





Rural Residential Parcel in the City of Lancaster!

Lancaster, California 93535

1.25 acres in the City of Lancaster zoned for Rural Residential use, located in a developing area not far from the upcoming Lancaster Clean Energy Center. A level, usable parcel with electric less than a 1000' away. Legal access to parcel will need to be developed as there are no known existing easements. An affordable investment with a lot of upside potential!

*Boundary depictions are approximate and for illustrative purposes only. Buyer to make their own independent investigations regarding Zoning and General Plan Designations, Environmental and Hazard Zones, Access and Development costs, Availability and Costs of Utilities.

1.25 Acres ± Zoned RR 2.5

- **MLS# 24005162**
- **APN# 3386-003-018**
- **Vicinity Ave K-8 & 58th St E**
- **$11,000**

Features

Zoning:	RR 2.5
Lot SqFt:	54,450
Bond Assessment:	Buyer to Verify; None
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; Yes
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
Road Frontage:	None - See Remarks
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	1.25 Acres ±
Road Surface:	None - See Remarks
Subord/Release:	No Releases
Topography:	Level
Water:	None - See Remarks

Directions

50th St East to Ave K-8, east approximately .75 mile and north one parcel. Sign is at the approximate center of the parcel. (GPS 34.669117, -118.027072)

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EQUAL HOUSING OPPORTUNITY

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

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1.25-Acre Parcel Near Existing Homes and Electricity!

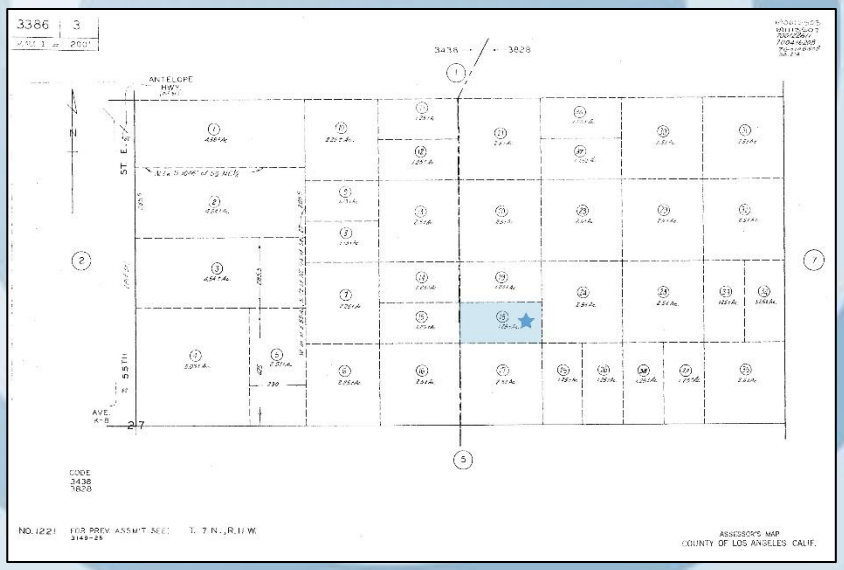








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