





- **MLS# 26007432**
- **APN# 208-250-06**
- **Hacienda Blvd**
- **$54,950**

Features

Zoning:	R1
Lot SqFt:	22,086
Bond Assessment:	Buyer to Verify
Electric:	On Property
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
Road Frontage:	Public
Sewer:	Sewer in Street
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:	0.51 Acre combined ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	In Street; Public

Directions

Fwy 14 north to California City Blvd, east to Hacienda Blvd. These are the first two vacant parcels on the west side of Hacienda Blvd, just north of California City Blvd. GPS, Parcel 06: 35.126899, -117.960440 and Parcel 07: 35.126680, -117.960438.

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

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BIG VALLEY
REAL ESTATE

Two Adjoining Parcels in Prime Downtown Location!

California City, California 93505

Rare downtown opportunity in the heart of California City! This package includes two adjoining parcels (0.25 and 0.26 acres) that feature highly visible frontage on Hacienda Blvd, located just one parcel north of California City Blvd. The site is directly across the street from the main government center, which includes City Hall, the Police Station, the Library, and the Post Office. This prime location offers exceptional walkability to an elementary school, local restaurants, the golf course, shopping, and everyday services. Utilities are readily accessible, with electricity available at the rear of the parcels and water and sewer at the street. Currently zoned R1, the lots are adjacent to a C3/Office Commercial zone to the south. Incredible development possibilities: you can build on each quarter-acre lot individually or combine them for a half-acre footprint. Additionally, the close proximity to existing commercial zoning may allow for rezoning or expanded uses with a conditional use permit. This versatile location could be perfect for a live-work situation with a home office, a daycare or group home, or even as a high-visibility model home site for a residential spec builder. Includes APNs 208-250-06 & 208-250-07.

*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.

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Center Stage Location: Adjoining Parcels on Hacienda Blvd!

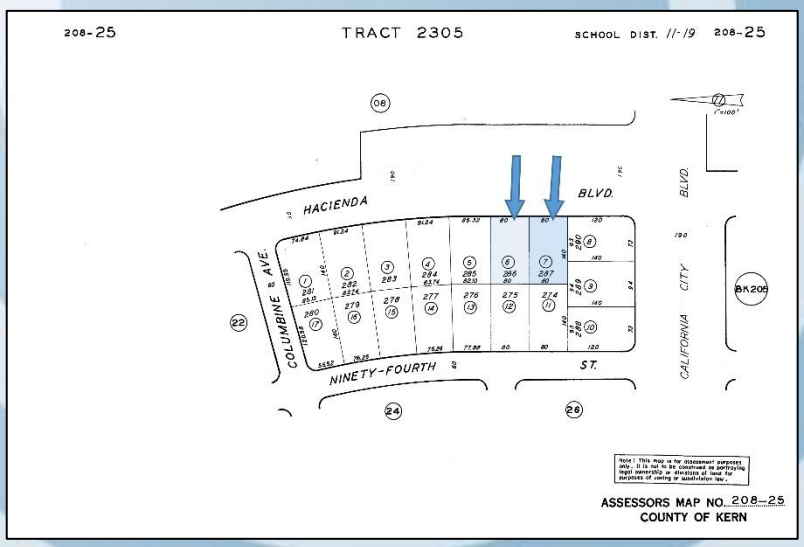








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EQUAL HOUSING OPPORTUNITY

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