Multi-Use Acreage in Lancaster, California 93535

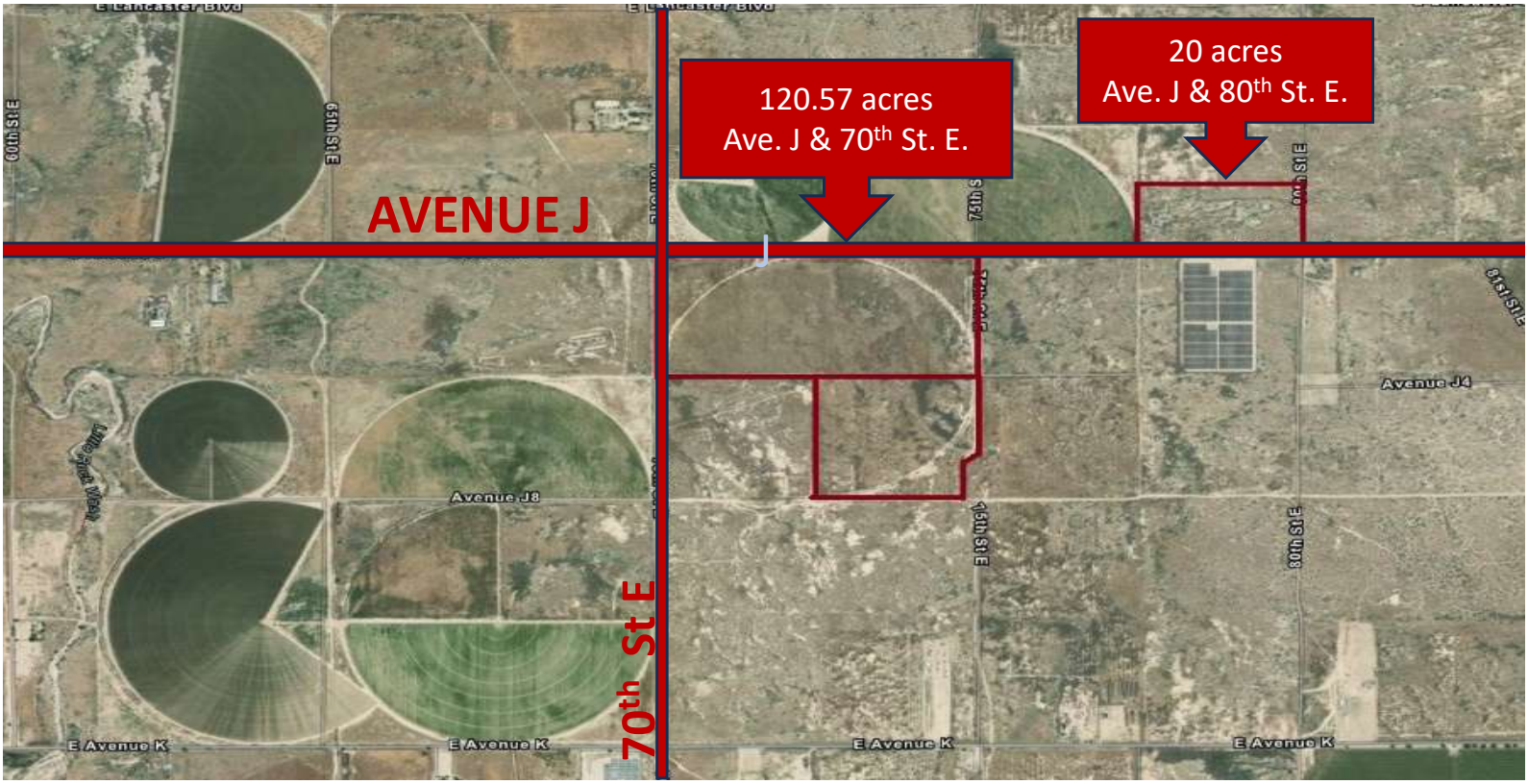
FOR SALE OR LEASE

120.57+/- Acres on Avenue J from 70th through 75th St. E.

Asking: $4,995,000

20+/- acres on Avenue J from 77th through 80th St. E.

Asking: $795,000



Overview of Properties

- Property 1 Size: 120.57+/- Acres
- APNs: 3384-009-001 & 3384-009-006
- Paved Road Frontage = ½ mile on Ave J
- Depth = ¼ mile on 70th / ½ mile on 75th
- Zone: Overlay for Renewable Energy and LI
- Electric, Telephone, Cable
- Commercial Well with Water Rights
- 50 AF in perpetuity & 500 AF in carryover

- Property 2 Size: 20+/- Acres
- APNs: 3384-020-012 & 3384-020-13
- Paved Road Frontage = ¼ mile on Ave J
- Zone: Heavy Agriculture
- Electric, Telephone, Cable

The information contained herein was obtained from sources CBC – Hartwig Realty, Inc. deems reliable, but it is not guaranteed and has not been independently verified. Buyers should have their chosen experts inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage, or other such matters. This offer is subject to change in price or terms without prior notice.

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Prime 120.57± Acre Development Site
Lancaster, CALIFORNIA 93535
For Sale or Lease

- This rare **120.57± acre opportunity** offers unmatched development potential along Avenue J, one of Lancaster's busiest and most visible corridors. Located at the southeast corner of Avenue J & 70th–75th Street East, the property sits adjacent to the **Lancaster Clean Energy Center** and within reach of key commercial, industrial, and residential growth zones.

- **Property Details:**
- **APN 3384-009-001: 80.15± acres**
- **APN 3384-009-006: 40.42± acres**

Key Features:

- **High-visibility frontage** on Avenue J, the major corridor to downtown Lancaster.
- **Turnkey water system** with newly drilled 580' well, 150 hp Flowise Pump & Emerson Motor.
- **Exclusive power supply** via five SCE utility poles dedicated to the parcels.
- **Water rights in perpetuity**: 50 acre-feet/year (with an additional 500 acre-feet of carryover production available).
- **Flat, organic, and unobstructed land** – ideal for immediate development.
- **Flexible zoning**: Currently, zoned for Research and Development, Rural Residential, and Contractor Storage Yards, with the following permitted with a CUP: Alternative Energy, Building and Related Trades, Distribution, Light Manufacturing, Vehicle and Equipment Repairs, Food Manufacturing, AI-Enabled Technology Centers, Processing, Wholesale Sales and Storage, and Warehousing.
- **Potential Uses:** All business activity that the Lancaster Development Services Director deems to be consistent with the purpose and intent of the above zoning will be permitted. This might include medical campuses, universities, technology hubs, sports and recreation complexes, concert venues, light aviation facilities, government services, or agricultural facilities.
- **Proven business presence nearby**: Campbell Fresh (Campbell Soup Co.) has maintained ownership next door since 1985.
- **Investment Advantage** With secure water rights, dedicated power infrastructure, and exceptional location, these parcels represent one of Lancaster's premier large-scale development opportunities. Whether for energy, industry, healthcare, or community services, this site is well-positioned to support transformative projects that meet both local and statewide demand.

Available For Sale - $4,995,000

or Lease – Contact for details

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20± Acre Development Site
Lancaster, CALIFORNIA 93535
For Sale or Lease

This **20± acre opportunity** fronts along Avenue J, one of Lancaster's busiest and most visible corridors, adjacent to the City's East Side Overlay established to promote Industrial and Energy Production. Located on the north side of Avenue J, from 77th through 80th Street East, the property is within reach of key commercial, industrial, and residential growth zones.

Property Details:
APN 3384-020-012: 10± acres
APN 3384-020-013: 10± acres

Key Features:

- **High-visibility frontage** on Avenue J, the central corridor to downtown Lancaster.
- **Flat, organic, and unobstructed land** – ideal for immediate development.
- **Flexible zoning**: Currently, zoned for heavy agriculture, with the potential for a county variance for commercial/industrial or mixed-use projects.
- **Water Rights:** Transferrable adjudicated water rights, both in perpetuity and as carryover, are available from the owner.
- **Proven business presence nearby**: Campbell Fresh (Campbell Soup Co.) has maintained ownership next door since 1985.
- **Potential Uses:** Clean energy production or support, hospitals, medical campuses, universities, technology hubs, research & development, manufacturing, warehousing, hospitality, residential development, sports and recreation complexes, concert venues, light aviation, government services, or agriculture.
- **Investment Advantage:** Whether for energy, industry, healthcare, or community services, this site is well-positioned to support transformative projects that serve both local and statewide demand.

Available For Sale - $795,000
or Lease – Contact for details

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10± Acre Development Site
Lancaster, CALIFORNIA 93536
For Sale or Lease

This 10+/- Acs. parcel is 'FOR SALE' or 'FOR LEASE' and is conveniently located in the Antelope Valley region, within reach of major solar and energy projects, and accessible via main roads leading to Lancaster proper. The parcel is unobstructed, flat, organic, and fronts Avenue C at 97 Street West in Lancaster, CA 93536. Enjoy panoramic desert views. Electrical is available to the property. [Owner since 1985].

Property Details:
APN 3262-016-011: 10± acres

Key Features:

- **High-visibility frontage** on Avenue C
- **Flat, organic, and unobstructed land** – ideal for immediate development.
- **Zoning**: Currently, zoned for heavy agriculture. Such zoning permits low-density single-family residential development, outdoor recreational uses, and public and institutional facilities.
- **Water Rights:** Transferrable adjudicated water rights, both in perpetuity and as carryover, are available from the owner.
- **Potential Uses:** Clean energy production or support, residential development, sports and recreation complexes, concert venues, light aviation, government services, or agriculture.
- **Investment Advantage:** Whether for residential housing, energy production, or community services, this site is well-positioned to support transformative projects that serve both local and statewide demand.

Available For Sale - $175,000
or Lease – Contact for details

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