



## Path of Progress!

### Lancaster, California

Close in westside property, zoned D-2, which allows agricultural & light industrial uses.

\*Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Costs of Utilities

4.99 Acres +/- Zoned D-2

- **MLS# 1312399**
- **APN# 3201-005-017**
- **52nd Street West near Ave. D-8**
- **\$100,000**

#### Directions

From Ave. D (Hwy 138) take 52nd Street West, south to subject property. Use caution, roads are questionable.

**Tom Mastin**  
Broker / Owner

License ID #00988013



2660 Pearblossom Hwy  
Palmdale, CA 93550

**Office: 661-267-6007**

Fax: 661-267-6352



#### Features

<b>Zoning</b>	D-2
<b>App. Sq.Ft./Gross</b>	217364
<b>Bond Assessment</b>	Buyer to Verify, None
<b>Cert. of Compliance</b>	Not Required
<b>Electric</b>	None/See Remarks
<b>Fence</b>	None/See Remarks
<b>Flood Zone</b>	Buyer to Verify, No
<b>Natural Gas</b>	None/See Remarks
<b>Geological Hazard</b>	Buyer To Verify
<b>Improvements</b>	None/See Remarks
<b>Land Use</b>	Agricultural, Industrial-Light
<b>Legal Access</b>	Buyer to Verify
<b>Lot Description</b>	Rectangular
<b>Road Frontage</b>	None/See Remarks
<b>Road Surface</b>	None/See Remarks
<b>Sewer</b>	None/See Remarks
<b>Subord./Release</b>	No Subordinate, No Releases
<b>Survey</b>	None/See Remarks
<b>Telephone</b>	None/See Remarks
<b>Terms</b>	Cash
<b>Topography</b>	Level (rolling)
<b>Tract Map</b>	Record of Survey
<b>Water</b>	None/See Remarks
<b>Lot Description</b>	Rectangular



All measurements are approximate. Prices and availability are subject to change without notice.

Big Valley Real Estate, A California Corporation. License ID 01499293.

Email: [tom@bigvalleyrealestate.com](mailto:tom@bigvalleyrealestate.com)  
Website: [www.bigvalleyrealestate.com](http://www.bigvalleyrealestate.com)