





BIG VALLEY
REAL ESTATE

Prime 4.75-Acre Parcel on Paved Avenue A!

Rosamond, California 93560

Located right on the Kern County side of the LA/Kern line, this mostly flat, accessible property boasts paved public street frontage on its south boundary and an additional undeveloped but mapped road to the north. Electricity is already at the street, making development easy. The flexible Estate District zoning with a Residential Suburban overlay opens the door to residential builds with additional potential for energy projects or agricultural uses (some requiring a conditional use permit). The property is located across the street from the Solar Star solar energy project. Bring your vision and verify your plans with Kern County 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.

4.75 Acres± Zoned E(2 1/2), RS, FP

- **MLS# 26006744**
- **APN# 359-122-02**
- **Avenue A Near 140th St West**
- **$24,000**

Features

Zoning:	E(2 1/2), RS, FP
Lot SqFt:	206,910
Bond Assessment:	Buyer to Verify
Electric:	In Street
Flood Zone:	Buyer to Verify; Yes
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
Road Frontage:	Public
Sewer:	None - See Remarks
Survey:	None - See Remarks
Tract Map:	Parcel Map Recorded
Terms:	Cash
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	4.75 Acres±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Avenue A west to 140th St West (GPS 34.820148, -118.377342)

Karmen Mastin
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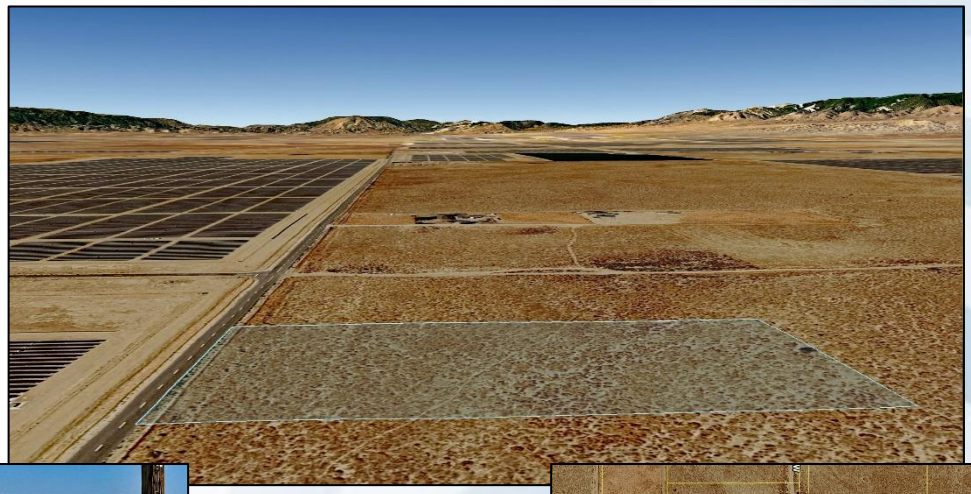
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EQUAL HOUSING OPPORTUNITY

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

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Great Access & Electricity Available on the LA/Kern Line!

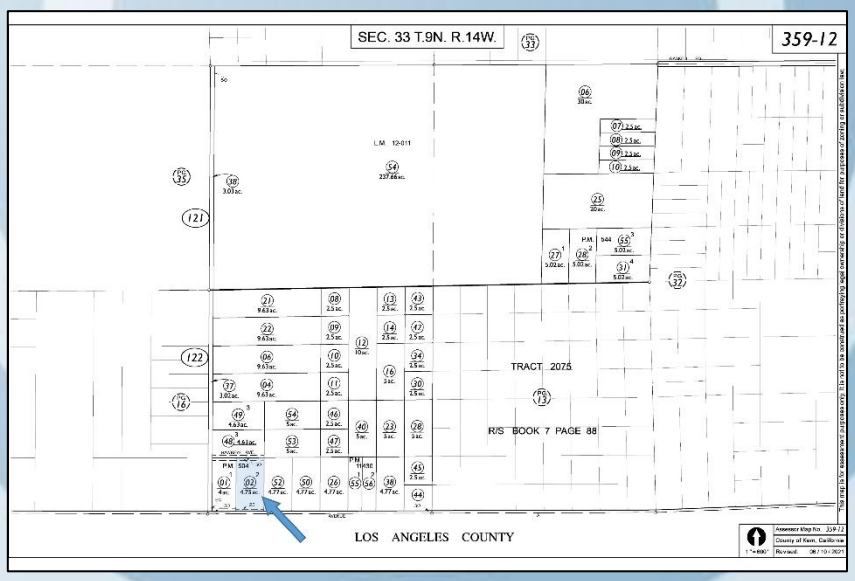








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