

12th St. E near Avenue Q

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Palmdale, CA 93550



High Density Multi-family Development Site

Coldwell Banker Commercial Valley Realty is pleased to present this prime high density multi-family development site. This infill location is within Palmdale's newest Residential Neighborhood 4 (RN 4) zoning allowing for the highest density of apartment units city wide! Located in the heart of Palmdale and nearby to schools, retail and public transit along Avenue Q and Palmdale Blvd. The Palmdale Metrolink Station (future Palmdale Station for the high speed rail) is just minutes away and home to AVTA's Transfer Center! Palmdale continues to be a desirable building location with millions of square feet of new development in the planning stages including the new Trader Joe's 1,030,000sf food processing and distribution facility now under construction!

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EXECUTIVE SUMMARY

PRIME DEVELOPER OPPORTUNITY IN THE HEART OF PALMDALE!



“Residential Neighborhood 4 (RN 4) Zone is intended as a high-intensity, walkable neighborhood with multi-family residential uses allowing a density range of 30 to 50 dwelling units per acre.” *(Source: City of Palmdale)*

These 3 parcels combined could yield up to 125 units pursuant to current zoning without any density bonus!

PROPERTY OVERVIEW:

Timely development opportunity to help meet increasing demands for affordable housing! Located within one of the highest density zonings the City has to offer, this prime in-fill development site offers approx. 182ft frontage along paved 12th St. E. with utilities in the street. Zoned as Residential Neighborhood 4 (RN 4) that allows for an incredible 30 to 50 units per acre! Property may yield up to 125 units pursuant to the zoning, without taking into account any density bonuses that may be available. Nearby to both elementary and high schools, as well as the new Antelope Valley College Palmdale Center! Other nearby amenities include the Palmdale Playhouse, Antelope Valley Mall, and many anchored shopping & retail shopping centers throughout Palmdale being minutes away. This site also offers convenient access to AVTA’s public transportation with stops along Ave Q and Palmdale Blvd. and a transfer center at the nearby Palmdale Metrolink Station! Sellers are licensed to sell real estate in CA.



Download the 2024 Antelope Valley
Economic Round Table Report PDF

PRICE	\$875,000
TERMS	Cash
LOT SIZE	2.491+/- acres
ZONING	Residential Neighborhood 4 (RN 4) (30 to 50 units per acre)
UTILITIES	All Available (Buyer To Verify)
APN	3015-011-016, 017 & 018

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PICTURES



Multi-Family Development Site

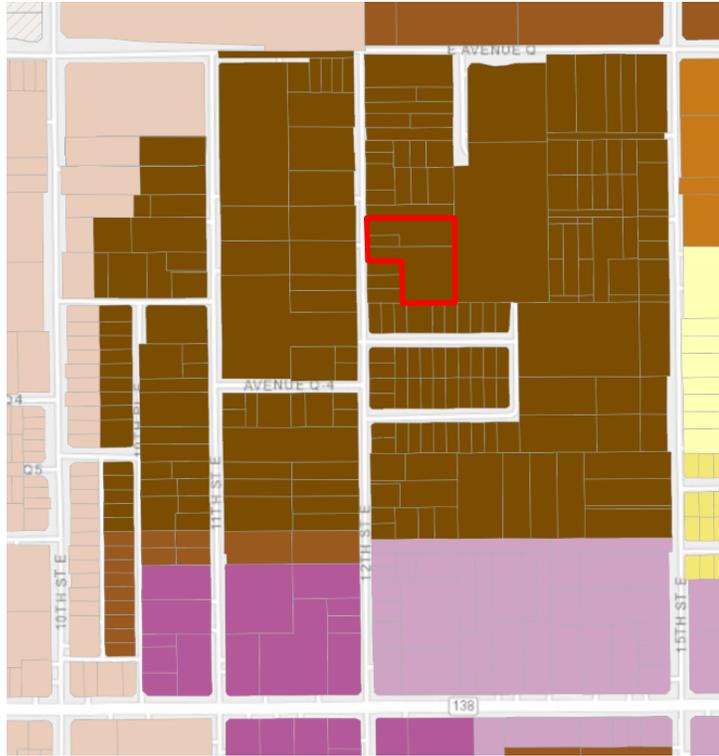
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ZONING



-  Residential Neighborhood 2
-  Residential Neighborhood 1
-  Residential Neighborhood 3
-  Residential Neighborhood 4



City of Palmdale
Website

Residential Neighborhood 4 (RN4)



Description and Intended Physical Character

This place type is intended as a high-intensity, walkable neighborhood with multifamily residential uses up to 50 dwelling units per acre. RN4 areas are near commercial, civic and recreational uses in Downtown Palmdale, near Avenue Q, and the future multimodal transit station. These areas are compact and therefore allow a larger number of residents to live near one another, within easy walking distance of parks, schools, shops, transit, and employment. These neighborhoods also act as a buffer between lower-intensity residential neighborhoods and intense mixed-use areas.



Key Features

Primary Land Uses

- Multifamily residential

Allowed Height

- 60 feet

Secondary Land Uses

- Community assembly uses such as places of worship, schools, and public facilities, which are determined to be compatible with and oriented toward serving the needs of these neighborhoods.

Allowed Density and Intensity

- 30 (minimum) to 50 (maximum) du/ac
- FAR: n/a

Appropriate Building Types

- Garden and courtyard apartments
- Rowhouses
- Mid-rise apartments

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