



**KOREK LAND COMPANY, INC.**



**7.35± ACRES**  
**LANCASTER, CA**

**LOCATION:** Northeast corner of 17<sup>th</sup> Street E and Kettering Street; just south of Avenue I and across from Discovery School (K-8) in the City of Lancaster, CA 93535. Subject is approximately 4 miles east of Highway 14; 2.5 miles from downtown Lancaster.

**APN's/SIZE:** 3147-002-051 = 3.61± acres      3147-002-052 = 3.74± acres      **TOTAL = 7.35± ACRES**

**TOPO:** Basically flat with ~380' of frontage on Kettering Street and ~810' on 17<sup>th</sup> Street E.

**ZONE:** R-7,000 (Single Family Residential on 7,000 SF lots). **GENERAL PLAN:** UR = Urban Residential (2.1 – 6.5 DU/AC).

**BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** In the area.

**BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

**MISC:** Excellent in-fill location – single family residential to the east and west; multifamily residential to the north; and an elementary school to the south. New homes in Lancaster are selling in the high \$300's, working their way into the \$400's; resales are trading in the mid to high-\$300's.

**PRICE:** Asking \$320,000 (\$43,540/acre).

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**DISCLAIMER NOTICE TO BUYER:** The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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