



**KOREK LAND COMPANY, INC.**

## **INFILL DEVELOPMENT OPPORTUNITY!**

### **8.15± ACRES - RESIDENTIAL** **CITY OF LANCASTER, CA**

**LOCATION:** Southwest corner of Kettering Street and 22<sup>nd</sup> Street E, northeast of the busy intersection of 20<sup>th</sup> Street E and Lancaster Blvd in the City of Lancaster, CA 93535. Downtown Lancaster is about 3 miles west of the subject. New home communities in the area include Richmond American Homes' [Seasons at 20<sup>th</sup> Street](#) and KB Homes' [Sonora](#)

**APN's/SIZE:** 3150-007-027, 030, 031, 057 & 066 = 8.15± acres

**TOPO:** Basically flat.

**ZONE:** R-7000 ([Single Family Residential](#) on 7,000 SF Lots). **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** All in the area. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

**POTENTIAL:** Excellent in-fill location – single family residential to the north and south, Discovery School (K-8), parks, houses of worship and commercial are all nearby! New homes in Lancaster are selling in the \$500's, working their way into the \$600's; resales are trading in the mid to high-\$400's.

**PRICE:** Asking \$489,000.

**CONTACT:** Deanne Boublis (CalDRE 00970999) [deanne.boublis@korekland.com](mailto:deanne.boublis@korekland.com) or (661) 755-5420.

**DISCLAIMER NOTICE TO BUYER:** The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

**OFFICE:** 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

**MAILING:** P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

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CalDRE 00861992

**DISCLAIMER NOTICE TO BUYER**  
**PLEASE READ CAREFULLY!**

Upon delivery of any information to any prospective buyer regarding any real property offered for sale ("Property"), by owner of such Property ("Seller") and/or Korek Land Company, Inc. on behalf of Seller ("Korek Land"), buyer hereby acknowledges, consents and agrees, as follows:

1. A binding agreement to buy and sell any Property can only be made by Seller's execution of a formal Purchase and Sale Agreement ("Agreement"). Until such Agreement is executed by Seller, Seller reserves the right, without any prior notice, to change the "asking price," any other proposed terms of sale, or to withdraw the Property from the market. Seller's listing with Korek Land is not an offer to sell the Property. Seller is not bound to accept any offer including a full price offer.
2. Any and all information obtained by Korek Land and provided to any prospective buyer was obtained from sources believed to be reliable; however, neither Seller nor Korek Land make any representations or warranties, express or implied, that any such information provided is complete or accurate. Korek Land and Seller have not independently verified the information provided and have not made and do not make any representations or warranties, either expressed or implied as to the validity, accuracy, usefulness, ownership or completeness of the provided materials. Prospective buyers are required, as a condition of purchasing the Property, to rely solely upon their own independent analysis, investigation and due diligence in making any decisions to purchase the Property. Prospective buyers shall not rely on any information provided by Seller or by Korek Land in making any such decision.
3. Any buyer shall pursue its own independent investigations and perform its own "due diligence" inquiries, investigations and studies regarding all aspects of the Property, including but not limited to suitability for such buyers' purposes, underwriting criteria and values, zoning, entitlements, size, boundaries, encroachments, easements, condition of title, soils and geological conditions, toxic and hazardous materials conditions (see State of California GeoTracker web site), existing laws, ordinances, codes and other applicable governmental regulations that presently impacts and affects the Property, and any pending or possible future revisions thereto. Prospective buyers are advised to retain and consult with their own attorneys, accountants, experts and consultants for such purposes.
4. The Seller makes only those representations and warranties, expressed or implied, as expressly set forth in a fully executed Agreement for the Property. No salesperson, broker or other person has any authority whatsoever to make any representations, warranties or agreements, express or implied, for Seller or Korek Land. If any salesperson, broker or other person has made, or makes in the future, orally or in writing, any representation, warranty of agreement different from or in addition to those expressly set forth in such Agreement, each and all such representations, warranties or agreements are unauthorized and shall be void and of no force or effect.

Possible – Representation of More than One Buyer or Seller – Disclosure and Consent (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual brokers or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

**Multiple Buyers:** Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

**Multiple Sellers:** Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

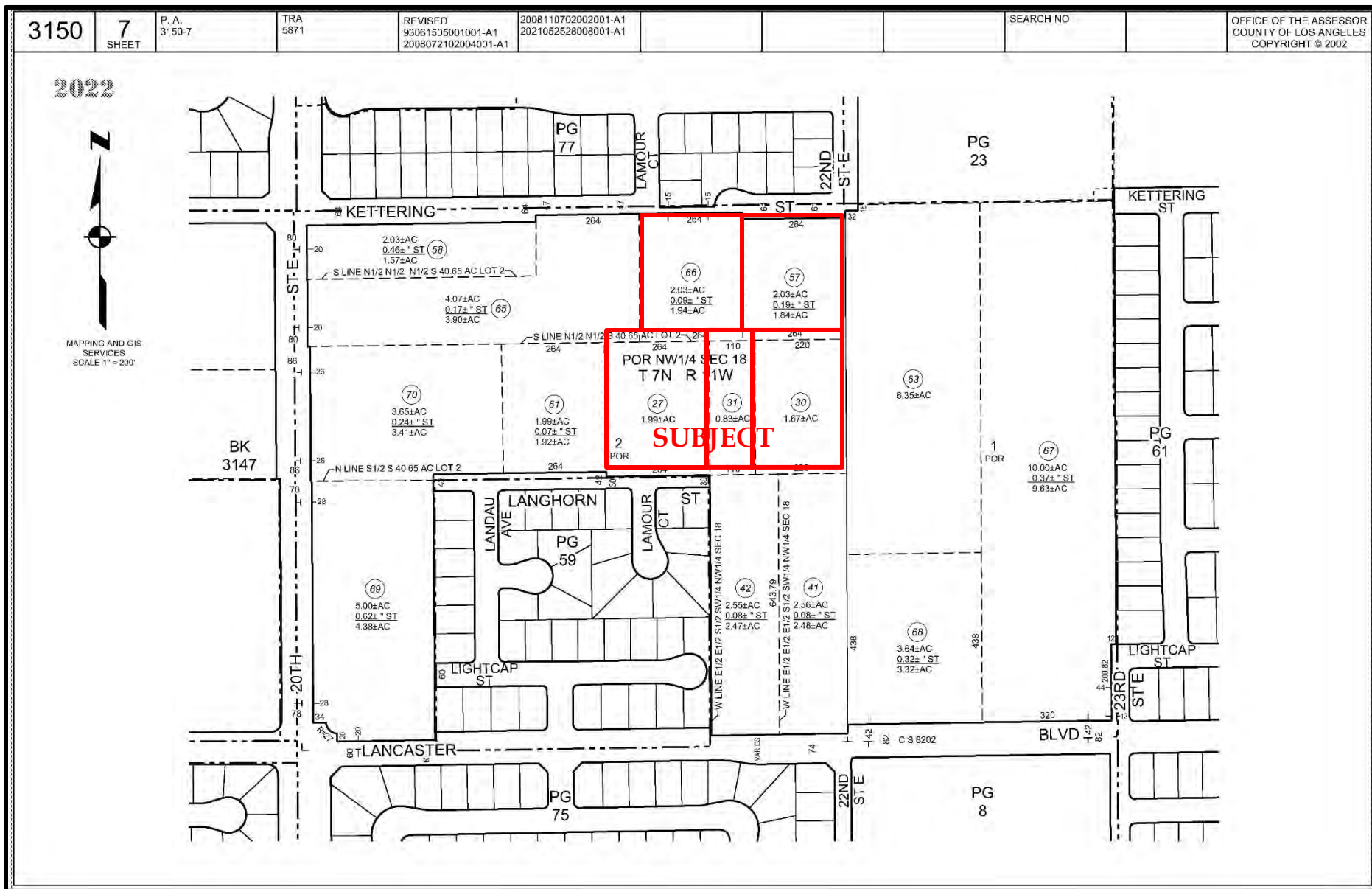
**Dual Agency:** If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consent to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: **(a)** Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; **(b)** Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and **(c)** other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

**Offers not necessarily confidential:** Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

Tax Map for APN's 3150-007-027, 030, 031, 057 & 066  
Lancaster, CA 93535



KOREK LAND COMPANY, INC.

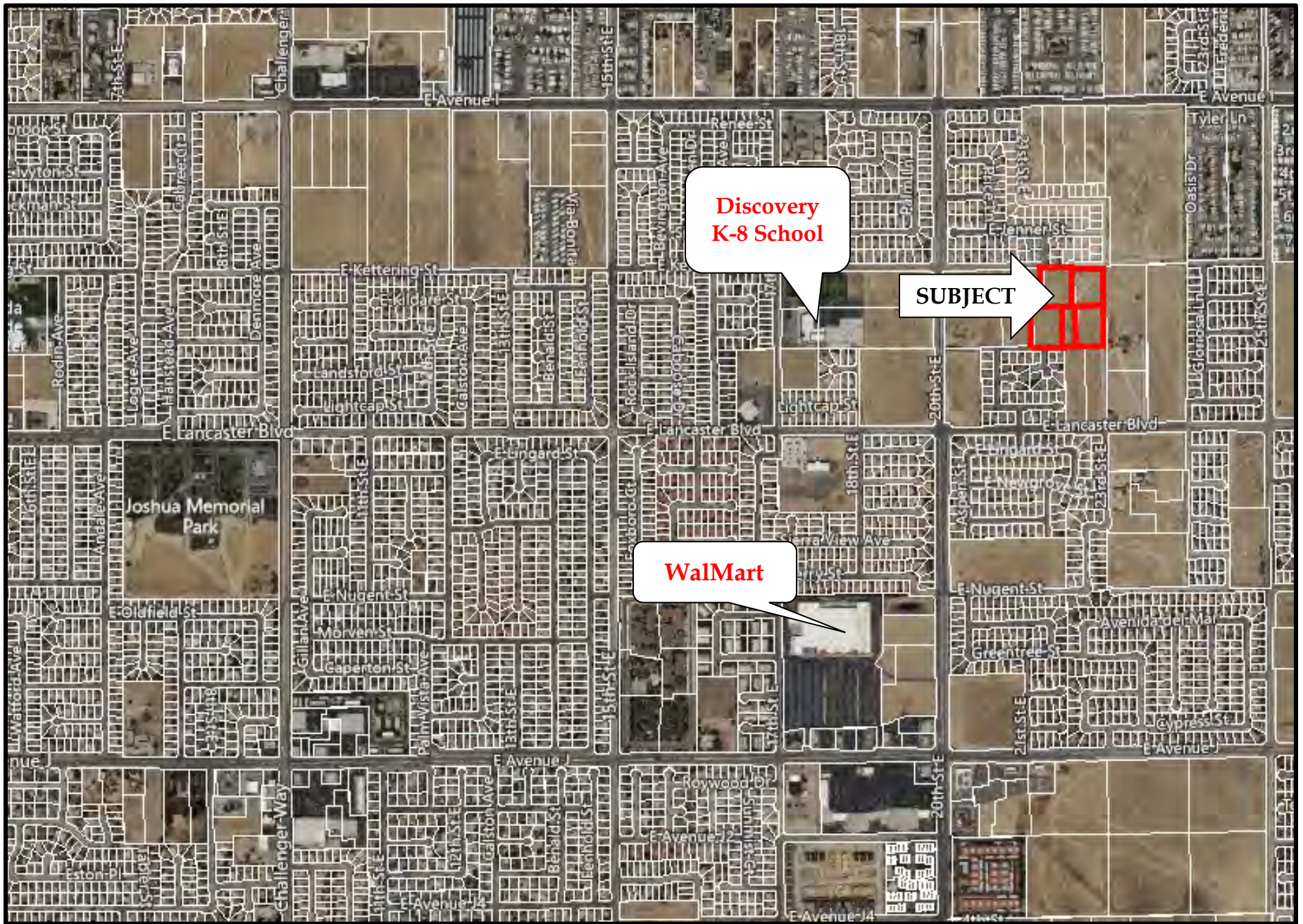


Aerials Maps



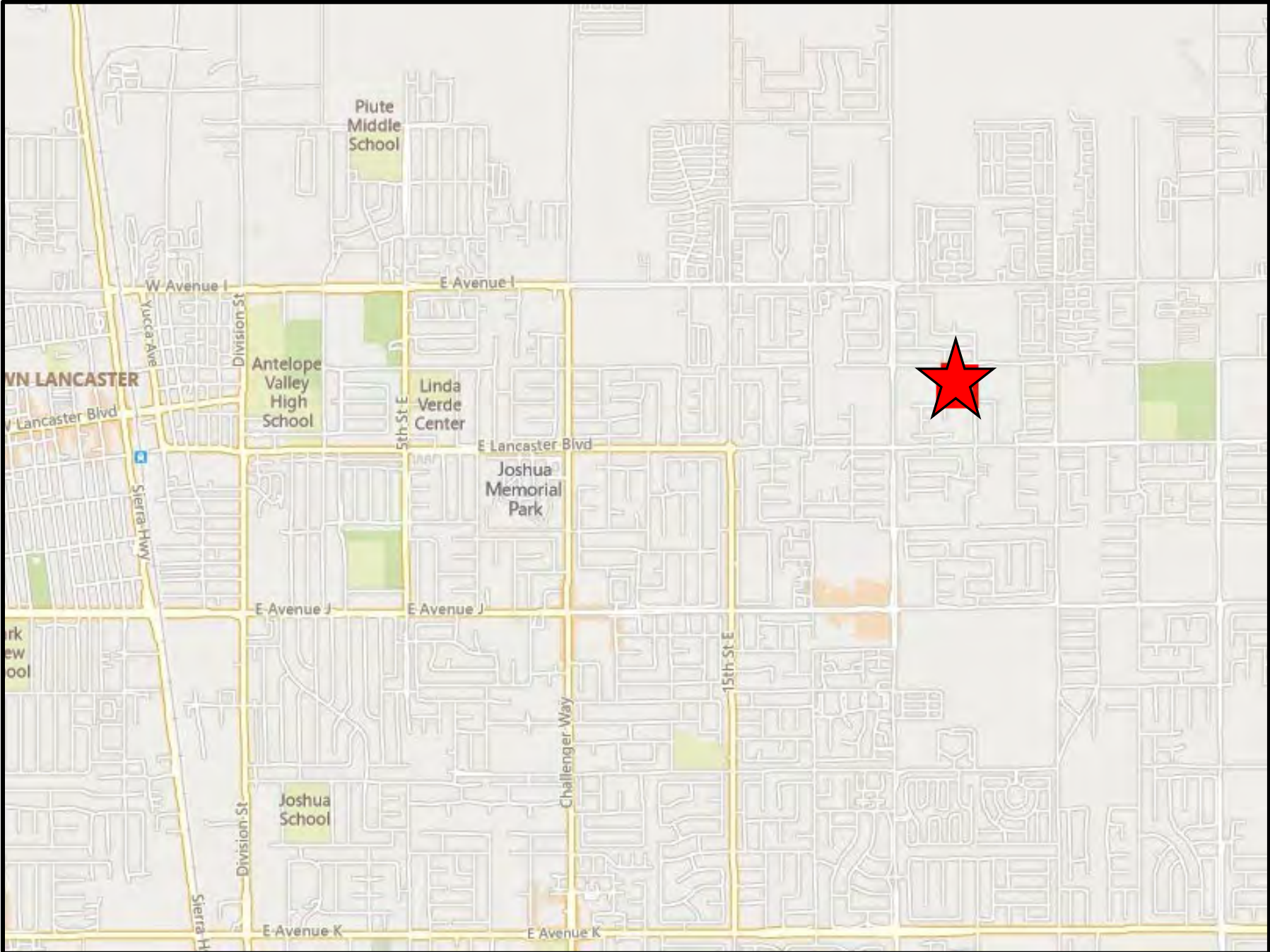
KOREK LAND COMPANY, INC.





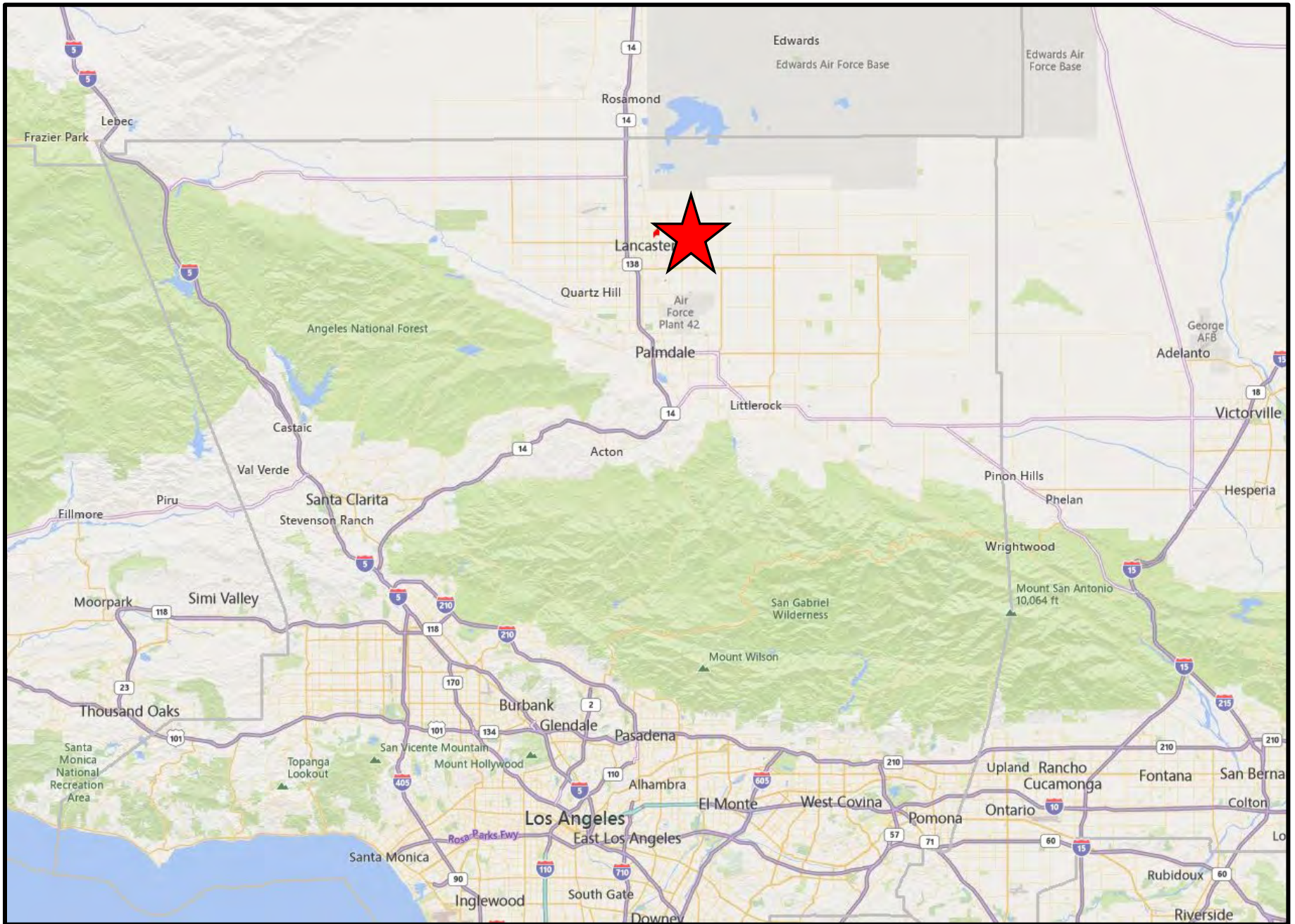


LOCATION MAPS

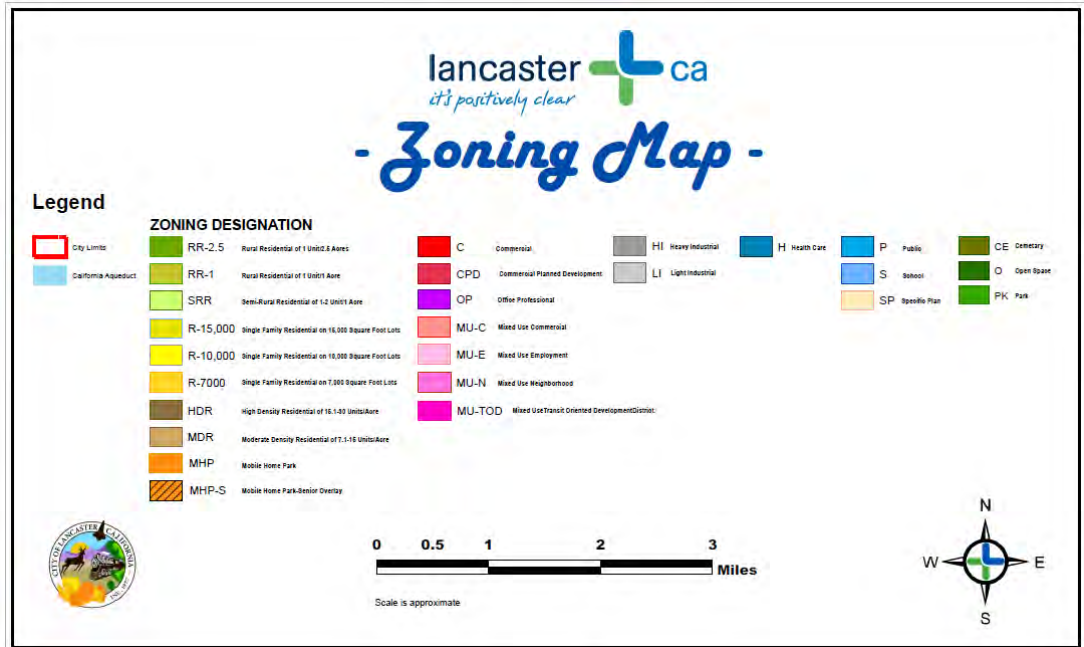
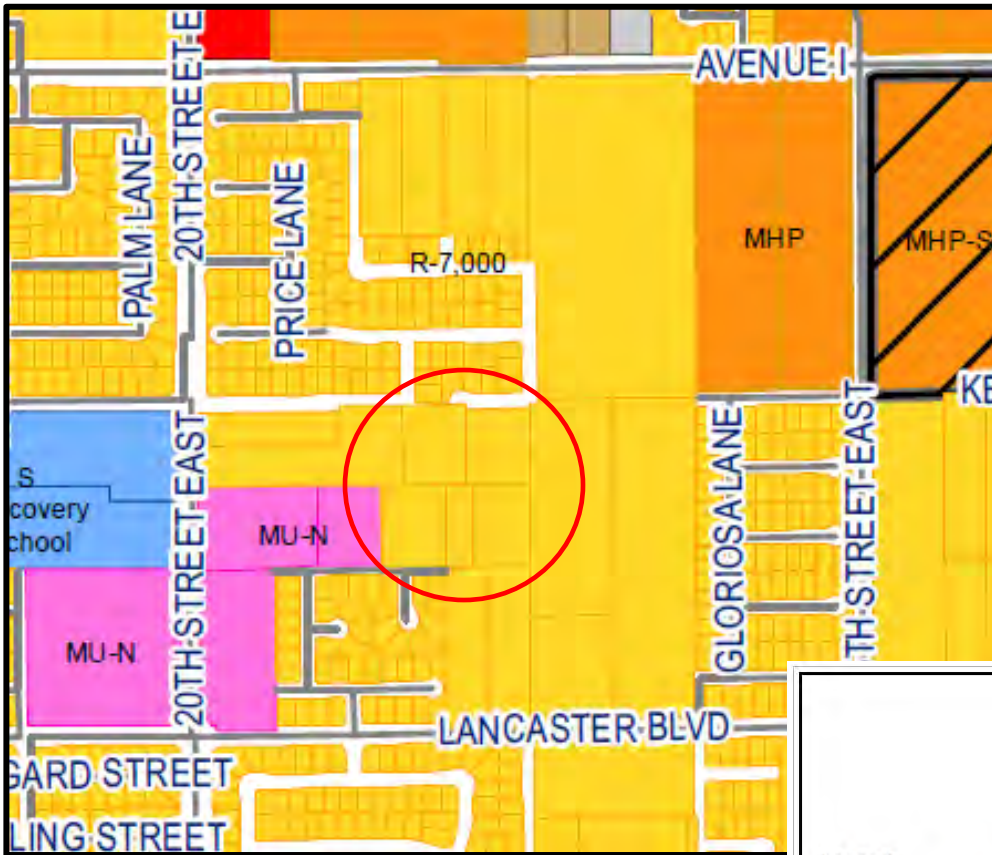


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**Subject from Kettering Street looking south**



**Looking west on Kettering Street, subject on left**

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