

OFFERING MEMORANDUM

1947 CARSON MESA RD.

PALMDALE, CA 93550

*Cultivate success
on nine acres
of Acton terrain.*

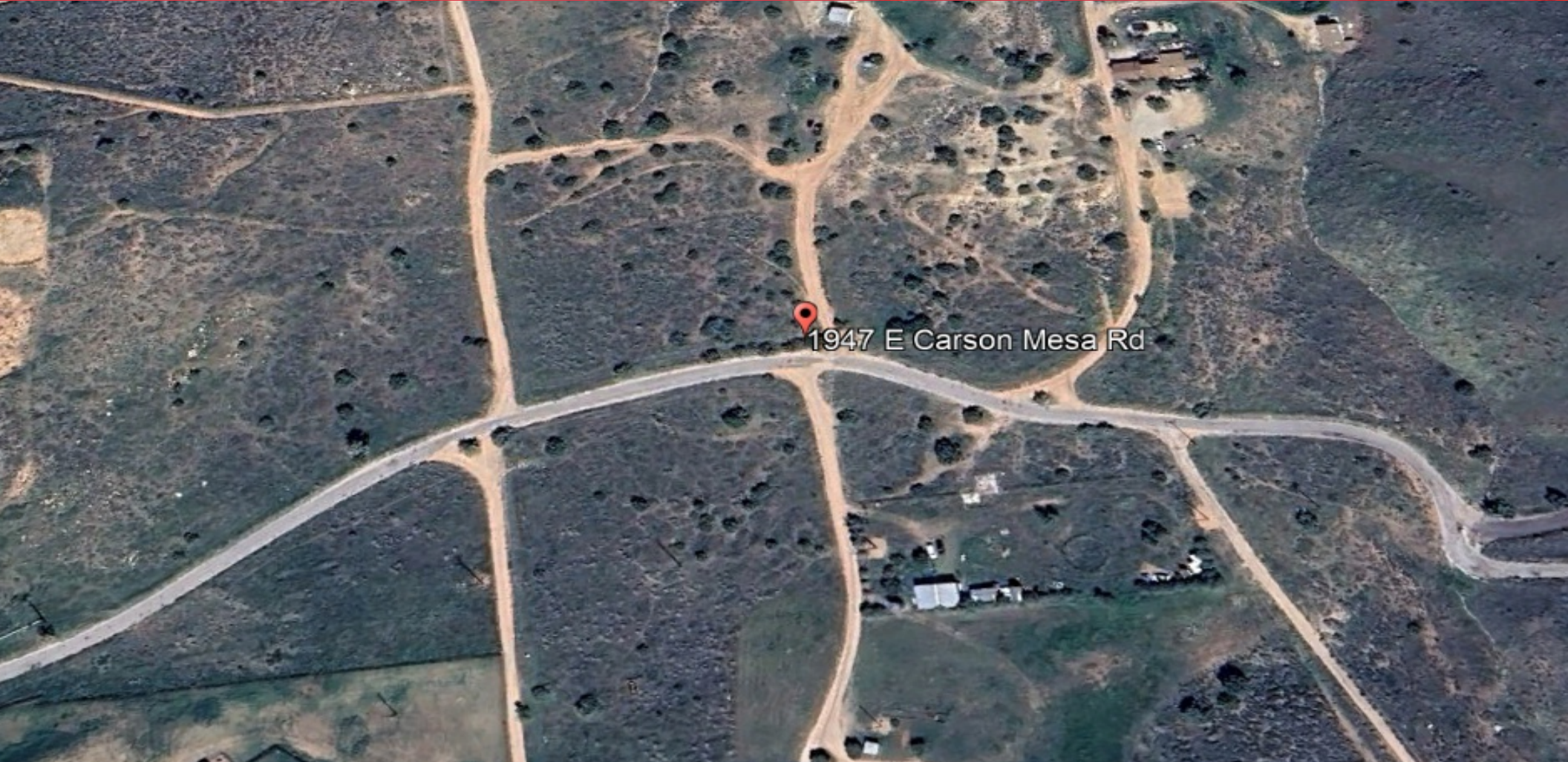




TABLE of CONTENTS

01

EXECUTIVE SUMMARY

02

FINANCIAL ANALYSIS

03

LOCATION OVERVIEW

Exclusively listed by

FRANCISCO WILLIAMS, CCIM

Senior VP, KW Commercial

213.880.8107

francisco.williams@kw.com

DRE 01979442



LAURA MILSHTeyN

Douglas Elliman Real Estate

310.400.0430

laura.milshteyn@elliman.com

DRE 01997655



EXECUTIVE SUMMARY

UNTAPPED POTENTIAL: NINE ACRES IN PRIME ACTON LOCATION

Discover an extraordinary opportunity with this expansive nine-acre lot, ideally positioned along Sierra Highway in Acton, just north of Santiago Road. With utilities readily available along the street and breathtaking panoramic views, this property offers endless possibilities. The current A-2-2* zoning allows for minimum one-acre lots, presenting the option to subdivide the land into four to eight parcels, each perfect for crafting custom residences. The presence of public water accessibility adds significant value, considering the historical challenges with water availability in the area.

Adjacent to commercial and residential zoned lots, this property also presents an exciting opportunity to explore transitioning from residential to commercial zoning, unlocking a wide range of lucrative business ventures. Additionally, the current zoning permits heavy agricultural use, providing the flexibility to pursue agricultural endeavors or develop up to eight single-family residences. Don't miss out on this rare chance to acquire a substantial piece of land with unparalleled potential in the heart of Acton.



ADDRESS

1947 Carson Mesa Rd.
Palmdale, CA 93550

SUBMARKET

Los Angeles County

PROPERTY TYPE

Vacant Land

LOT SIZE

± 392,345 SF

BUILDING SF

3,976 SF

APN

3053-031-009

ZONING

A-2-2

INVESTMENT HIGHLIGHTS

- 9-acre lot with prime location on Sierra Highway
- Flexible A-2-2* zoning for residential and agricultural use
- Subdivision potential: 4-8 parcels possible
- Public water accessibility (rare in the area)
- Adjacent to commercial and residential zones
- Potential for rezoning to commercial use





FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

VALUATION

PRICE	\$250,000
-------	-----------

LOT SIZE	± 392,345 SF
----------	--------------

LOT PRICE PSF	\$0.68
---------------	--------

LOCATION OVERVIEW

MARKET OVERVIEW

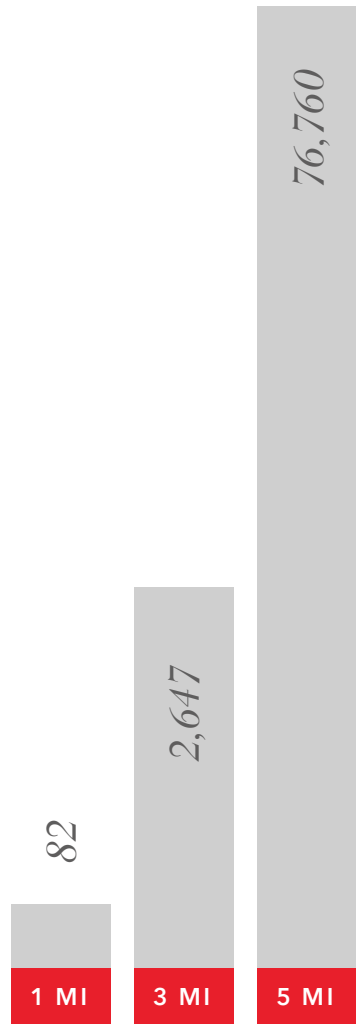
PALMDALE, CA

Palmdale, located in the Antelope Valley region of Los Angeles County, California, is a rapidly growing city with a population of approximately 169,450 as of the 2020 census. Situated 60 miles north of Los Angeles, Palmdale offers a strategic location for businesses, with easy access to major transportation routes, including the Antelope Valley Freeway (SR-14) and the Palmdale Regional Airport. The city's economy is diverse, with a strong presence in the aerospace, manufacturing, and retail sectors. Major employers include Lockheed Martin, Northrop Grumman, and the United States Air Force Plant 42.

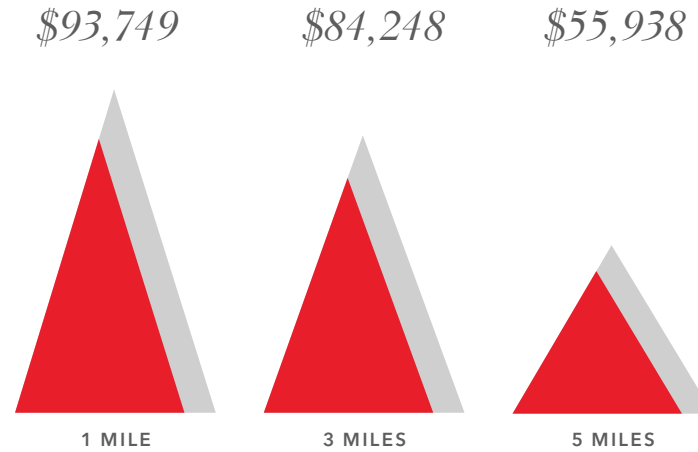
Palmdale boasts a range of nearby attractions, such as the Antelope Valley California Poppy Reserve, which draws visitors from around the world during the spring bloom season. The city also features the Palmdale Amphitheater, a premier outdoor venue hosting various concerts and events. Palmdale's median household income is \$62,865, and the median property value is \$323,800, according to the U.S. Census Bureau's 2019 estimates. The city's commitment to economic development, combined with its skilled workforce and business-friendly environment, makes Palmdale an attractive location for companies looking to establish or expand their presence in Southern California.

DEMOGRAPHICS

ESTIMATED POPULATION



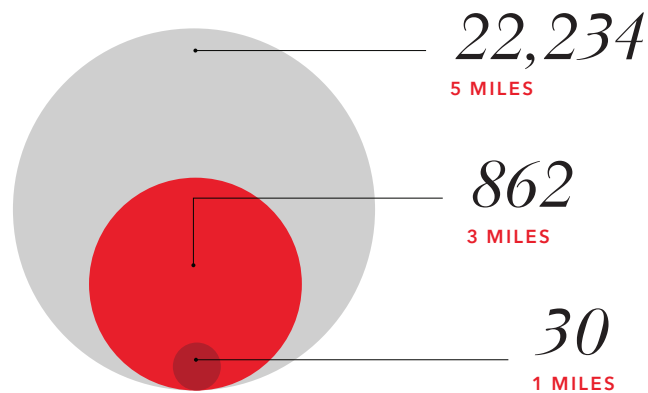
AVERAGE HOUSEHOLD INCOME



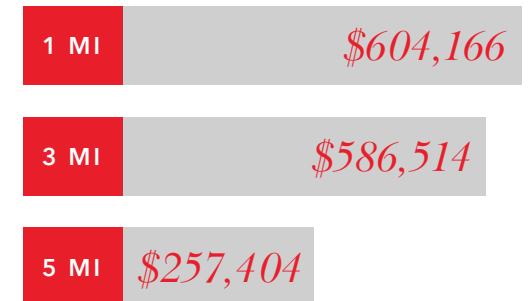
MEDIAN AGE



ESTIMATED HOUSEHOLDS

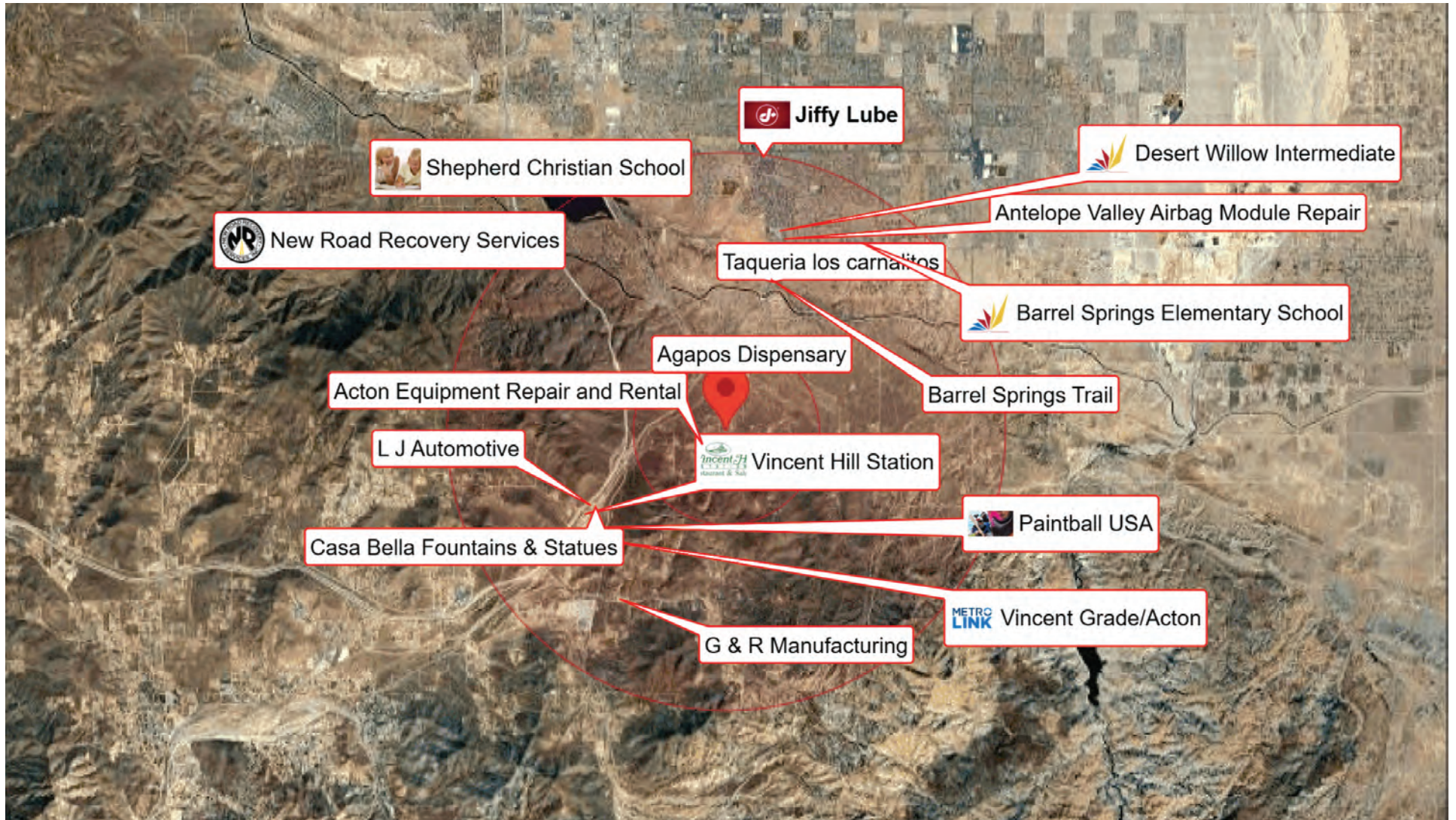


MEDIAN HOME VALUE



Data Source: CoStar

BUSINESS MAP



Exclusively listed by

FRANCISCO WILLIAMS, CCIM

Senior VP, KW Commercial

213.880.8107

francisco.williams@kw.com

DRE 01979442

LAURA MILSHTEYN

Douglas Elliman Real Estate

310.400.0430

laura.milshteyn@elliman.com

DRE 01997655

