





BIG VALLEY
REAL ESTATE

Great Access: 2.19-Acres on the LA/Kern Line!

Lancaster, California 93536

2.19 Acres on West Avenue A - Level, Accessible & Ready for Your Ideas! Sited right on the Los Angeles County side of the LA/Kern line, this property offers paved frontage and electricity right at the street. Thanks to versatile Heavy Agricultural (A-2) zoning, you have plenty of options, including building a custom home, starting an agricultural venture, or exploring potential energy projects right across from the Solar Star solar energy farm. Fully accessible and highly versatile. Contact LA County to check your plans and secure this land today!

*Boundary depictions are approximate and for illustrative purposes only. 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.

2.19 Acres ± Zoned A-2-2

- **MLS# 26006829**
- **APN# 3261-002-147**
- **Avenue A & 124th West**
- **$29,000**

Features

Zoning:	A-2-2
Lot SqFt:	95,396
Bond Assessment:	Buyer to Verify
Electric:	In Street
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Square
Road Frontage:	Public
Sewer:	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; Yes
Lot Size:	2.19 Acres ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Avenue A west to subject property. (GPS: 34.818885, -118.349942)

Karmen Mastin
Broker, Realtor®
CRS, ePRO, CNHS, RDCPro
License ID #00988013

REALTOR®
P.O. Box 900910
Palmdale, CA 93590
Office: 661-267-6007

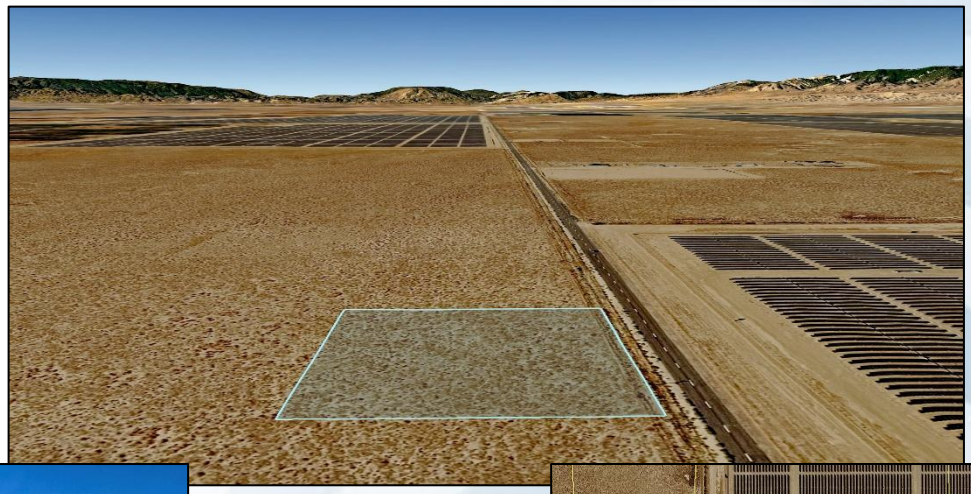
Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

EQUAL HOUSING OPPORTUNITY

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

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Versatile A-2 Westside Parcel with Electric Available!

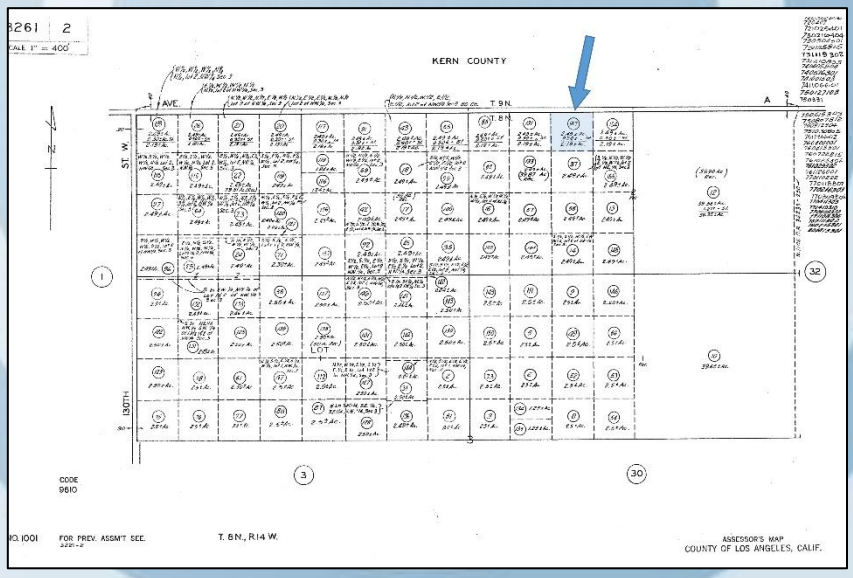








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