



## Great Building Parcel!

Little Rock, California

Custom home site, just under one acre with paved street and utilities. Seller will consider carrying with 50% down, amortized over 5 years, 6% interest.

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

0.911 Ac.+/-, Zoned LCA11

- **MLS# 18000547**
- **APN# 3041-002-016**
- **Ave. R10 nr. 100<sup>th</sup> St East**
- **\$40,000**

### Directions

Palmdale Blvd to 100th St. E., south to Ave R10, east to property

**Tom Mastin**  
Broker / Owner

License ID #00988013



2660 Pearblossom Hwy  
Palmdale, CA 93550

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### Features

<b>Zoning:</b>	LCA11*
<b>Lot SqFt:</b>	39,683
<b>Bond Assessment:</b>	None
<b>Electric:</b>	In Street
<b>Flood Zone:</b>	No
<b>Geological Hazard:</b>	Buyer to Verify
<b>Land Use:</b>	Agricultural; Residential
<b>Lot Description:</b>	Rectangular
<b>Road Frontage:</b>	Public
<b>Sewer:</b>	None - See Remarks
<b>Survey:</b>	None - See Remarks; Telephone: In Street
<b>Terms:</b>	Cash; Owner Will Carry
<b>Tract Map:</b>	Final Tract Map
<b>Cert of Compliance:</b>	Not Required
<b>Fence:</b>	None - See Remarks
<b>Natural Gas:</b>	Natural Available
<b>Improvements:</b>	None - See Remarks
<b>Legal Access:</b>	Yes
<b>Road Surface:</b>	Paved
<b>Subord/Release:</b>	No Releases; No Subordinate Level
<b>Topography:</b>	In Street; Public



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

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

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