

LAND FOR SALE

THE BRADCO COMPANIES | DRE LIC #01057618

KOREK LAND COMPANY, INC. | DRE LIC #00970999

LANCASTER, CALIFORNIA 93536

60th Street West Land Parcels

*±80.25 Acre Industrial-Zoned Development
Opportunity with Existing Well Water Access*

PRICE

Upon Request



±80.25

ACRES (4 APNS)

SP

SPECIFIC PLAN ZONING

60th St W

FRONTAGE

Hwy 14 / 138

REGIONAL ACCESS

Joseph W. Brady CCIM, SIOR

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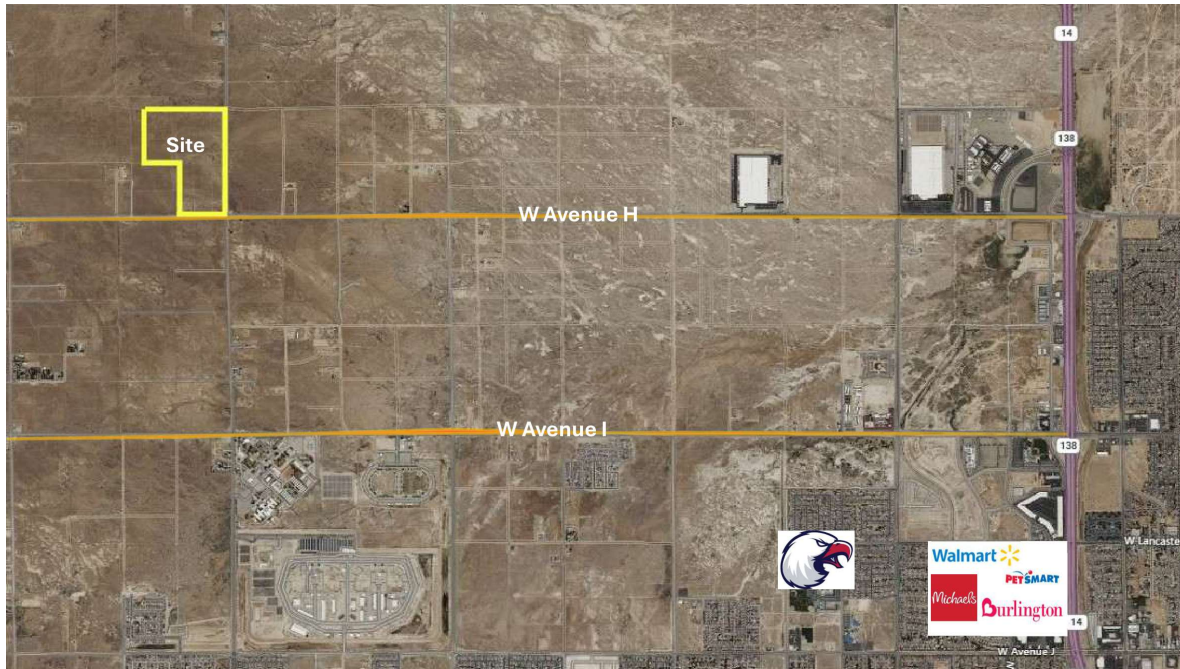
KOREK LAND COMPANY, INC. PH. 661-755-5420 | Deanne.Boublis@korekland.com

Deanne Boublis, CEO/Broker

LOCATION OVERVIEW

Inside the Fox Field Specific Plan Area

Fronting 60th Street West between W. Avenue G8 and W. Avenue H, approximately ±1 mile north of W. Avenue I and the Hwy 14 / Hwy 138 corridor.



AT A GLANCE

LOT SIZE

±80.25 Acres

ZONING

SP (Specific Plan)

PARCELS

**3268-016-003
3268-016-100
3268-016-104
3268-016-105**

FRONTAGE

60th Street West (±2,580 ft)

CROSS STREETS

Ave G8 & Ave H

CITY / COUNTY

Lancaster, LA County

WATER

Existing Well on Site

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PROPERTY DETAILS

Four Contiguous Parcels Totaling ±80.25 Acres

Los Angeles County Assessor's Parcel Numbers, Fox Field Specific Plan Area

APN	Acres
3268-016-003	±29.28 Acres
3268-016-100	±31.67 Acres
3268-016-104	±9.42 Acres
3268-016-105	±9.88 Acres
Combined Total	±80.25 Acres

- Sold together as a single ±80.25 acre development assemblage
- Zoned SP (Specific Plan) under the City of Lancaster's Fox Field Specific Plan
- Existing well on site — water access already established
- Buyer to verify availability and capacity of utilities for Buyer's intended use

PRICING

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Contact the listing agents for current pricing details.

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IDEAL USES

A Versatile, Specific-Plan Zoned Development Site

SP (Specific Plan) zoning under the Fox Field Specific Plan supports a broad range of industrial, commercial, and business-park uses.



Distribution & Logistics

Large-format warehouse or distribution facility along the Hwy 14 corridor.



Manufacturing

Light industrial or manufacturing use on flat, ±80-acre usable land.



Office & R&D

Single- or multi-tenant office, research, or technology campus.



Business Park

Mixed-use business park combining office, flex, and light-industrial space.



Commercial Recreation

Golf course or recreation use, supported by the existing well water access.



Renewable Energy

Flat, open acreage well suited to a ground-mount solar installation.



Retail Support

Commercial uses serving the daytime workforce of the surrounding corridor.



Land Banking / Open Space

Hold as open space or a long-term land-bank investment.

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LOCATION & ACCESSIBILITY

Positioned Within a Growing Logistics Hub

The site fronts 60th Street West, ±1 mile north of W. Avenue I and the established retail node at Hwy 14 / W. Avenue J.



60th Street West Frontage

The site fronts ±2,580 ft of 60th Street West between W. Avenue G8 and W. Avenue H, with ±1,100 ft along Avenue H and regional access to Hwy 14 and Hwy 138 a few miles east.



±2 Miles from Fox Airfield

General Wm. J. Fox Airfield sits roughly ±2 miles north, featuring a ±7,200-foot runway and 24-hour refueling.



Established Retail Corridor Nearby

Walmart, PetSmart, Michael's, and Burlington anchor a shopping center near Hwy 14 and W. Avenue J, about ±1 mile southeast.



Existing Well Water Access

An on-site well provides established water access, available separately from the land; pricing upon request.



Walmart · PetSmart · Michael's · Burlington — near Hwy 14 & W. Avenue J

WHY THIS SITE

Frontage: 60th Street West

Cross Streets: Ave G8 & Ave H

Region: Antelope Valley, LA County

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LAND FOR SALE | 60TH STREET WEST, LANCASTER CA 93536

EXISTING WELL

Active Well Drilling Completed On-Site

Independent Well Drilling completed test drilling on the property, confirming active water flow. The well is available separately from the land; pricing upon request.



Independent Well Drilling rig and support equipment on site, June 2026.



Confirmed water flow during on-site well testing, June 2026.

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WELL TEST RESULTS

Pump Test Confirms Strong, Reliable Flow

Independent Well Drilling rehabilitation and pump test on the existing production well — June 18, 2026

±900 GPM

TESTED PUMPING RATE

±47 FT

DRAWDOWN AT TEST RATE

±3 MIN

RECOVERY TIME

±19 GPM/FT

SPECIFIC CAPACITY

The production well was pumped at approximately ±900 gallons per minute — about ±1.30 million gallons per day on a ±24-hour basis. Static water level measured approximately ±149 ft, with a pumping level of approximately ±196 ft, for a manageable ±47 ft of drawdown. After shutdown, the well recovered from the observed drawdown in approximately ±3 minutes. Water clarity, cloudy early in the test after an estimated ±20 years of dormancy, improved as pumping continued, and no sand was observed during multiple checks with a Rossum sand meter.

Source: Independent Well Drilling, Well Rehabilitation and Pump Test Report, June 18, 2026. Field/planning values only — actual long-term yield, water quality, and production capacity are not guaranteed.

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PRODUCTION POTENTIAL

Pumping Range Supports Higher-Duty Use

Estimated ranges from the recent field test and the 2007 well completion report (WCR)

Rate	24-Hr Equiv.	Est. Drawdown	Est. Pumping Level
±900 GPM (observed)	±1.30 MGD	±47 ft observed	±196 ft observed
±1,000 GPM	±1.44 MGD	±55-65 ft	±204-214 ft
±1,100 GPM	±1.58 MGD	±65-75 ft	±214-224 ft
±1,200 GPM	±1.73 MGD	±75-90 ft	±224-239 ft
±1,300 GPM	±1.87 MGD	±90-105 ft	±239-254 ft
±1,500 GPM	±2.16 MGD	±120-140 ft	±269-289 ft
±1,800 GPM	±2.59 MGD	±170-200 ft	±319-349 ft

Up to ±1,200 GPM, the estimated pumping level stays above the top of the reported screen (±250 ft). Estimates include allowance for added well loss as flow increases.

WORKING RANGES

REASONABLE WORKING RANGE

±1,100-1,200 GPM

Supported by the recent field test and original WCR data

HIGHER-DUTY RANGE

±1,300-1,500 GPM

Supported by well construction and the historical pumping record

Production well: 16-inch 304 stainless steel, completed to ±570 ft, with wire-wrap screen from ±250-330 ft and ±340-550 ft.

Estimates only — not guaranteed. See Well Rehabilitation and Pump Test Report, June 18, 2026, for full detail.

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BONUS DISCOVERY

A Second Deep Well Was Found Onsite

An additional ±905-ft well, capped and unused, was identified during the recent well work



Second onsite well, capped at the surface — discovered during recent well work, June 2026.

±905 FT

TOTAL DEPTH

±1,150 GPM

±20-HR HISTORICAL TEST

- 14-inch steel casing with mill-slot screen from approximately ±342 ft to ±905 ft (State WCR No. e048168)
- Static water level approximately ±166 ft; historical ±20-hour test at approximately ±1,150 GPM with approximately ±134 ft of drawdown
- A handwritten note on the WCR also references a ±120-hour test at approximately ±800 GPM from a ±256-ft pumping level
- Observed at the surface with a welded steel cap and no pumping equipment installed; the cap was not removed during this work, so interior condition and current usability were not confirmed

Per the TEST WELL WCR, the casing interior was noted as sealed due to arsenic; water quality and usability of this well were not verified during the recent work. WCR records are historical and do not establish legal, water-quality, or permitting status.

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MARKET SNAPSHOT

Lancaster & the Antelope Valley

Citywide demographics for Lancaster, CA — Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

±169,000

LANCASTER CITY POPULATION

\$81,511

MEDIAN HOUSEHOLD INCOME

±34.5

MEDIAN AGE

Lancaster anchors the Antelope Valley, one of the high desert's fastest-growing industrial and logistics submarkets. The Fox Field Specific Plan area surrounding General Wm. J. Fox Airfield has attracted large national distribution and manufacturing users, supported by regional Highway 14 / Highway 138 access and available large-lot, Specific-Plan zoned land.

Figures reflect citywide data for Lancaster, CA and are not specific to a fixed radius around the subject property, which sits in a lower-density industrial area of the city. Independent verification recommended.

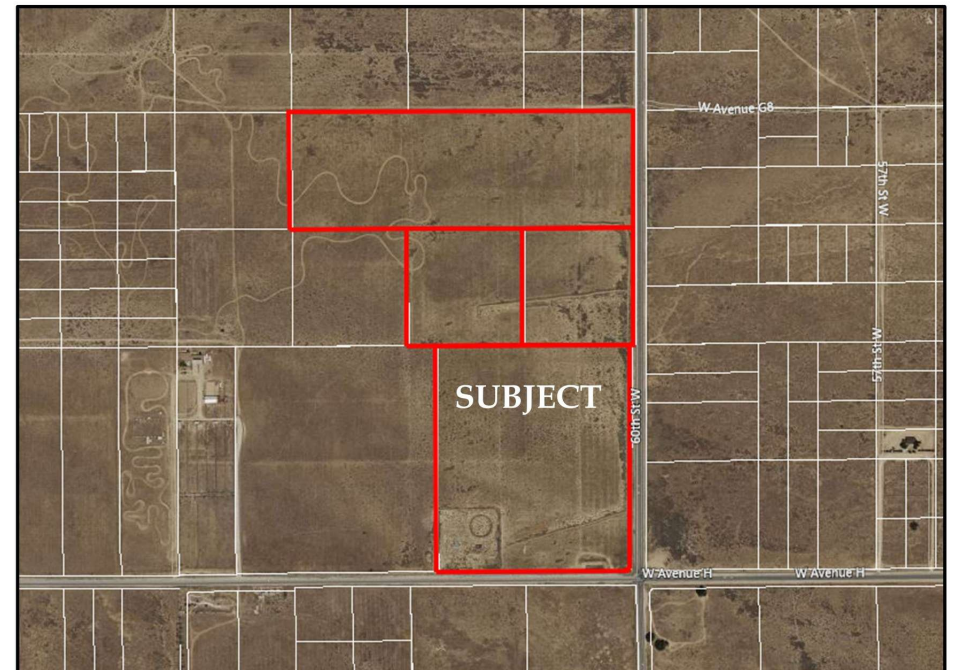
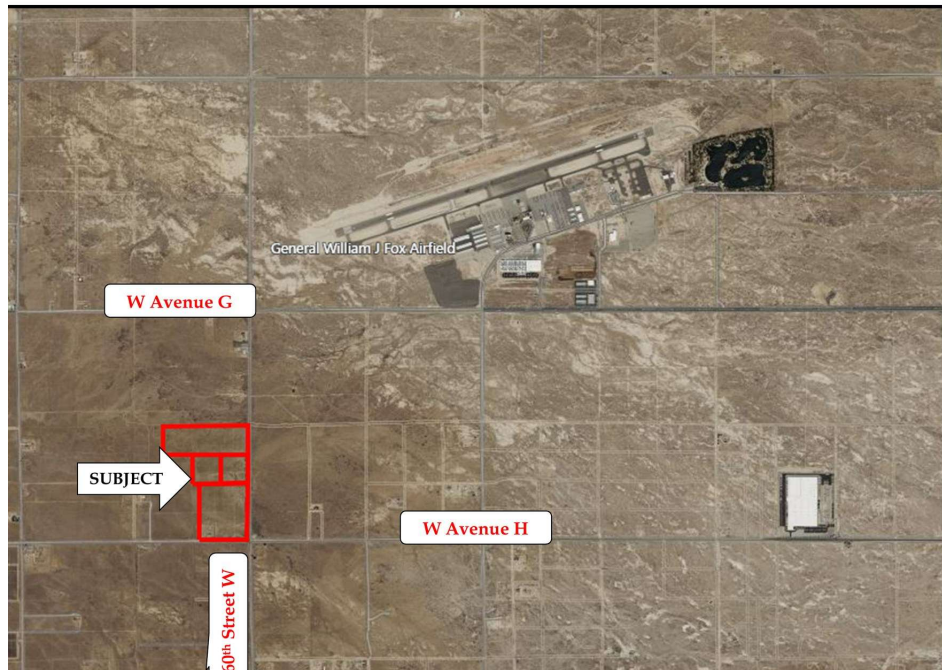
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MAPS & AERIALS

A Closer Look at the Site

Aerial imagery showing proximity to General Wm. J. Fox Airfield and the four-parcel assemblage that comprises the site. Source: Korek Land Company, Inc.



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