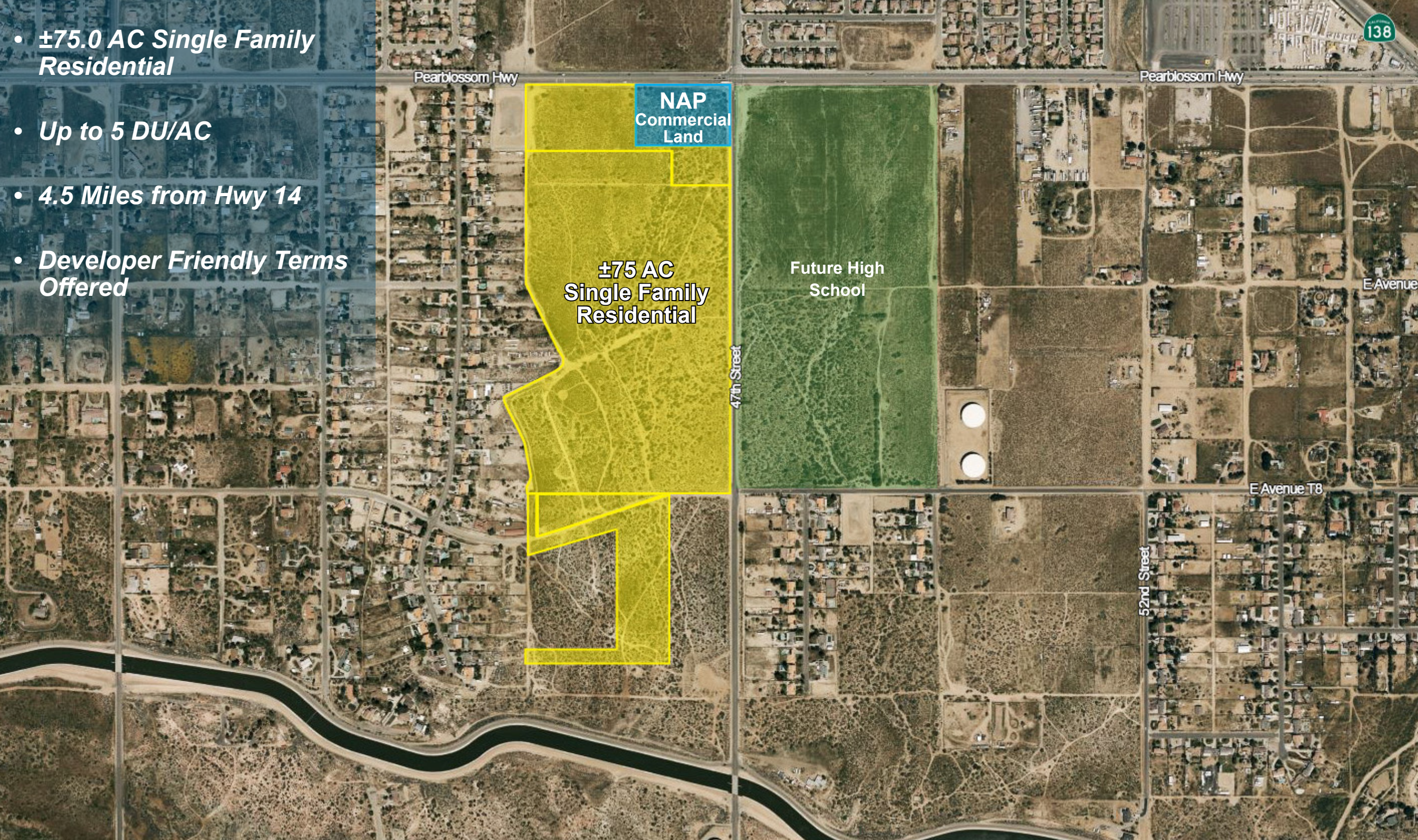


- ***±75.0 AC Single Family Residential***
- ***Up to 5 DU/AC***
- ***4.5 Miles from Hwy 14***
- ***Developer Friendly Terms Offered***



FOR SALE

SINGLE-FAMILY DEVELOPMENT OPPORTUNITY

±80.0 Acres of Vacant Land, Palmdale, CA



**COLDWELL
BANKER
COMMERCIAL
SC**

Property Description

Size
±75.0 AC
- Lot line adjustment will be required

Parcels
APN: 3052-027-027
APN: 3052-027-028
APN: 3052-028-008
APN: 3052-028-009

Jurisdiction
County of Los Angeles (Unincorporated) – Palmdale, California

Purchase Price
Not Disclosed

Property Summary

The subject property consists of approximately 80 acres located on the southwest corner of Pearblossom Highway and 47th E Street in Palmdale, California. The property is located in Los Angeles County and is part of the Antelope Valley Plan. The property is relatively flat in topography and has significant frontage to 47th St E as well as Pearblossom Hwy. Owner is also selling the 5 AC of commercial land at the SW corner of Pearblossom Hwy & 47th St E and is willing to include more land if required. Adjacent to the property’s easterly border is property owned by Antelope Valley Union High School District with plans for future high school. To the south of the property is vacant land, to the west there is an existing residential community, and to the north there is a vacant parcel as well as several medium density residential communities.

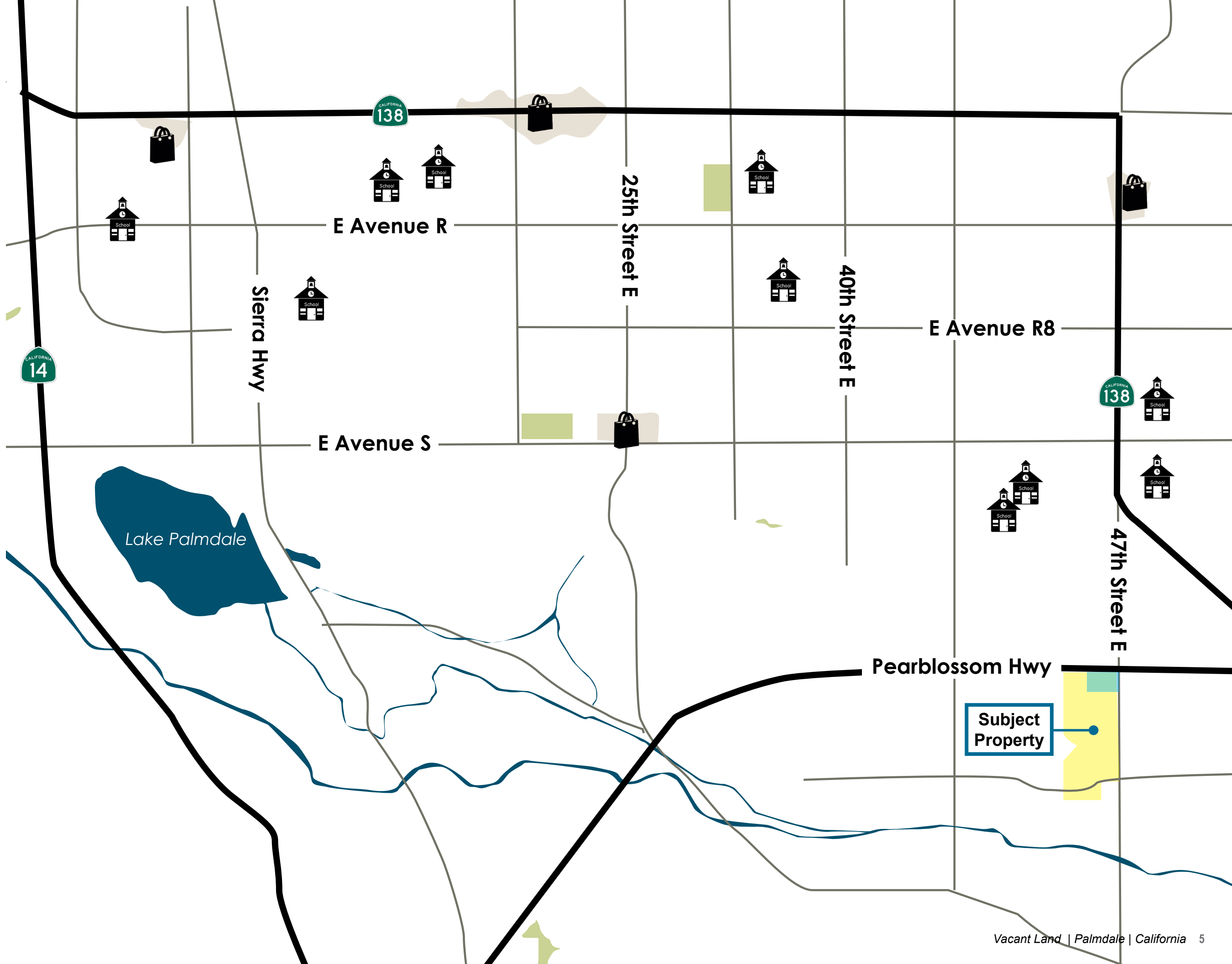
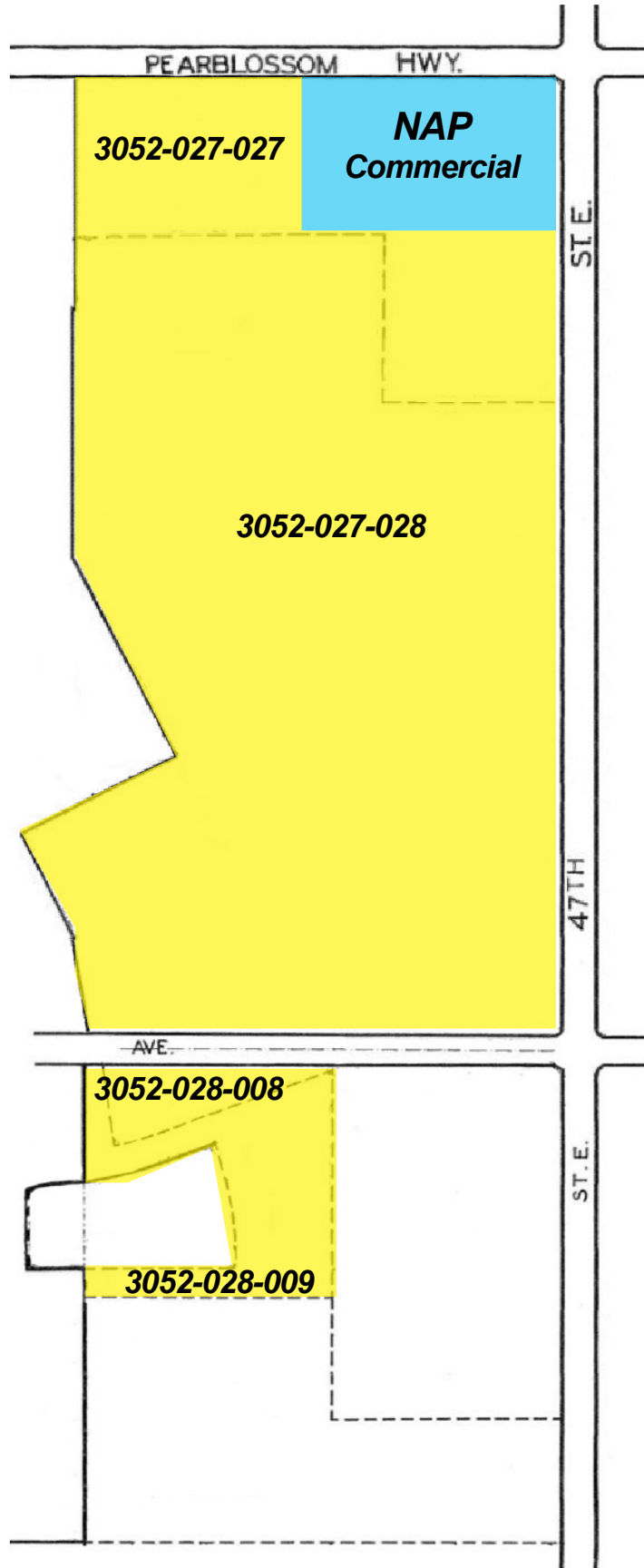
Zoning
The subject property is zoned MXD – RU (Rural Mixed Use Development Zone) with a MU-R (Mixed Use-Rural) land use designation which allows for a wide range of potential uses. The property has a recently expired Tentative Map for a large scale mixed use project. Current zoning will allow for the development of single-family homes with a maximum density of up to 5 Dwelling Units per Net Acre.

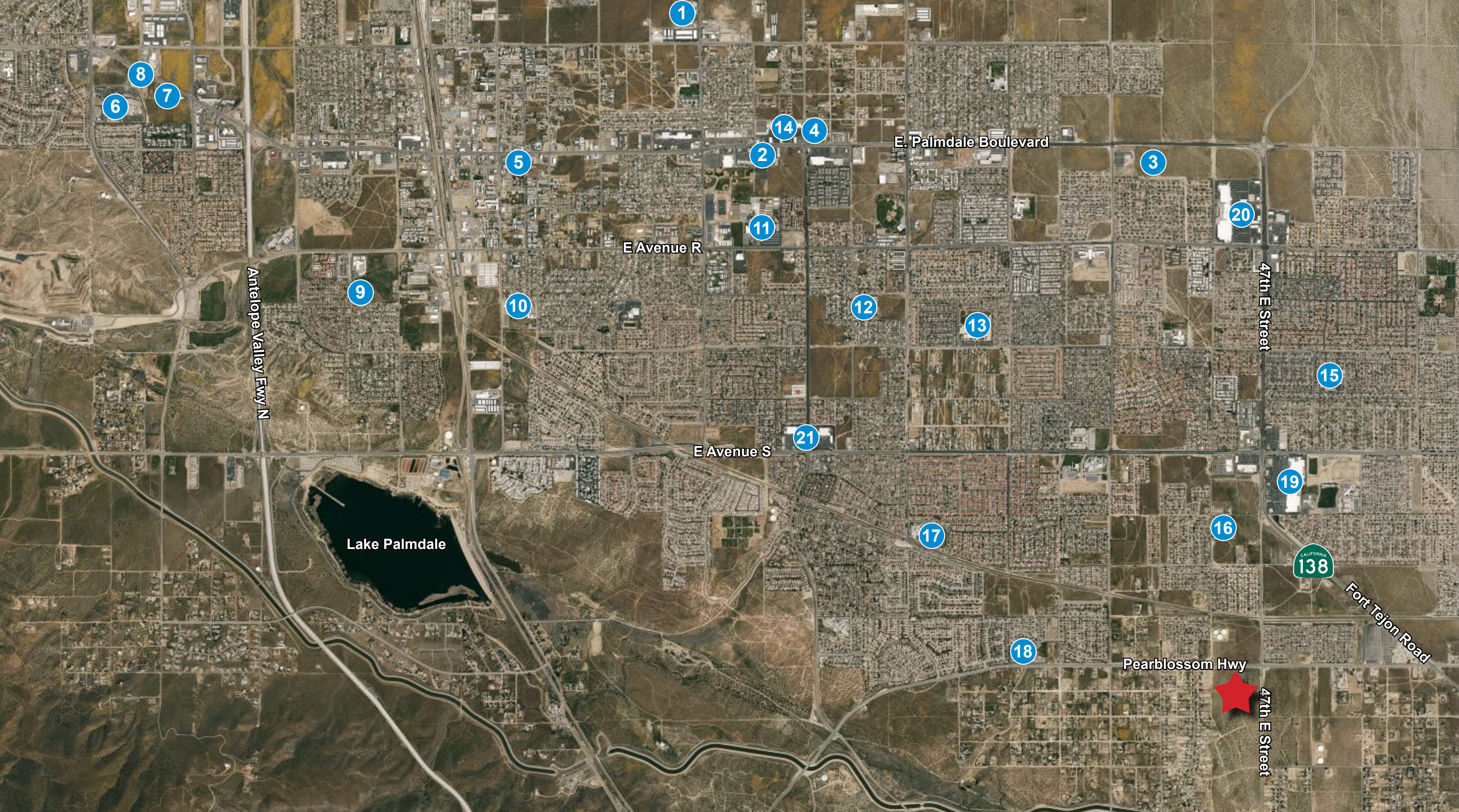


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Public Works

- 1 USPS
- 2 DMV

Hospitals

- 3 South Valley Health Center
- 4 Palm Plaza Pet Hospital
- 5 Sierra Urgent Care Center
- 6 Palmdale Regional Medical Center
- 7 Palmdale Regional Womens Care
- 8 Summit Urgent Care

Schools

- 9 Palm Tree Elementary School
- 10 Tumbleweed Elementary School
- 11 Palmdale High School
- 12 Desert Rose Elementary School
- 13 Cactus Middle School
- 14 Antelope Valley College
- 15 Chaparral Elementary School
- 16 Cimarron Elementary School
- 17 Joshua Hills Elementary School
- 18 Barrel Springs Elementary School

Surrounding Retail

- 19 Walmart, Panda Express, Jack in the box, Wiggies, Lowe's, Denny's, Big 5
- 20 Target, Home Depot, Ross Dress for Less, PetSmart, Wells Fargo, Pollo Loco, Jamba Juice, Starbucks, Burger King, Bank of America
- 21 Food 4 Less, Rite Aid Pharmacy, CVS Pharmacy, Waterbury's, Subway, KFC, McDonald's, Carls Jr., Taco Bell, Wing Stop

Location Overview - Palmdale

OVERVIEW:

The City of Palmdale was established in 1962.



POPULATION:

2020: 39,519
2025 Projected: 40,723



MEDIAN AGE:

35 years

NUMBER OF HOUSEHOLDS:

2020: 10,003
2025 Projected: 10,310



Location Overview - Los Angeles County

Los Angeles County, one of California’s original 27 counties, was established on Feb. 18, 1850. It is one of the nation’s largest counties with 4,084 square miles, and has the largest population of any county in the nation - nearly 10 million residents who account for approximately 27 percent of California’s population. As a subdivision of the state, the County is charged with providing numerous services that affect the lives of all residents, including law enforcement, tax collection, public health protection, public social services, elections and flood control. It has the 2nd largest economy in the world, with a nominal GDP of more than \$1.0 trillion.

Los Angeles County borders 70 miles (110 km) of coast on the Pacific Ocean and encompasses mountain ranges, valleys, forests, islands, lakes, rivers, and desert. The Los Angeles River, Rio Hondo, the San Gabriel River and the Santa Clara River flow in Los Angeles County, while the primary mountain ranges are the Santa Monica Mountains and the San Gabriel Mountains. The western extent of the Mojave Desert begins in the Antelope Valley, in the northeastern part of the county. Los Angeles County includes San Clemente Island and Santa Catalina Island, which are part of the Channel Islands archipelago off the Pacific Coast.

The county’s most visited park is Griffith Park, owned by the city of Los Angeles. The county is also known for the annual Rose Parade in Pasadena, the annual Los Angeles County Fair in Pomona, the Los Angeles County Museum of Art, the Los Angeles Zoo, the Natural History Museum of Los Angeles County, the La Brea Tar Pits, the Arboretum of Los Angeles, and two horse racetracks and two car racetracks (Pomona Raceway and Irwindale Speedway), also the RMS Queen Mary located in Long Beach, and the Long Beach Grand Prix, and miles of beaches—from Zuma to Cabrillo.



Demographics

2020 Summary	
Population	10,090,804
Households	3,342,775
Median Age	38.3
Median Household Income	\$79,189
Average Household Income	\$102,921
2025 Summary Est.	
Population	10,432,262
Households	3,464,498



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