





BIG VALLEY
REAL ESTATE

Level 2 ½ Acre Parcel with Electric Nearby!

Lancaster, California 93535

Affordable 2.5+ acre A2-zoned investment parcel in the Butte Valley area of the eastern Antelope Valley, located less than two miles from the San Bernardino County line. While current road access is undeveloped, the property sits just two parcels (about 660 feet) away from well-maintained 240th Street East, where electricity is also available. A great addition to your land portfolio!

*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

2.55 Acres± Zoned A-2-5

- **MLS# 26006797**
- **APN# 3334-018-021**
- **Vicinity Ave I4 & 240th St East**
- **$7,500**

Features

Zoning:	A-2-5
Lot SqFt:	111,078
Bond Assessment:	Buyer to Verify; None
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Square
Road Frontage:	None - See Remarks
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	2.55 Acres±
Road Surface:	None - See Remarks
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave J, east to 240th St East, north to approx. what would be Ave I-4, 3rd parcel east. (GPS 34.702308, -117.699600)

Karmen Mastin
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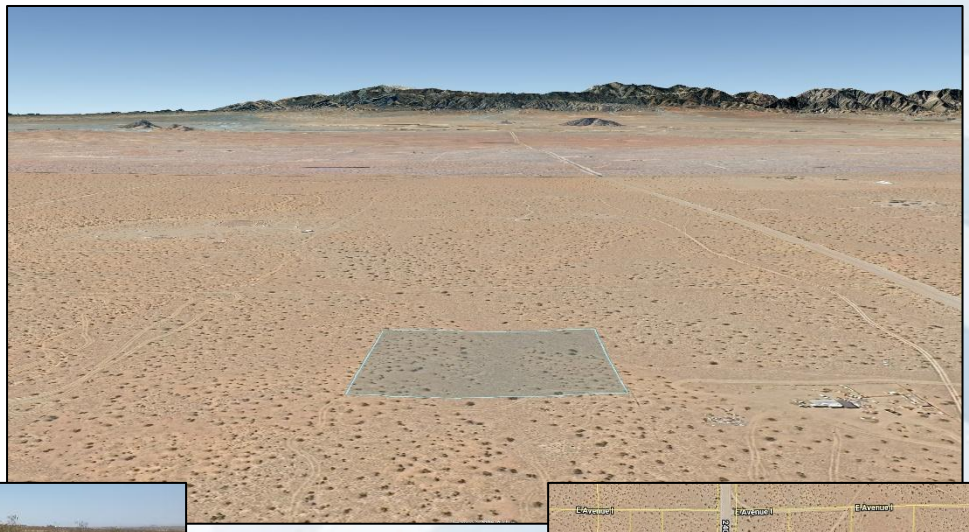
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EQUAL HOUSING OPPORTUNITY

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

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Grow Your Land Portfolio - Affordable A2-Zoned Property!

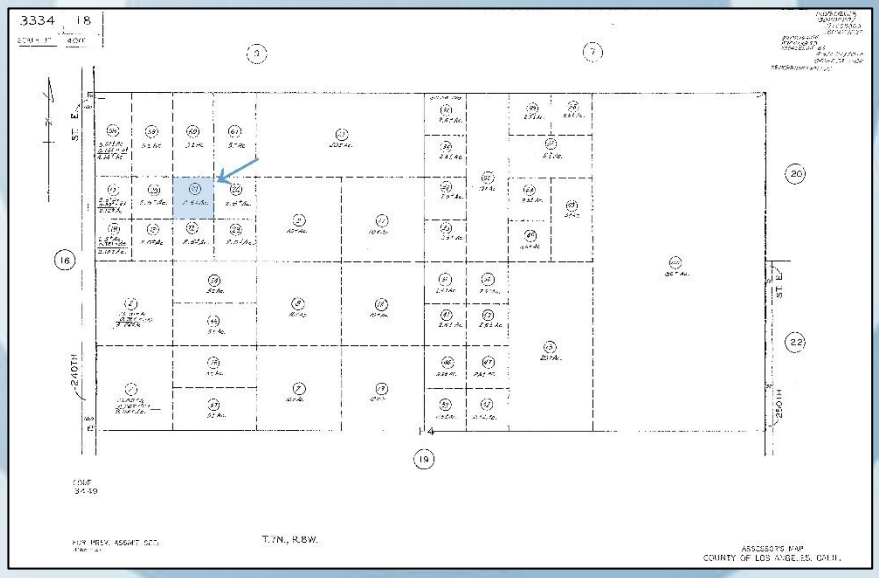








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