





- **MLS# 26008119**
- **APN# 3374-026-004**
- **SW Cor Ave H8 & 85th St East**
- **$22,900**

Features

Zoning:	A-2-5
Lot SqFt:	224,769.6
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:	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:	Buyer to Verify; Yes
Lot Size:	5.16 Acres (3.05 net acres) ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave I east to 85th St East (GPS 34.711314, -117.979223)

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

Ideal Off-Grid Getaway or Investor's Acreage!

Lancaster, California 93535

Excellent investment opportunity with this ample 5.16-gross-acre parcel (3.05 net acres) in the path of future high-desert growth. Located in the rural Roosevelt area of unincorporated Los Angeles County, this level parcel sits just 5 miles east of Lancaster, making it an ideal off-grid getaway or "land banking" asset. The flexible A2 Heavy Agricultural zoning offers long-term versatility for future residential development or agricultural ventures as the area matures. Part of a recorded tract with mapped legal access, this larger parcel was designed to be bordered by future streets on three sides (fronting future Avenue H-8 to the north, with future 85th Street to the east, and another road planned on the west boundary). With existing power lines just blocks away along 80th St and Avenue I, this parcel is a great one to secure for your long-term portfolio.

Looking for a larger footprint, or a 'friends and family' buy? Two adjoining 2.58-acre parcels (APNs 3374-026-002 and 3374-026-003) 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.

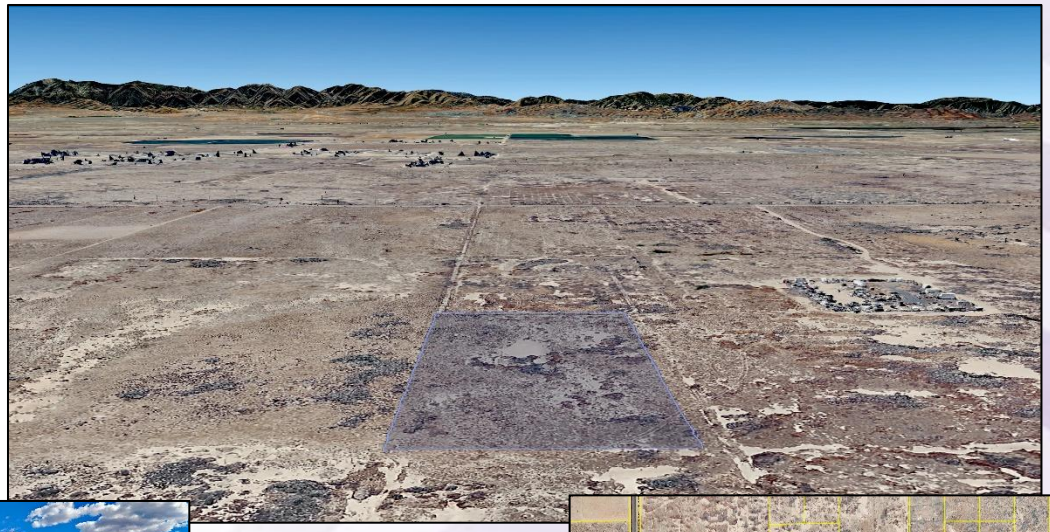
5.16 Acres (3.05 net acres) ± Zoned A-2-5

Karmen Mastin
Broker, Realtor®
CRS, ePRO, CNHS, RDCPro
License ID #00988013

REALTOR®
P.O. Box 900910
Palmdale, CA 93590
Office: 661-267-6007

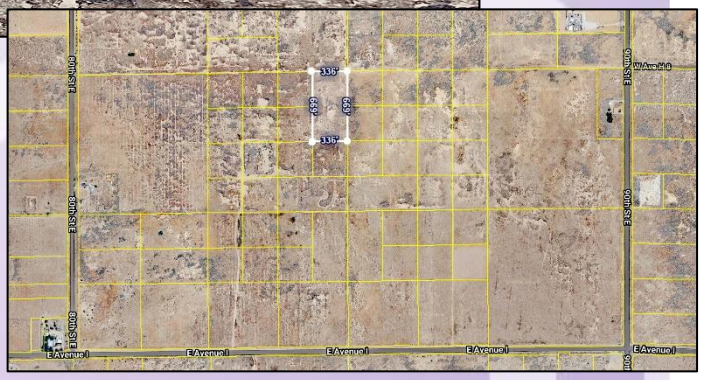
Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

Eastside A-2 Acreage, Mapped Access & Level Topography!

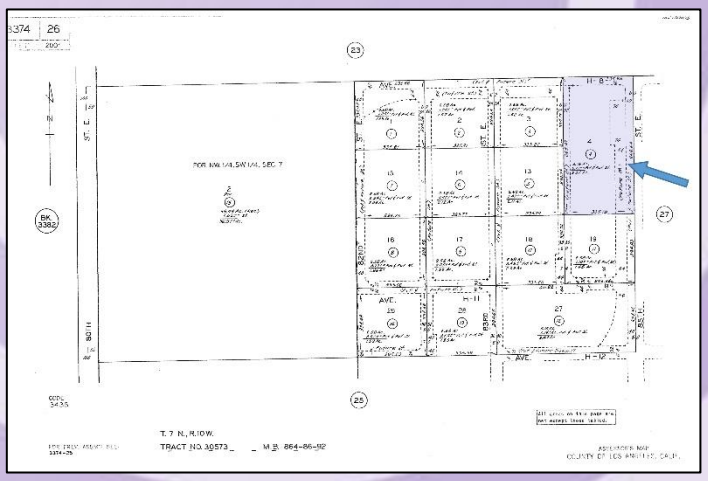








- **MLS# 26008119**
- **APN 3374-026-004**
- **5.16 Acres (3.05 net acres) ±**
- **SW Cor Ave H8 & 85th St East**
- **Lancaster, CA 93535**
- **$22,900**



BIG VALLEY REAL ESTATE

Karmen Mastin
Broker, Realtor®
CRS, ePRO, CNHS, RDCPro
License ID #00988013

P.O. Box 900910
Palmdale, CA 93590
Office: 661-267-6007

Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

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

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