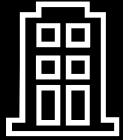


± 39.66 ACRES – RESIDENTIAL / AGRICULTURAL LAND – FOR SALE

40TH ST. & C AVE., LANCASTER, CA 93536



PROPERTY FEATURES



LOT SIZE:

± 39.66 - Acres
(± 1,727,764 sq.ft.)



PARCEL:

APN: 3115-008-027



ZONING:

Zone Heavy Agriculture (A-2)

PROPERTY HIGHLIGHTS

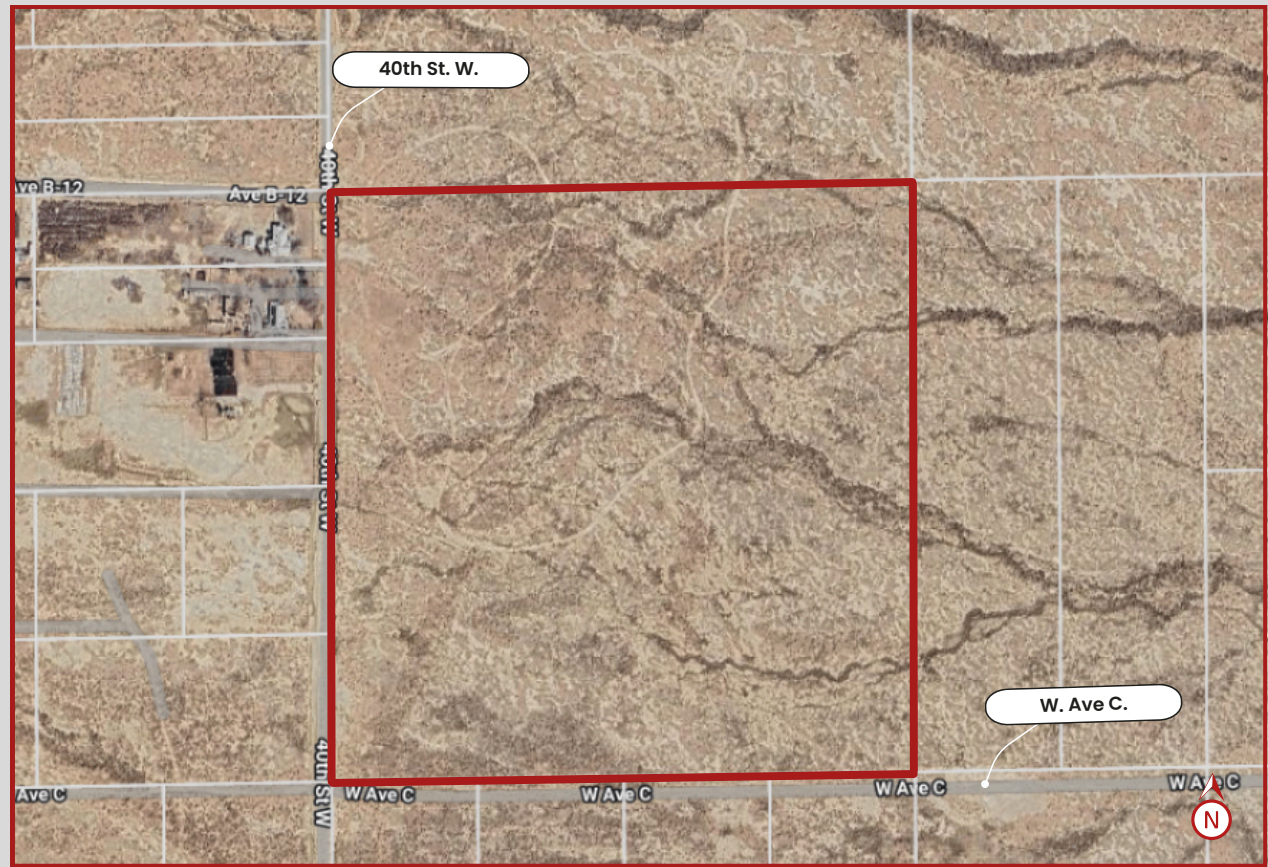
- Hard Corner Lot at 40th Street West & Avenue C, Lancaster, CA
- Ideal for Agricultural, Ranch, or Future Development Opportunities
- Zoned Heavy Agriculture (A-2) per County of Los Angeles
- ±4 miles from General William J. Fox Airfield
- Minutes from Edwards Air Force Base, Mojave Air & Space Port.
- Easy access to Highway 138 and Highway 14



**INLAND
EMPIRE**

CAL DRE # 02120868

KW COMMERCIAL
3595-1 Inland Empire
Blvd. Suite 1250
Ontario, CA 91764
909.980.6868

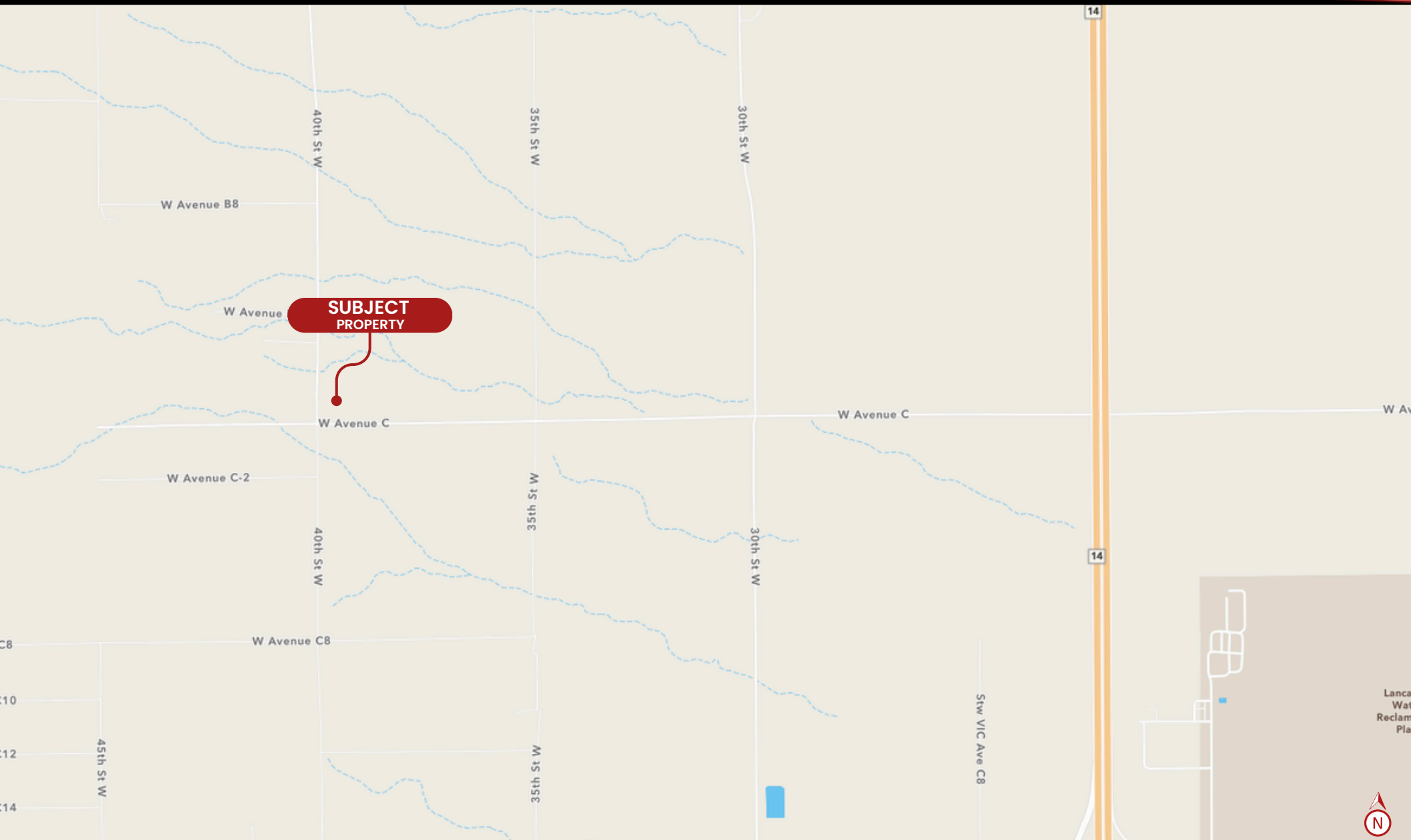


This property offers approximately 39.66 acres (±1,727,764 square feet) of flat, highly usable land situated at the Northeast Corner (NEC) of 40th Street West and Avenue C, in Lancaster, California. Zoned Heavy Agriculture (A-2) per the County of Los Angeles, the site accommodates a broad range of permitted uses including agricultural production, equestrian and ranch operations, and long term development opportunities.

The land features flat topography. It's hard-corner location ensures excellent visibility and convenient ingress/egress, enhancing accessibility for both private and possible commercial purposes.

Strategically positioned, the property is located just minutes from Edwards Air Force Base, approximately 4-miles from General William J. Fox Airfield and offers easy access to Highway 138 and Highway 14, providing strong regional connectivity.

With its prime location, favorable zoning, and versatile potential, this property presents a unique opportunity for investors, developers, or end-users seeking agricultural, ranch, aviation-related, or future growth possibilities in the Antelope Valley Region.



"Happy" Raj Singh
909.935.0931
Raj.singh@kwcommercial.com
CalDRE Lic. #02199675

Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

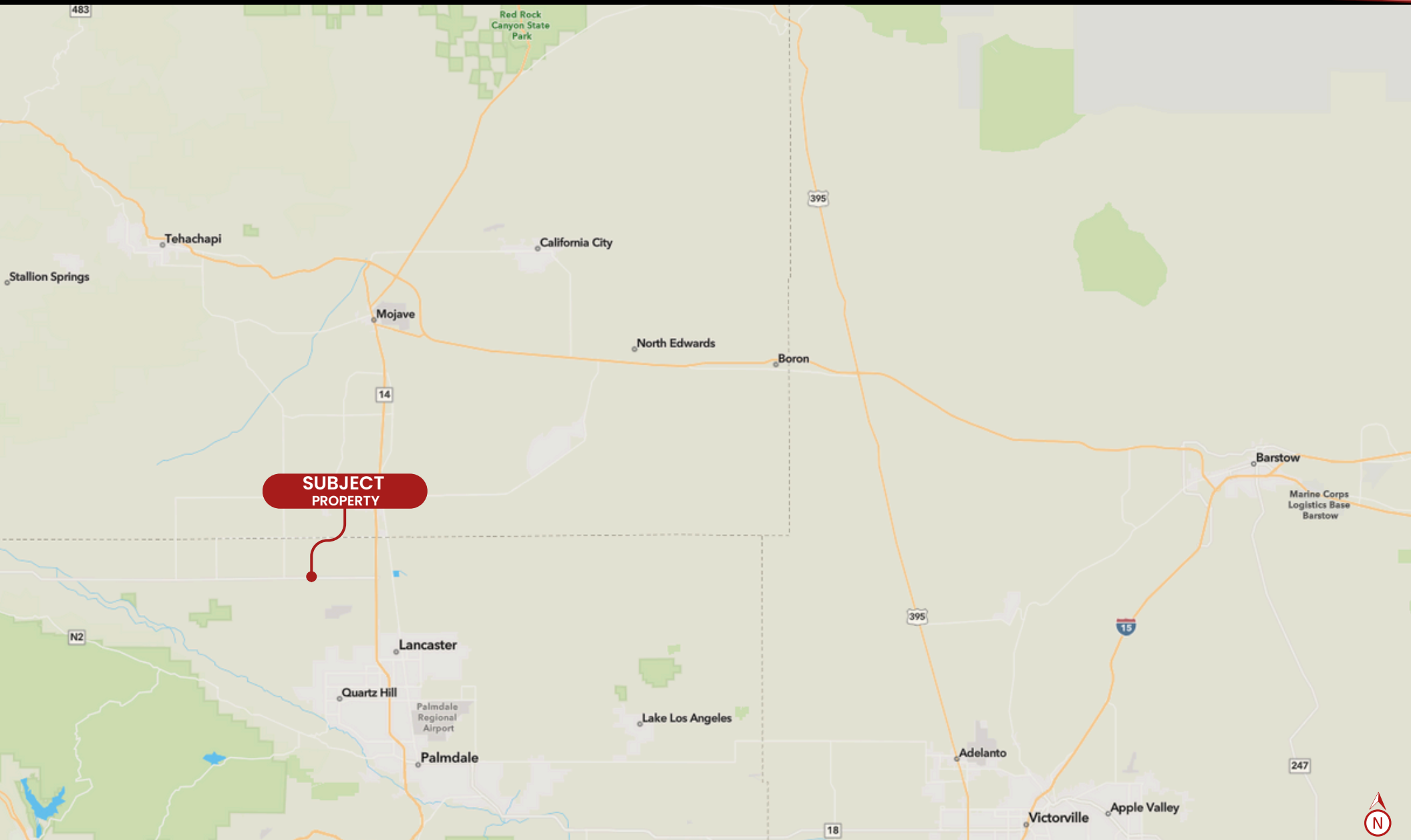


INLAND
EMPIRE

CAL DRE # 02120868

REGIONAL MAP

40TH ST. & C AVE., LANCASTER, CA 93536



"Happy" Raj Singh
909.935.0931
Raj.singh@kwcommercial.com
CalDRE Lic. #02199675

Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872



INLAND
EMPIRE

CAL DRE # 02120868

ADDITIONAL PROPERTY PICTURES

40TH ST. & C AVE., LANCASTER, CA 93536



"Happy" Raj Singh
909.935.0931
Raj.singh@kwcommercial.com
CalDRE Lic. #02199675

Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872



INLAND
EMPIRE

CAL DRE # 02120868