





Well Located Residential Acreage in East Palmdale!

Palmdale, California 93552

A builder's bundle! Four contiguous parcels totaling just under 5 acres in a prime East Palmdale location within walking distance of schools and park. Paved street frontage with water and electricity along 65th Street, sewer in the street at Ave R-4, and nice existing homes all around. A great opportunity with the potential to build one home, four homes - or subdivide for more! Zoned Single-Family Residential 3 (SFR 3), intended for detached single-family subdivisions containing the City's standard 7,000 square foot minimum lot size (at a maximum of six dwelling units per acre). Check with the City of Palmdale Planning Department for more information on possible uses for these parcels. Includes APNs 3024-009-017, 3024-009-019, 3024-009-044 and 3024-009-063. Package priced for a cash sale. Fantastic potential in a great location!

**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.

4.85 Acres Combined ± Zoned SFR 3

- **MLS# 24007291**
- **APN# 3024-009-017, 019, 044 & 063**
- **65th St East Near Ave R-4**
- **$229,000**

Features

Zoning:	SFR 3
Lot SqFt:	211,266
Bond Assessment:	Buyer to Verify; None
Electric:	Avail Less < 1000 Ft; In Street
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Irregular
Road Frontage:	Public
Sewer:	None - See Remarks; Sewer in Street
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	4.85 Acres Combined ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	In Street; None - See Remarks; Public

Directions

Ave R east to 65th St East, south to property. GPS to 3024-009-063 (middle parcel with paved frontage) is 34.569460, -118.014481

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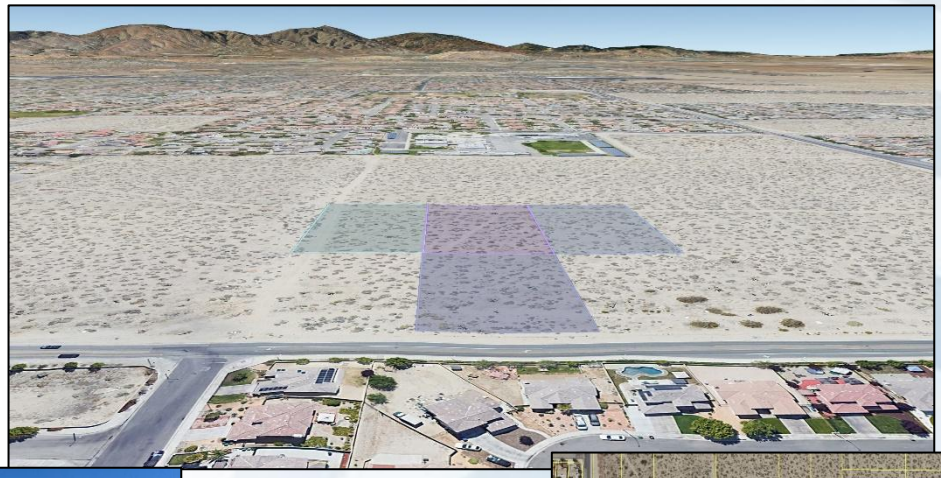
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All measurements are approximate. Prices and availability are subject to change without notice.

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Four Parcel Bundle in Prime Palmdale Location!

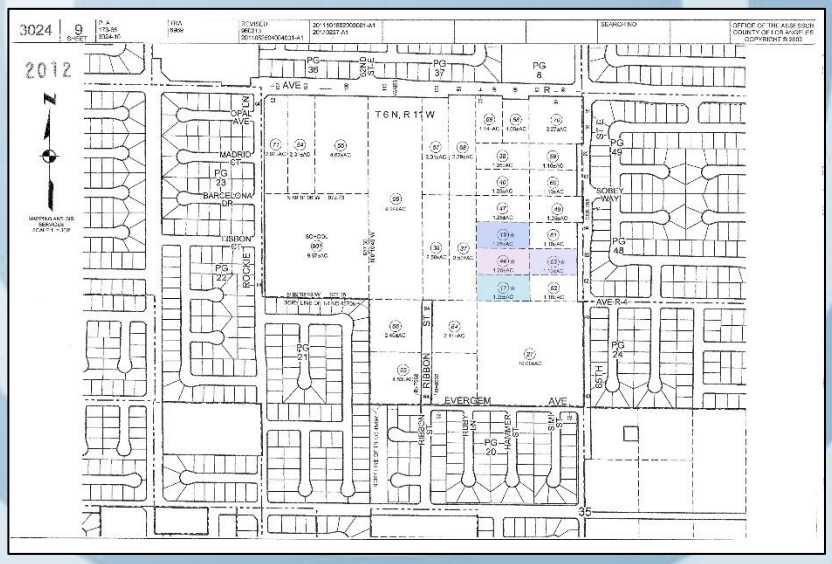








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EQUAL HOUSING OPPORTUNITY

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