





Corner Parcel with Views & Paved Street Access!

Pearblossom, California 93553

Scenic and beautiful Pearblossom corner parcel with excellent paved street access fronting Avenue W8. This light agriculture (A-1) zoned parcel features varied topography and offers panoramic views that extend from the San Gabriel Mountains to the valley floor. Currently off-grid, this parcel is located less than ½ mile from the nearest electricity and less than ¾ mile from the elementary school and Pearblossom Park. A wonderful opportunity!

*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. Owner is a licensed CA real estate broker.

1.73 Acres ± Zoned A-1-2

- **MLS# 26006012**
- **APN# 3038-034-016**
- **Cor Avenue W8 & 123th St E**
- **$19,900**

Features

Zoning:	A-1-2
Lot SqFt:	75,359
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:	Corner; Irregular
Road Frontage:	Public
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:	1.73 Acres ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks
Water:	None - See Remarks

Directions

Pearblossom Hwy east to 121st St East, south to Ave W-8 and east to subject (GPS 34.492438, -117.910312)

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

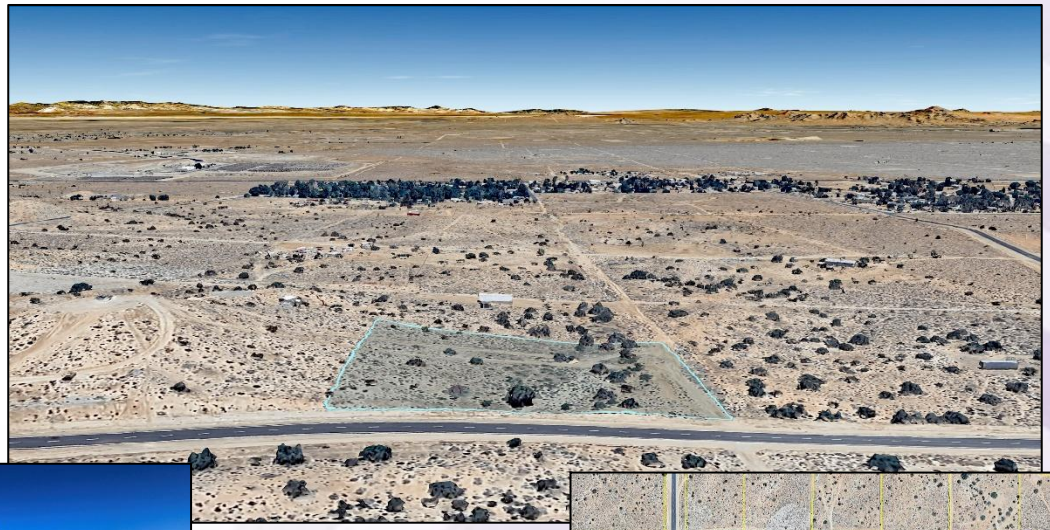
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All measurements are approximate. Prices and availability are subject to change without notice.

Big Valley Real Estate, A California Corporation. License ID 01499293.

Well-Located & Scenic 1.73 Acres Fronting Paved Avenue W8!

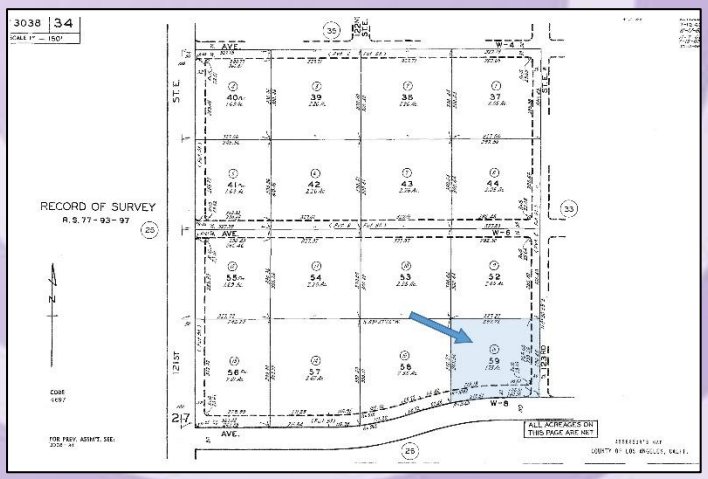








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