





Great East Antelope Valley Investment Parcel!

Lancaster, California 93535

Eastside investment parcel with dirt road access and desirable A-2 zoning. Level 3.09 Gross / 2.87 Net Acres, just over 1,300' from electricity and paved Ave H. A great buy!

*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.

2.87 Acres Net ± Zoned A-2-5

- **MLS# 25004561**
- **APN# 3374-009-008**
- **Maryfield Ave (110th & G-12)**
- **$11,500**

Features

Zoning:	A-2-5
Lot SqFt:	125,017
Bond Assessment:	Buyer to Verify; None
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; Yes
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Rectangular
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Tract Map:	Record of Survey
Terms:	Cash
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify; Yes
Lot Size:	2.87 Ac Net ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave H east to Maryfield Ave, north to subject. (GPS 34.723562, -117.936466)

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

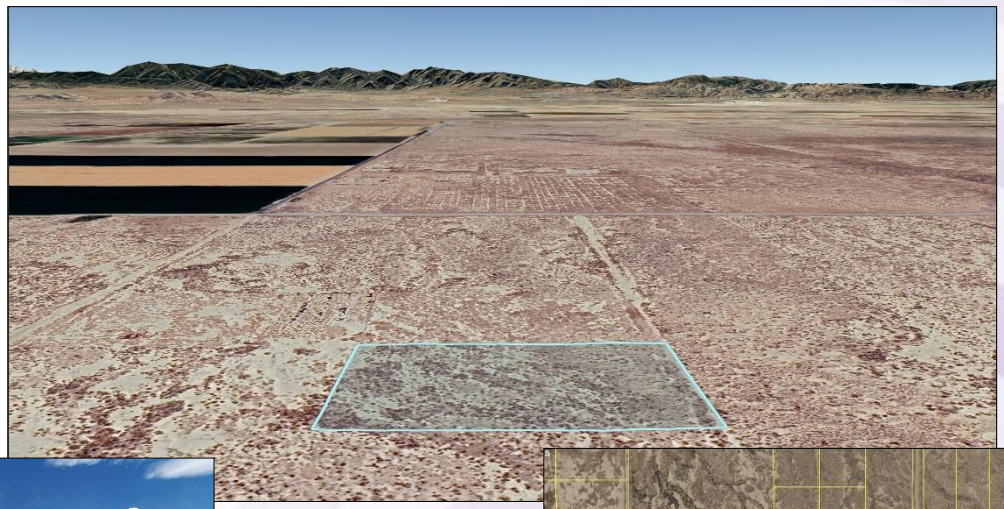
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All measurements are approximate. Prices and availability are subject to change without notice.

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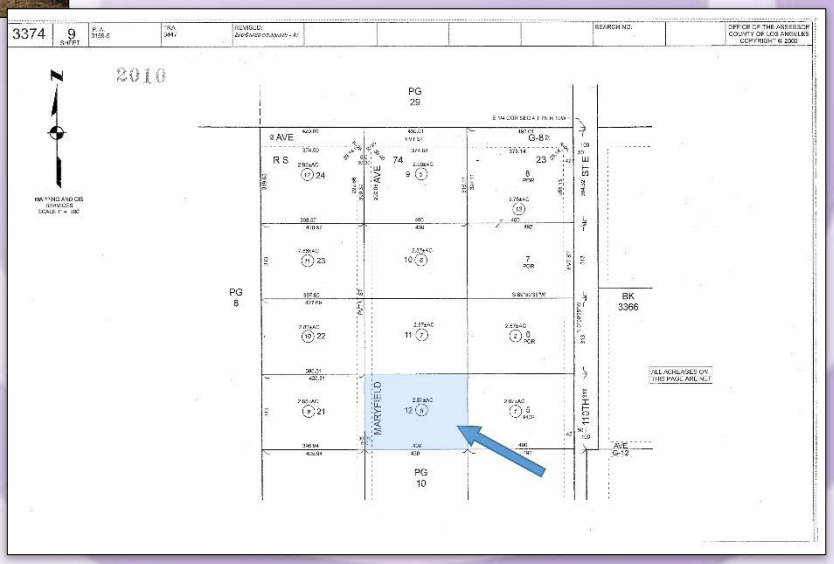
Level, Accessible A2 Zoned Acreage – A Nice Off-Grid Buy!











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EQUAL HOUSING OPPORTUNITY

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