

RESIDENTIAL LAND FOR SALE

An opportunity to acquire **38.14 Acres** of land on Avenue J and 25th Street E with **all utilities**. Ideal for a Single Family residential development, R-7000 zoning allows for **160+ SFR lots**. The Antelope Valley remains a desirable housing market as people select the Lancaster area to find some of the most affordable housing in Los Angeles County making the site valuable for an investor or developer that understands the **future potential**.



9528 Miramar Rd. #1007 San Diego, CA 92126

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Property Highlights

- Four parcels totaling 38 acres with utilities in the street
- Hard corner intersection with excellent visibility and minutes to Freeway off-ramp
- R-7000 zoning allowing 7,000 SF Minimum Lot size or (2.1 to 6.5 DU/Acre)
- Adjacent to KB Home Sonora Development 160 lots on 40 acres (Homes Starting at \$525K)
- 120 Acres of new Residential communities (KB Homes) completed to the east of site



- Easy access to Hwy. 14, Antelope Valley, San Fernando Valley and Greater Los Angeles
- Close to major employers, including Lockheed Martin Skunk Works* and Northrop Grumman
- Near multiple parks and Lancaster National Soccer Center
- Only a 10-minute drive to The Milestones of Flight Air Museum
- Zoned for desirable Lancaster School District



Sonora 



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Surrounding Retail Overview



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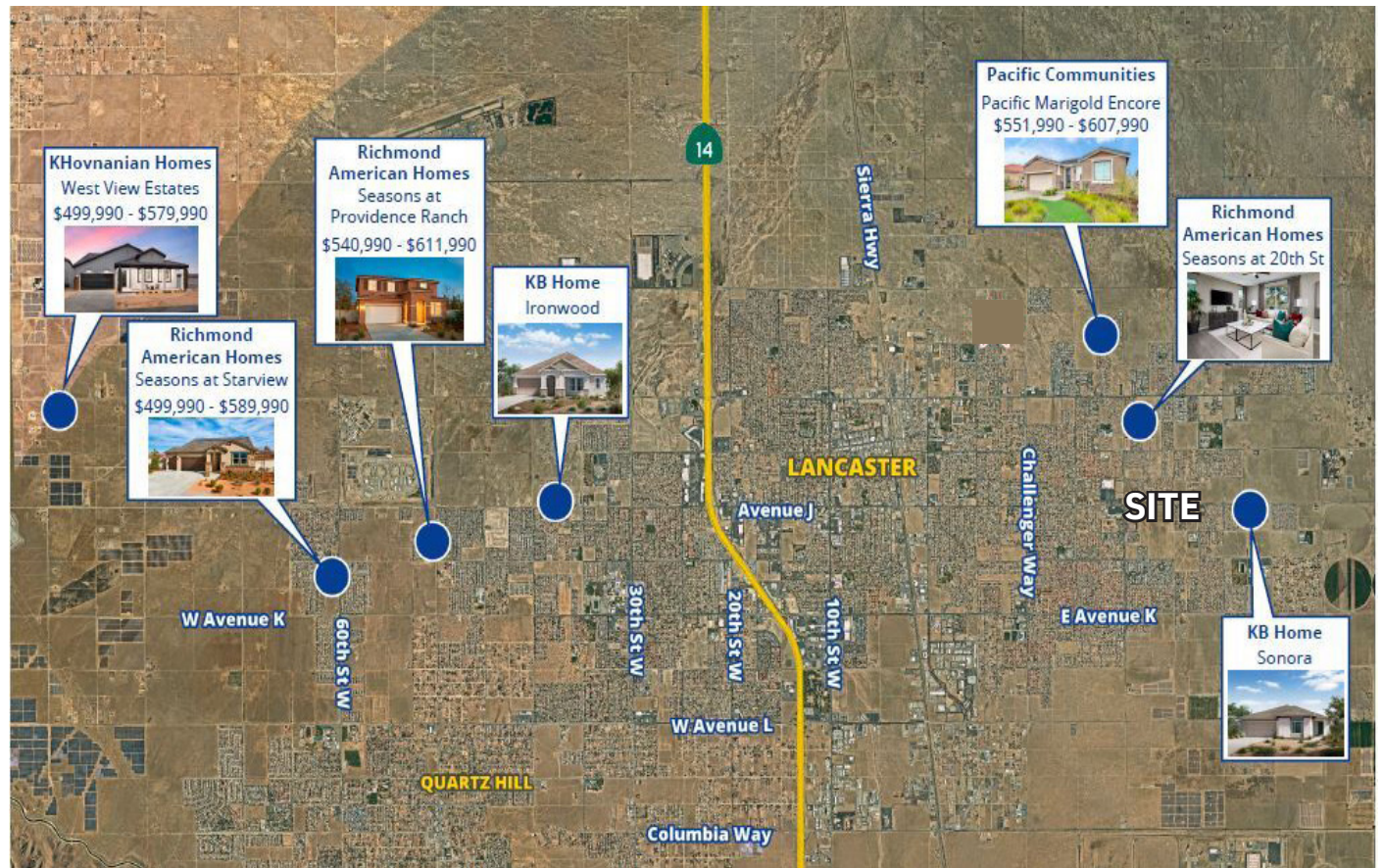
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Residential Development Overview

Lancaster offers some of the **most affordable housing** in the State of California, many workers can afford to live, as well as work, in Lancaster.

The property is positioned in the **path of growth** with KB Homes under construction with 160 lots on 40 acres located just to the east.

The average family household income of \$82,609, Lancaster has a **high percentage of resident homeowners**, leading to a more stable workforce, stronger sense of community and a less transient-oriented population.



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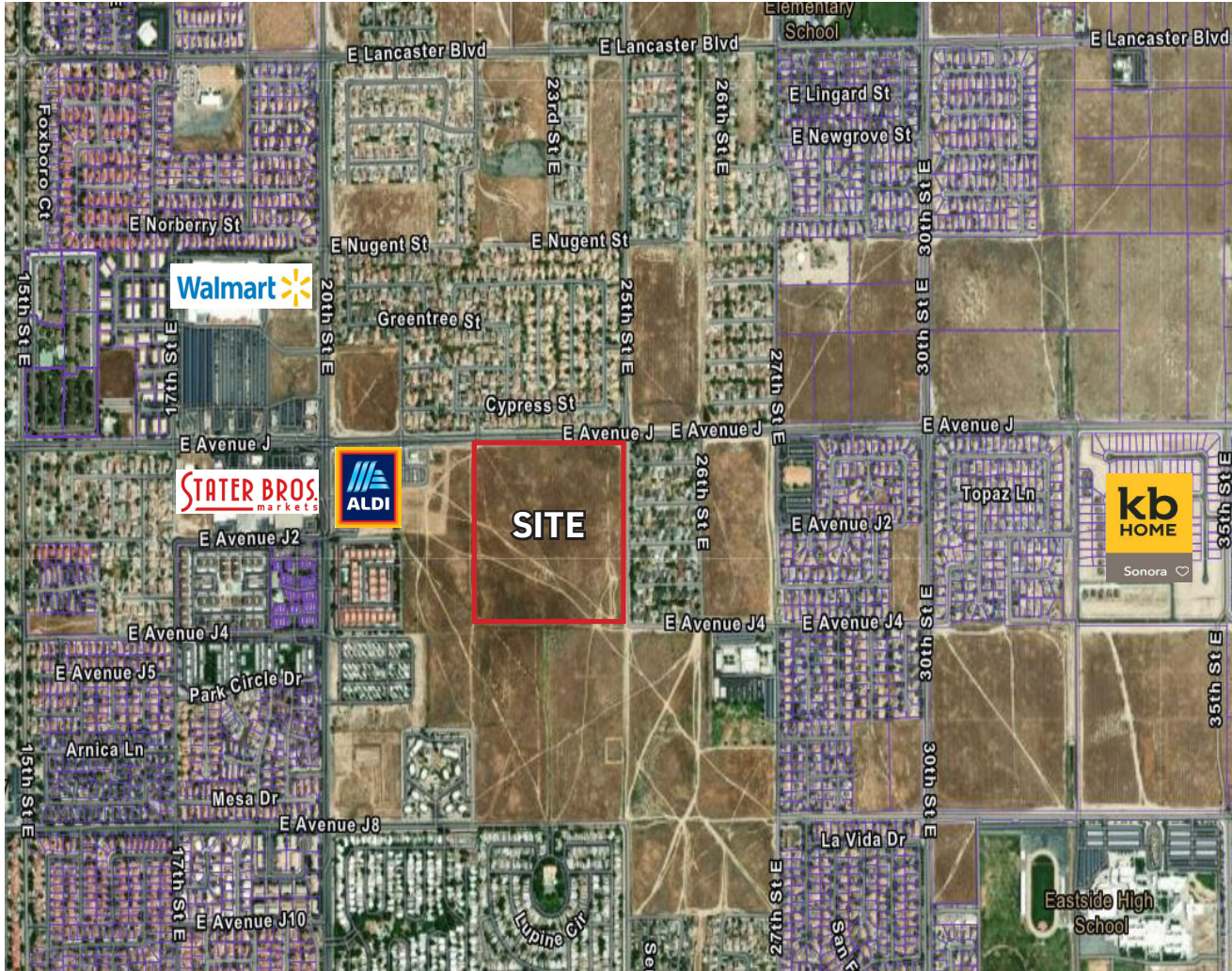
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Property Information



APN's	3150-009-042 to 045 (4 Parcels)
SIZE	40 Acres Gross - 38.14 Acres Net
ZONING	R-7,000 General Plan: Urban Residential (UR)
TOPOGRAPHY	Flat
MUNICIPALITY	City of Lancaster, Los Angeles County
VISIBILITY	SEC of Avenue J & 25th Street, Intersection
ACCESS	1,350' Frontage Ave J & 1,300' Frontage 25th St
UTILITIES	Electricity, Gas, Sewer, Water located in Street *Buyer to Verify
PRICE	\$6,600,000.00 or \$173K/Acre

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