





Great Investor's Parcel: 2.5 Acres in Hi Vista!

Lancaster, California 93535

Super affordable 2.5-acre investor's parcel in the scenic Hi Vista area of the eastern Antelope Valley. This level lot features versatile A-2 Heavy Agricultural zoning, offering excellent flexibility. Well-located just off paved Avenue G and less than 3 miles from the San Bernardino County line, the property has established access via recorded Certificates of Exception and Grants of Easements. A true off-grid location showcasing the independent spirit of the high desert. While there are a number of off-grid homesteads established in the immediate vicinity, buyers are advised to verify all permitted land uses, zoning restrictions, and local enforcement directly with Los Angeles 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.

2.5 Acres ± Zoned A-2-5

- **MLS# 26008121**
- **APN# 3326-029-101**
- **Vicinity Avenue F12 & 232nd St**
- **$12,000**

Features

Zoning:	A-2-5
Lot SqFt:	108,900
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
Terms:	Cash
Cert of Compliance:	Has Cert of Except
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify; Yes
Lot Size:	2.5 Acres ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave G east to 232nd St E, north to Ave F12 (unmarked, ±1225'), then turn right and head east to the second parcel (±360'). GPS: 34.738561, -117.714591

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

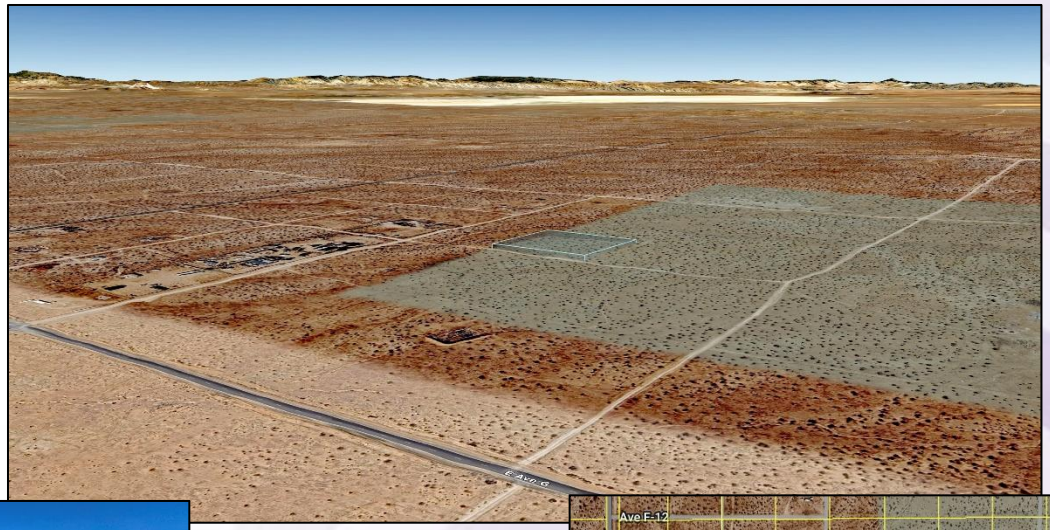
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All measurements are approximate. Prices and availability are subject to change without notice.

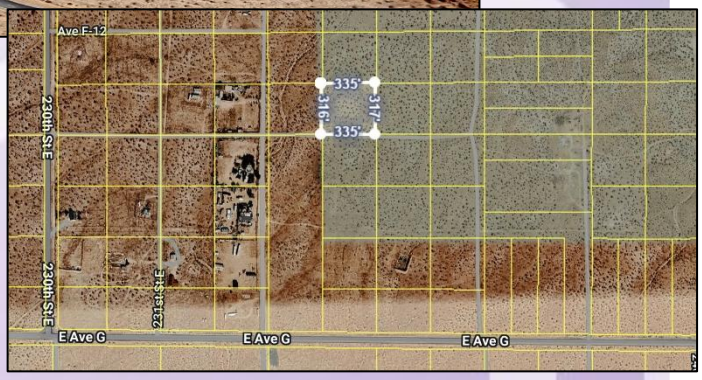
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Eastside Antelope Valley Land with Desirable A-2 Zoning!

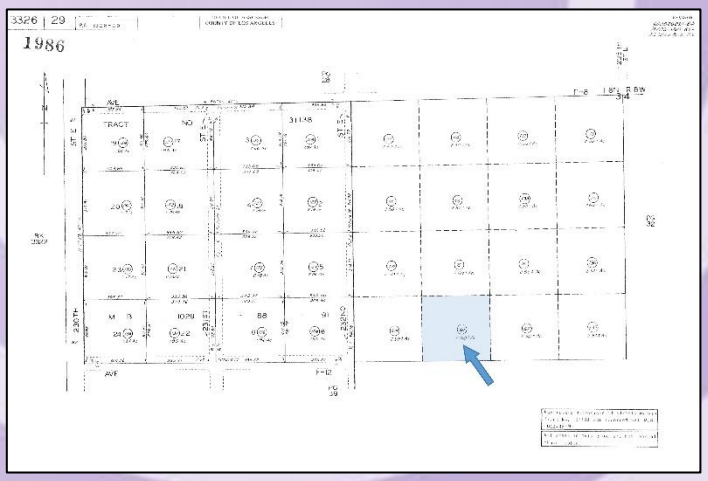








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EQUAL HOUSING OPPORTUNITY

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