





BIG VALLEY
REAL ESTATE

Build Your Vision: 4.77 Acres on Paved Avenue A!

Rosamond, California 93560

This excellent 4.77-acre property on West Avenue A offers an ideal combination of accessibility, utility, and development potential. Situated directly on the Kern County side of the LA/Kern line, this mostly level parcel features paved public street frontage along its southern boundary, with electricity readily available at the street. With a Residential Suburban overlay, the Estate District's flexible zoning allows for residential construction with additional potential for energy projects or agricultural uses (some requiring a conditional use permit). Located directly across from the Solar Star solar energy project, this versatile land is ready for your vision. Buyers are encouraged to verify all development plans with Kern County.

*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.

4.77 Acres± Zoned E(2 1/2), RS, FP

- **MLS# 26007601**
- **APN# 359-122-52**
- **West Avenue A**
- **$27,000**

Features

Zoning:	E(2 1/2), RS, FP
Lot SqFt:	207,781.2
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
Terms:	Cash
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	4.77 Acres±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Avenue A, to approximately 660' east of 140th Street West. (GPS: 34.820157, -118.376241)

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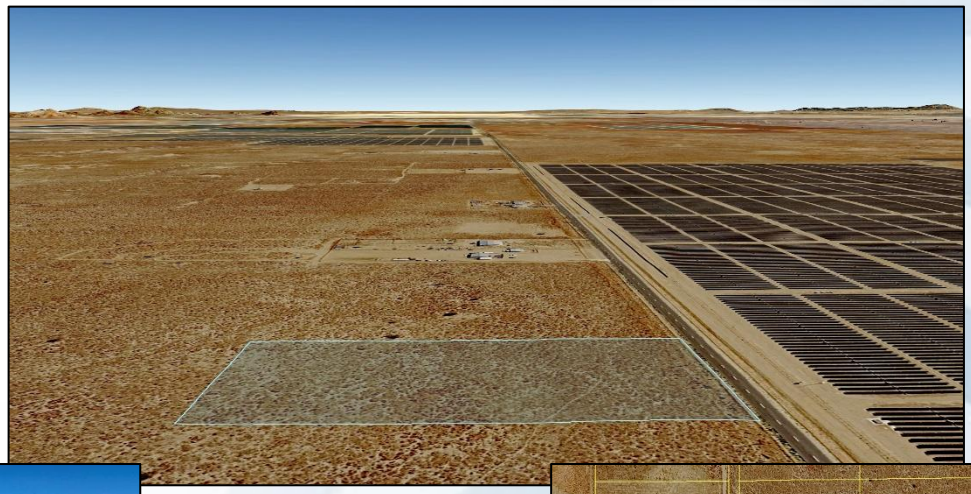
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EQUAL HOUSING OPPORTUNITY

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

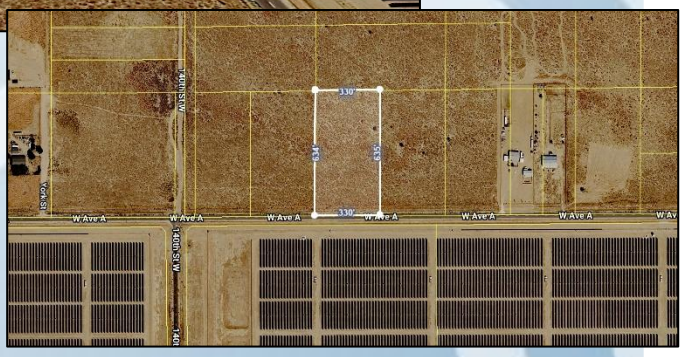
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Westside 4.77 Acres, Paved Street with Electricity Available!

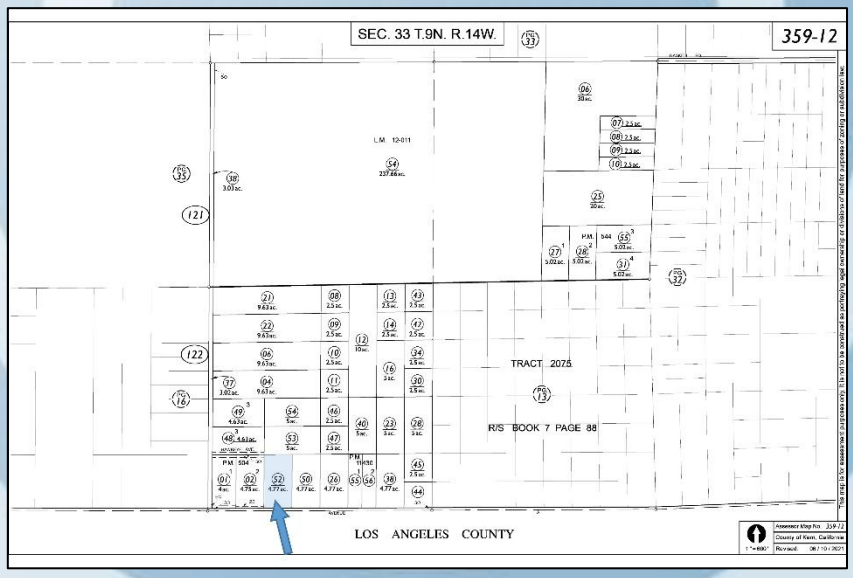








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