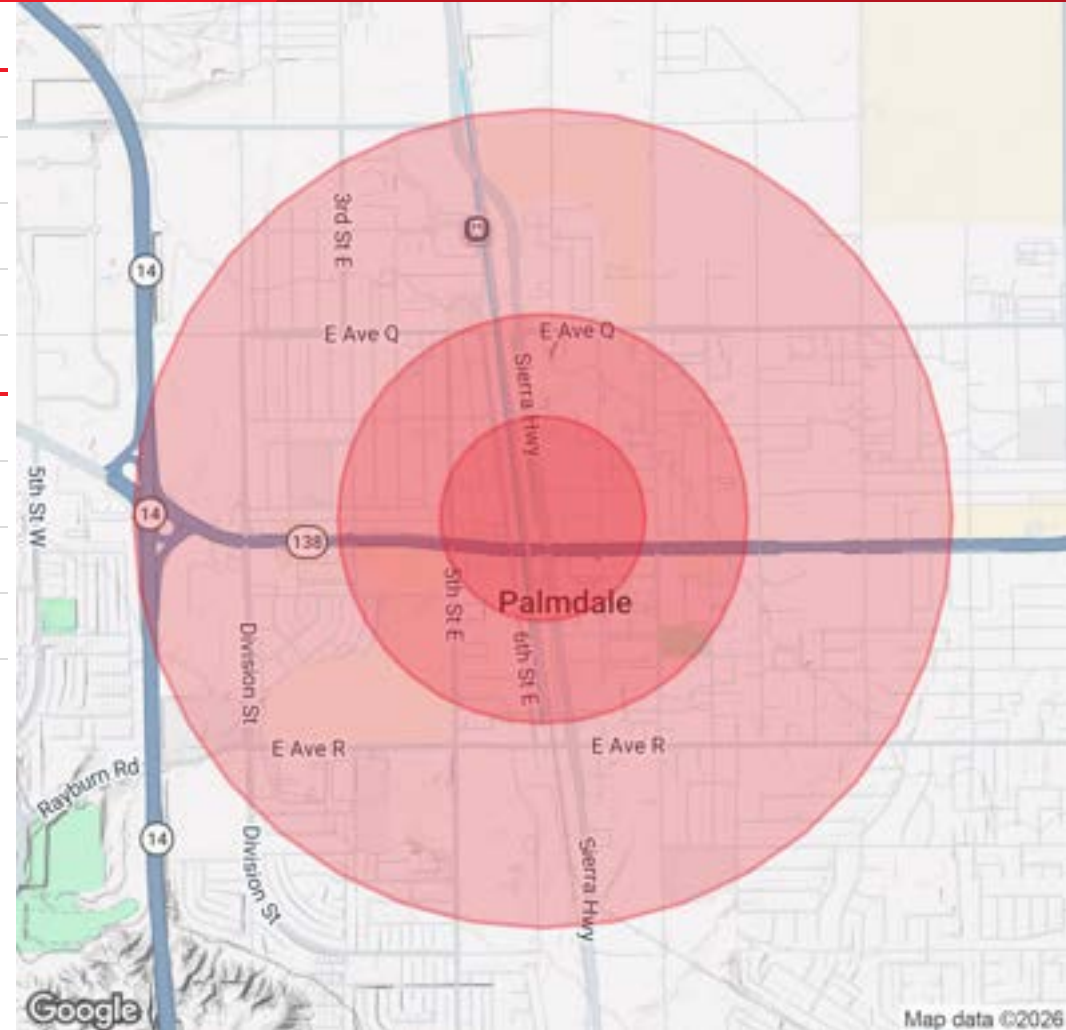


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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,035	5,514	15,562
Average Age	37.6	30.3	28.8
Average Age (Male)	36.1	28.8	27.4
Average Age (Female)	39.8	32.1	30.7
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	465	2,195	5,225
# of Persons per HH	2.2	2.5	3.0
Average HH Income	\$32,972	\$33,894	\$39,713
Average House Value	\$118,544	\$138,773	\$170,355

2020 American Community Survey (ACS)



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