





BIG VALLEY
REAL ESTATE

Great Corner Parcel in the Antelope Acres Area!

Lancaster, California 93536

Attractive, affordable corner parcel in the Antelope Acres area! This level parcel on the west side covers 2.51 gross acres, 1.71 net acres, with access established through a recorded Record of Survey. Located just one parcel north of Avenue B and not far from existing homes, the site offers desirable A2 heavy-agricultural zoning--ideal for an off-grid ranch or as an investment for a future homesite. Make it yours today!

*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.

2.51 Acres gross, 1.71 net± Zoned A-2-2

- **MLS# 26006382**
- **APN# 3229-005-011**
- **Ave A14 & 85th St West**
- **$15,500**

Features

Zoning:	A-2-2
Lot SqFt:	109,336
Bond Assessment:	Buyer to Verify; None
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural; Residential
Lot Description:	Corner
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Tract Map:	Record of Survey
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify; Yes
Lot Size:	2.51 Acres gross, 1.71 net±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave A West to 80th St W, south to Ave B and west to 85th St W and north one parcel. (GPS 34.806930, -118.281042)

Karmen Mastin
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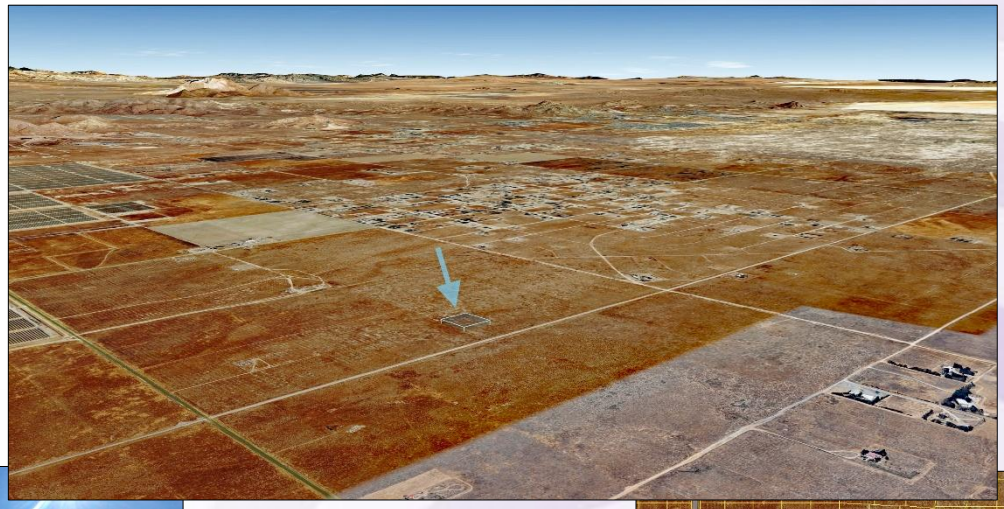
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EQUAL HOUSING OPPORTUNITY

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

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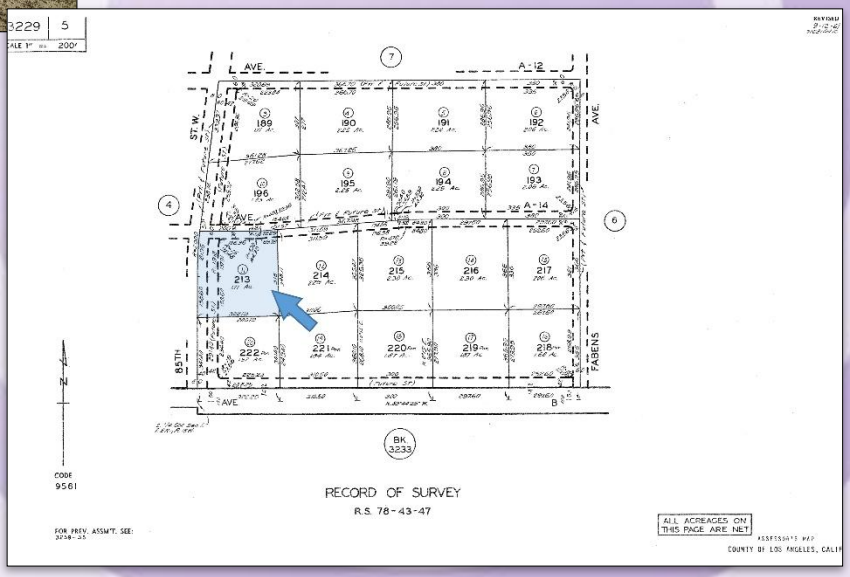
Level Corner Parcel with A2/Heavy Ag Zoning!











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