





Attractive 2 ½ Acres with Desirable A2 Zoning!

Lancaster, California 93535

Scenic east-side parcel with versatile A-2 zoning! This affordable property has a recently completed Certificate of Compliance, saving you money and time for future development. Views of the valley stretching to the San Gabriels, and iconic Joshua tree specimens make for an attractive desert setting. This level parcel is located just over 1000' feet south of paved Avenue G and the nearest electricity. The land is in the Antelope Valley Significant Ecological Area, so please do your due diligence with LA County regarding your development plans. A nice buy!

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

2.57 Acres ± Zoned A-2-5

- **MLS# 25003653**
- **APN# 3358-001-045**
- **147th St E Vicinity Capleton Dr (Ave G4)**
- **$12,500**

Features

Zoning:	A-2-5
Lot SqFt:	111,949
Bond Assessment:	Buyer to Verify; None
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Square
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Completed
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	2.57 Acres ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave J east to 140th St East, north to Ave G, east to 147th and south to subject (GPS 34.731094, -117.868178)

Karmen Mastin
Broker, Realtor®
CRS, ePRO, CNHS, RDCPro
License ID #00988013

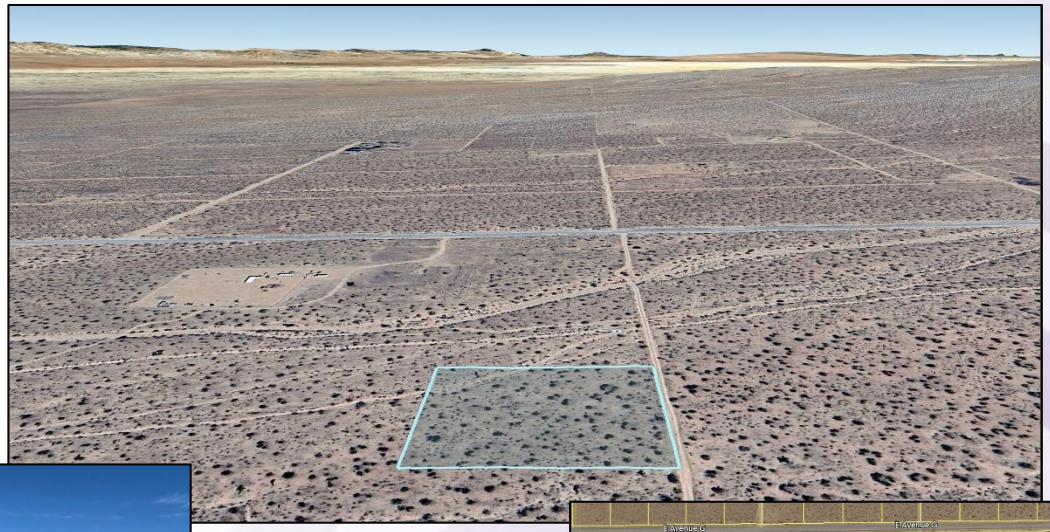
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All measurements are approximate. Prices and availability are subject to change without notice.

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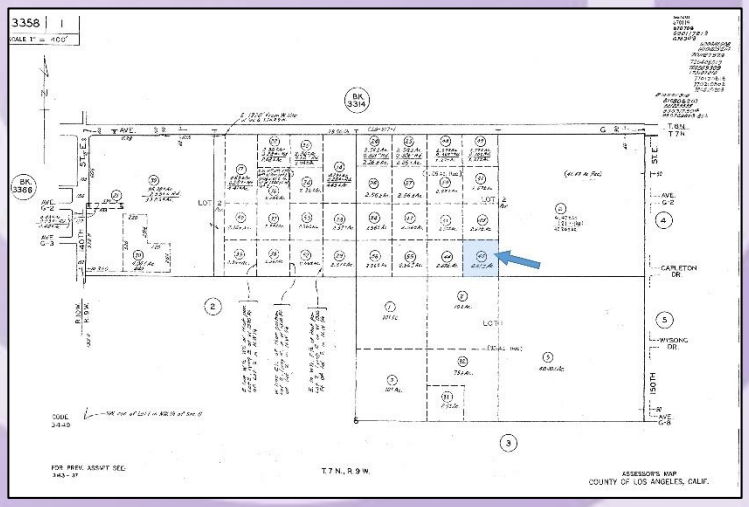
Great Investment Parcel in the Eastern Antelope Valley!











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BIG VALLEY
REAL ESTATE

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EQUAL HOUSING OPPORTUNITY

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