





Wonderful Westside Homesite with Private Well!

Lancaster, California 93536

Call your builder and bring your plans—this 1+ acre parcel is fully prepared for development. Located between Antelope Acres and Del Sur, this beautiful, level lot boasts paved street frontage on Avenue H with electric available. The property features a 361' private well (recently sounded at a 164' water level) and has a Conditional Certificate of Compliance, saving you time and money on permits. An older survey plat map is available as well to assist in finding boundaries. Situated just over a mile from Del Sur School and less than 6 miles from the 14 Freeway, you'll enjoy a rural atmosphere with city convenience only 15 minutes away in Lancaster. An ideal site for your custom design, manufactured, or modular home. Don't miss this builder-ready gem!

*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.

1.06 Acre ± Zoned A-2-2.5

- **MLS# 26003172**
- **APN# 3268-019-050**
- **Ave H Vicinity 80th St West**
- **$49,900**

Features

Zoning:	A-2-2.5
Lot SqFt:	46,174
Bond Assessment:	Buyer to Verify; None
Electric:	In Street
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural; Residential
Lot Description:	Rectangular
Road Frontage:	Public
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Has Conditions
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify; Yes
Lot Size:	1.06 Acre ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	Well

Directions

Ave H west to just before 80th St W. (GPS 34.718979, -118.269637)

Karmen Mastin
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License ID #00988013

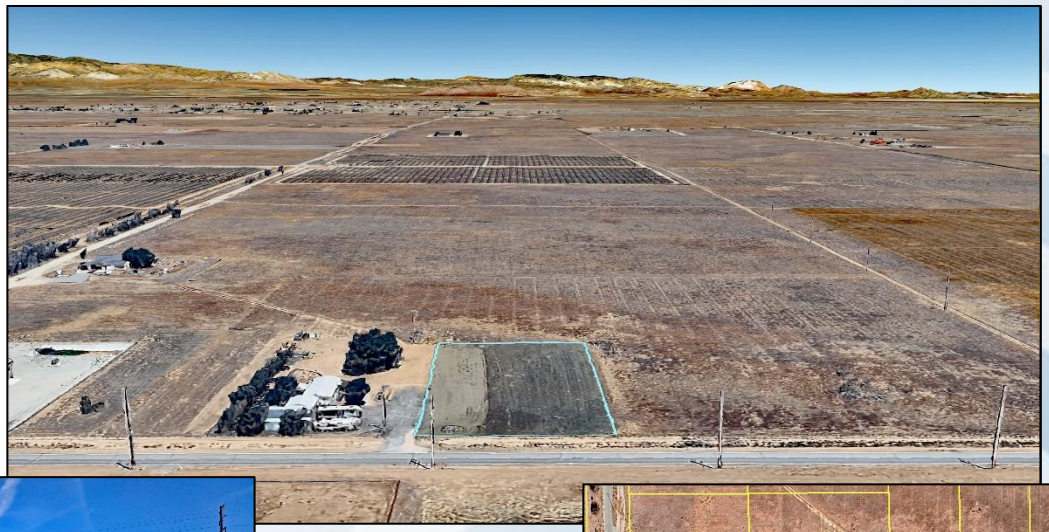
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All measurements are approximate. Prices and availability are subject to change without notice.

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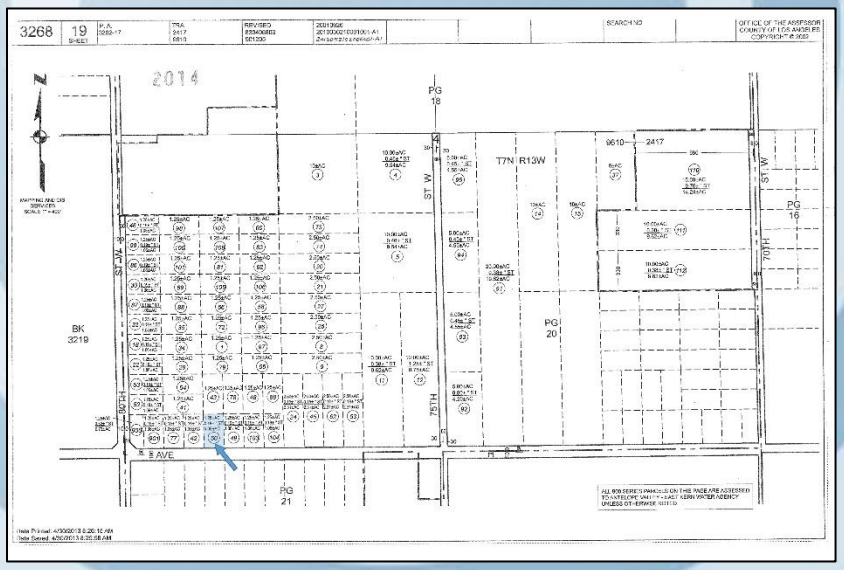
Ready for Your Plans, Over an Acre with Your Own Well!











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