



KOREK LAND COMPANY, INC.

**INVESTMENT / ALT ENERGY /
CONSERVATION / MITIGATION**

71.7± ACRES
DEL SUR AREA
COUNTY OF LOS ANGELES, CA

LOCATION: South side of Avenue J between 130th and 135th Streets W in the Del Sur area of the County of Los Angeles, CA 93536. Subject is less than 200' west of a LA-DWP utility easement and approximately 3.5 miles west of a SoCal Edison substation and transmission lines.

APN's/SIZE: 3267-023-015, 016, 017, 025 & 029 = 71.7± acres

TOPO: Basically flat.

ZONE: A-2-2 (Heavy Agricultural). Land Use Designation: RL 10 (Rural Land-10) (maximum density of 1 residential unit for each 10 gross acres of land).

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

UTILITIES: Buyer to determine. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

POTENTIAL: Solar/alternative energy, agricultural uses, investment, mitigation or conservation. The subject property is located in a solar friendly area of Los Angeles County. Existing solar facilities, transmission lines and a substation are within a 1 to 6-mile radius of the property.

PRICE: Asking \$537,750

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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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