





- **MLS# 26008117**
- **APN# 3374-026-003**
- **SE Cor Ave H8 & 83rd St East**
- **$12,900**

Features

Zoning:	A-2-5
Lot SqFt:	112,384.8
Bond Assessment:	Buyer to Verify
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Square
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:	Buyer to Verify; Yes
Lot Size:	2.58 Acres (1.52 net acres) ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave I east to 80th St East (GPS 34.711761, -117.980342)

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

Big Valley Real Estate, A California Corporation. License ID 01499293.

BIG VALLEY
REAL ESTATE

High-Desert Investor's Parcel, Level & A-2 Zoned!

Lancaster, California 93535

Secure your foothold in the path of growth with this level, 2.58-gross-acre investment parcel (1.52 net acres) located at the SE corner of Ave H8 and 83rd St East. Situated in the peaceful Roosevelt area of unincorporated Los Angeles County, this land sits just 5 miles east of Lancaster--offering an ideal "land banking" opportunity near a major high-desert hub. The versatile A2 Heavy Agricultural zoning provides long-term flexibility for future residential or agricultural development as utilities expand. The lot features mapped legal access within a recorded tract, bordered by planned roads on three sides: fronting future Avenue H-8 to the north and future streets to both the east and west. With electric lines currently a few blocks away along 80th St and Avenue I, this is a terrific asset to buy and hold for the future.

Looking for a larger footprint, or a 'friends and family' buy? A matching 2.58-acre parcel (APN 3374-026-002) and an oversized 5.16-acre parcel (APN 3374-026-004) are also available, listed separately. The seller may consider a discount for a multi-parcel purchase.

*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.

2.58 Acres (1.52 net acres) ± Zoned A-2-5

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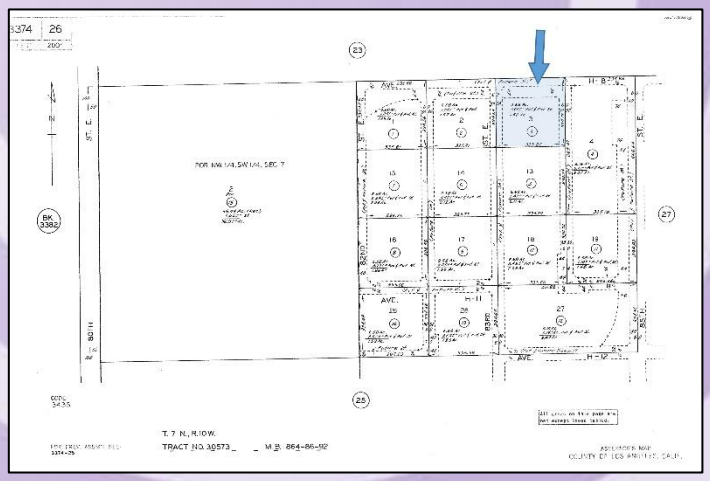
Versatile Heavy Ag Parcel with Future Homesite Potential!











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EQUAL HOUSING OPPORTUNITY

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