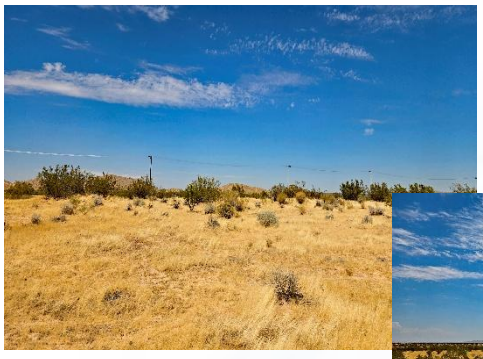






1.44-Acre Cul-De-Sac Lot with Flexible Zoning!

California City, California 93505

This scenic 1.44-acre California City parcel has potential written all over it. The level cul-de-sac lot is just a 10-15-minute drive from downtown and easily accessible from 20 Mule Team Parkway, just minutes from Borax Bill Park and Station and Cal City MX Park. Offering flexibility, the RM1 zoning allows a range of uses from multifamily residences with higher density to uses permitted in an R4 District, including a single-family home with Estate density. Electricity is nearby along 20 Mule Team but appears to not yet be in the tract. Buyer, please investigate with SCE and the City for availability and requirements for your intended purpose.

**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.

1.44 Acres± Zoned RM1

- **MLS# 26006385**
- **APN# 272-430-07**
- **Lomita Ct**
- **$9,500**

Features

Zoning:	RM1
Lot SqFt:	62,726.4
Bond Assessment:	Buyer to Verify
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Multi-Dwelling; Residential
Lot Description:	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:	Yes
Lot Size:	1.44 Acre±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

20 Mule Team Parkway east Cadillac Blvd, south to Orlando Dr, West to 175th, north to Lomita Ct (GPS 35.176055, -117.815358)

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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.

Versatile Large Cul-De-Sac Lot in California City!

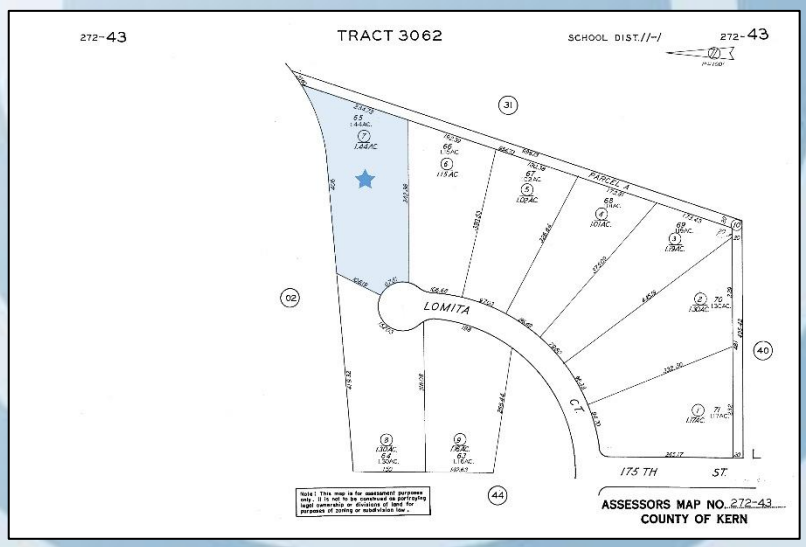








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- **Lomita Ct**
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- **1.44 Acres ±**
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