





Prime West Lancaster R-10,000 Zoned Land!

Lancaster, California 93536

Excellent west-side opportunity! This 4.7 net acres of R-10,000 land is located within the incorporated City of Lancaster, just one-third mile north of the Avanti North Specific Plan. This parcel sits directly in the path of growth, close to newer residential developments and numerous housing projects in various stages of planning. Convenient frontage along paved 70th Street West, with electricity available at the street and well located to future infrastructure. The R-10,000 zoning designation ('Urban Residential, Transitional Density") supports single-family homes at a minimum net lot size of 10,000 square feet per dwelling unit. Level, accessible, and competitively priced, this acreage offers a range of opportunities from a single custom homesite to a forward-thinking investment for future development primed to capitalize on Lancaster's expanding west side. The adjoining 4.7 Acre parcel to the south is also available, listed separately.

*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.

4.7 Acres± Zoned R-10,000

- **MLS# 26005005**
- **APN# 3203-018-079**
- **70th St West & Ave J10**
- **$75,000**

Features

Zoning:	R-10000
Lot SqFt:	204,732
Bond Assessment:	Buyer to Verify
Electric:	In Street
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
Road Frontage:	Public
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:	Yes
Lot Size:	4.7 Acres±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave K west to 70th St West, north to subject (GPS 34.680673, -118.252889)

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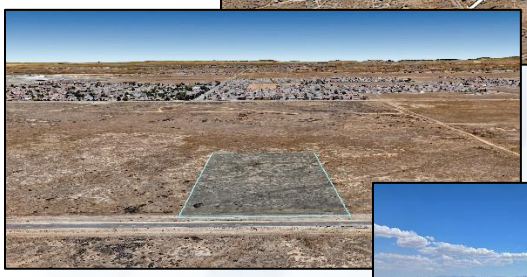
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All measurements are approximate. Prices and availability are subject to change without notice.

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Westside R-10,000 Acreage in the Path of Growth!

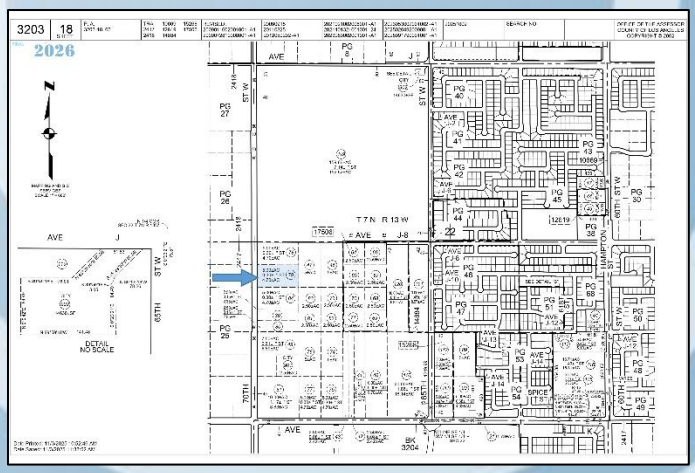








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BIG VALLEY
REAL ESTATE

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EQUAL HOUSING OPPORTUNITY

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