





Off-Grid & Affordable, 5 Miles from the City Limits!

Lancaster, California 93535

Position your portfolio for the future with this level 2.58-gross-acre investment lot (1.52 net acres) at the SW corner of Ave H8 and 83rd St East. Located in the rural Roosevelt area of unincorporated LA County, this property sits just 5 miles east of Lancaster's growing infrastructure. The versatile A2 Heavy Agricultural zoning makes it an excellent buy-and-hold asset for future residential building or agricultural projects. It features mapped legal access within a recorded tract, uniquely designed with future streets planned on three sides (Avenue H-8 to the north, plus future roads to the east and west). Power lines are currently located nearby along 80th St and Avenue I. A fantastic opportunity to secure affordable acreage in Los Angeles County before the grid expands!

Looking for a larger footprint, or a 'friends and family' buy? A matching 2.58-acre parcel (APN 3374-026-003) 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

- **MLS# 26008118**
- **APN# 3374-026-002**
- **SW Cor Ave H8 & 83rd St East**
- **$12,900**

Features

Zoning:	A-2-5
Lot SqFt:	112,385
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 34.711749, -117.981460)

Karmen Mastin
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License ID #00988013

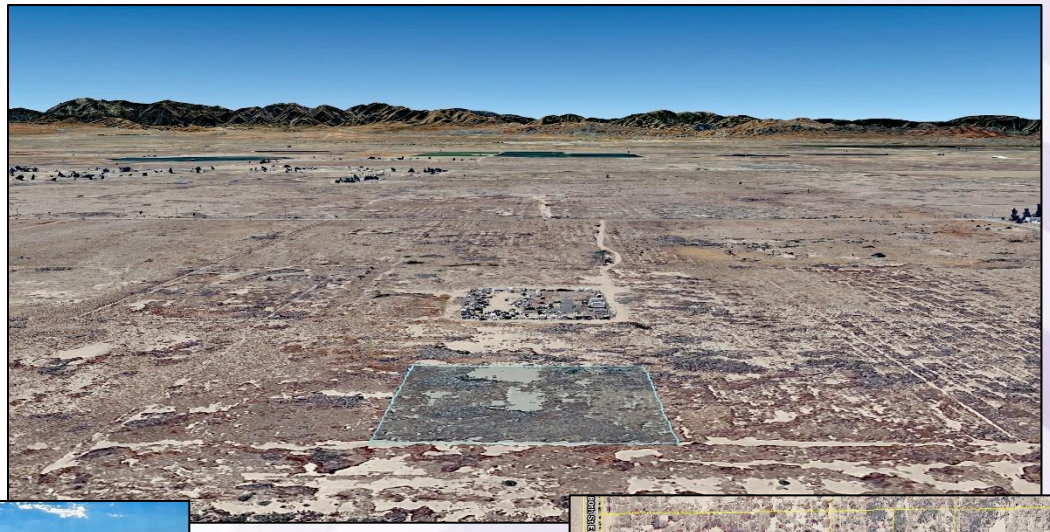
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All measurements are approximate. Prices and availability are subject to change without notice.

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A-2 Zoned Roosevelt Parcel, Level with Mapped Access!

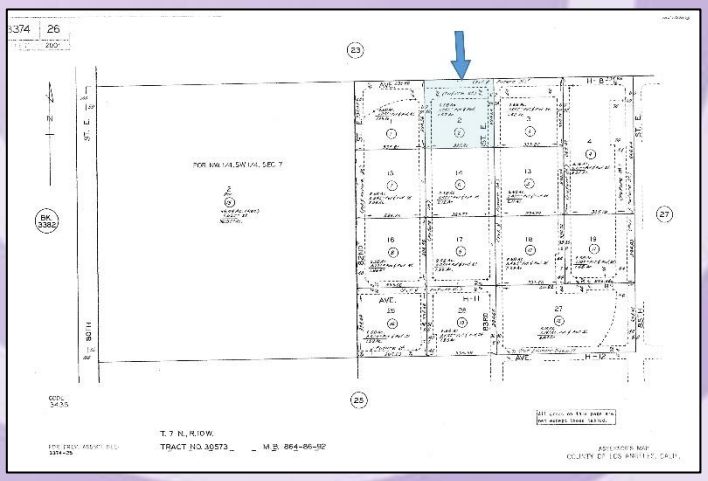








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