





Westside Corner Parcel Just South of Lancaster Rd!

Lancaster, California 93536

This picturesque westside corner parcel, in the Myrick Canyon area just south of Lancaster Road, spans 3.97 gross acres and 1.24 net acres, which include designated mapped restricted-use easement areas. Per the recorded tract map, future streets are planned on three boundaries, and the parcel currently has existing dirt roads on two sides with electricity available nearby. The land features rolling and varied topography, along with attractive views and versatile A2/heavy agricultural zoning. An affordable scenic parcel, ideal for an accessible getaway!

*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.

3.97 Ac gross, 1.24 Ac net± Zoned A-2-2

- **MLS# 26006188**
- **APN# 3266-024-003**
- **Cor Myrick Canyon Rd & Barset**
- **$15,000**

Features

Zoning:	A-2-2
Lot SqFt:	172,933
Bond Assessment:	Buyer to Verify
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; Yes
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Corner; Irregular
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:	3.97 Ac gross, 1.24 Ac net±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks
Water:	None - See Remarks

Directions

Travel west on Ave I and continue as it turns into Lancaster Rd, then turn south at Myrick Cyn. and go approximately 0.2 mi. to subject. (GPS 34.719395, -118.372586)

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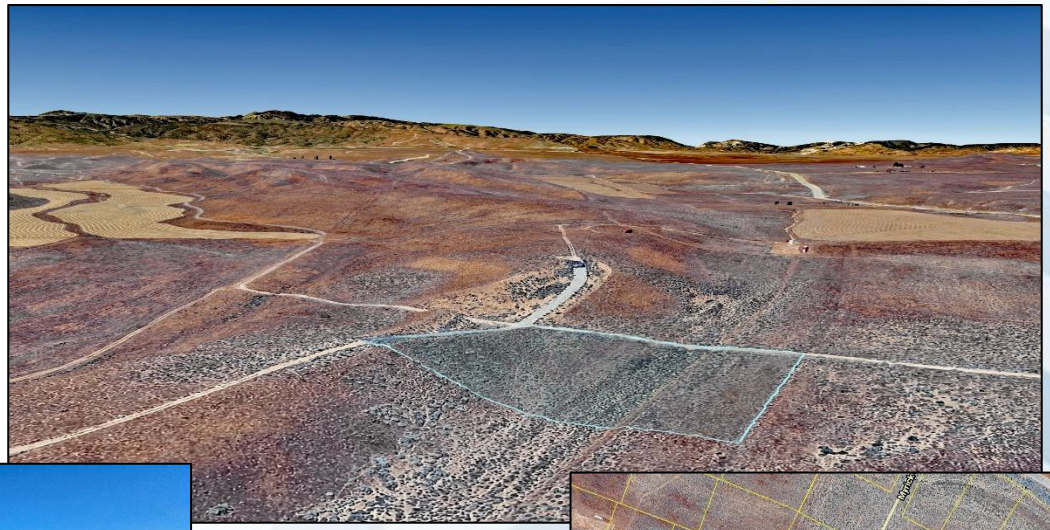
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All measurements are approximate. Prices and availability are subject to change without notice.

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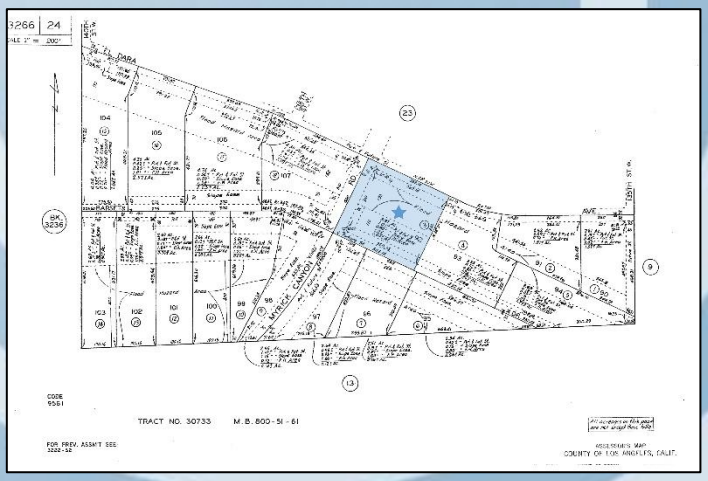
Myrick Canyon A2/Heavy Ag Parcel with Electric Nearby!











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EQUAL HOUSING OPPORTUNITY

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