





Huge Potential: California City 'Tiny' Homesite!

California City, California 93505

So affordable! If you've been considering living a simpler lifestyle, this parcel may fit the bill! This homesite, located in California City's Tract 2630, falls within the city's Residential Tiny and Small Homes Overlay Zone (R-THO). Presenting a unique opportunity to bypass the minimum 1,200 sf requirements for new home construction, approved tiny home designated tracts allow for home designs as small as 200 sf! The parcel offers a level building site and is about a 5-minute drive from the nearest school and less than 3 miles to downtown. Per the city's building department, there is a city water line available in the street, and electric lines are one street over along Carson Drive, presenting both on and off-grid possibilities. A nice buy!

**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.

0.24 Acre± Zoned R-1 (R-THO)

- **MLS# 26005016**
- **APN# 209-282-06**
- **109th Street Near Evergreen Ave**
- **$5,900**

Features

Zoning:	R1, R-THO
Lot SqFt:	10,544
Bond Assessment:	Buyer to Verify
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Tract Map:	Final Tract Map
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:	0.24 Acre±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	In Street; Public

Directions

From SB California City Blvd, turn right on Country Club Dr, left onto Arnold Dr and continue as it curves onto Carson Dr, then right onto Evergreen Dr, and left onto 109th Street, continue to subject. GPS 35.104910, -117.933589

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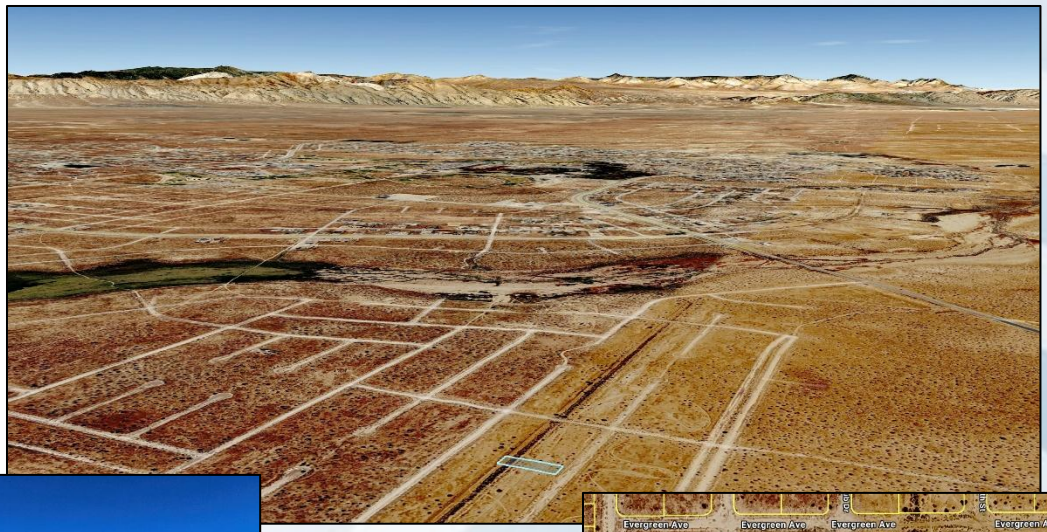
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All measurements are approximate. Prices and availability are subject to change without notice.

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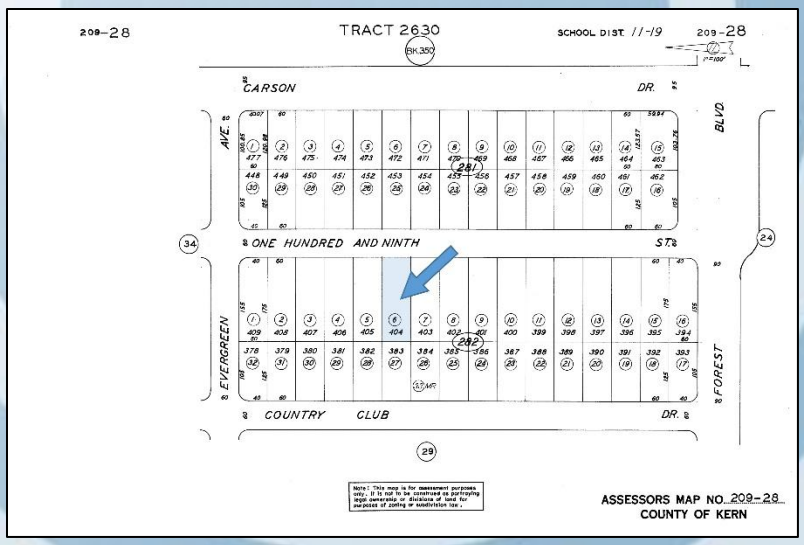
Your Budget-Friendly Ticket to Tiny Home Living!











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EQUAL HOUSING OPPORTUNITY

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