





BIG VALLEY
REAL ESTATE

Value-Priced R1 Zoned Parcel in California City!

California City, California 93505

So affordable! This 0.22-acre California City parcel is off the beaten path, but not far off the pavement. With R1 zoning for your future single-family home, this parcel is level and accessible, with views for miles, just off of 20 Mule Team Pkwy. Electricity runs along 20 Mule Team Pkwy, adjacent to the subject property on its southern boundary; however, it does not appear to be within the tract at this time. Buyers are advised to check with SCE and the City regarding availability and any requirements for their intended use. A great value-buy for the future!

*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.

0.22 Acres ± Zoned R1

- **MLS# 26007011**
- **APN# 272-062-03**
- **Volvo Dr Near 181st St**
- **$6,000**

Features

Zoning:	R1
Lot SqFt:	9,600
Bond Assessment:	Buyer to Verify
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
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:	0.22 Acres ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

From 20 Mule Team Pkwy turn north on Cadillac Blvd and east on Volvo dr. (GPS 35.181156, -117.807218)

Karmen Mastin
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EQUAL HOUSING OPPORTUNITY

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

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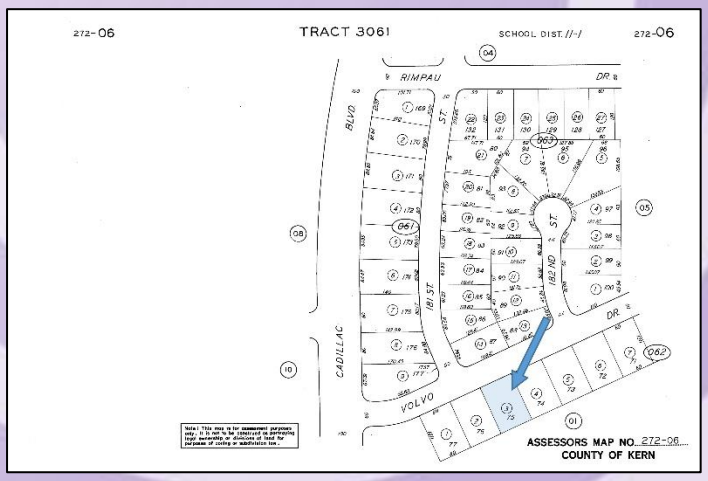
Level, Accessible R1 Parcel Backing 20 Mule Team Pkwy!











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