

Presenting:

E Avenue Q Vic
3030 031 007 Lancaster, County of Los
Angeles

Palmdale, CA 93591



Land of 9.52 AC is for sale at \$250,000 (\$26,260.50/AC)

Investment Information

E Avenue Q Vic - 3030 031 007 Lancaster, County of Los Angeles

Palmdale, CA 93591

Land of 9.52 AC is for sale at \$250,000 (\$26,260.50/AC)



For Sale Data

Sale Price: **\$250,000**
Price/AC **\$26,260.50**
Cap Rate: -

Days on Market: **344**
Sale Status: **Active**
Sale Conditions: **Build to Suit**
Sale Type: **Investment**

Notes

9.52 Acres of Flat Raw land in a incorporated area of Los Angeles county with APN # 3030-007-031. Tax record shown city of Lancaster; Some profile shown "Black Point". County use: 580V, Desert Vacant land. Zoning LCA12*. May houses around this land since the purchasing time in 2004. GREAT value right now.
Could be used as residential and agricultural, or others , please check with the county.

Property Information

E Avenue Q Vic - 3030 031 007 Lancaster, County of Los Angeles

Palmdale, CA 93591

Land of 9.52 AC is for sale at \$250,000 (\$26,260.50/AC)



Land Information

Parcel Size:	9.52 AC	Proposed Use:	-
Zoning:	LCA12*	On-Site Improv:	Raw land
Density:	-	Owner Type:	Individual
Number Of Lots:	-	Lot Dimensions:	-
Improvements:	-		
Topography:	Level		
Off-Site Improv:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water		
Street Frontage:	31,111 feet on E Ave O VIC, 190 Street,		

Location Information

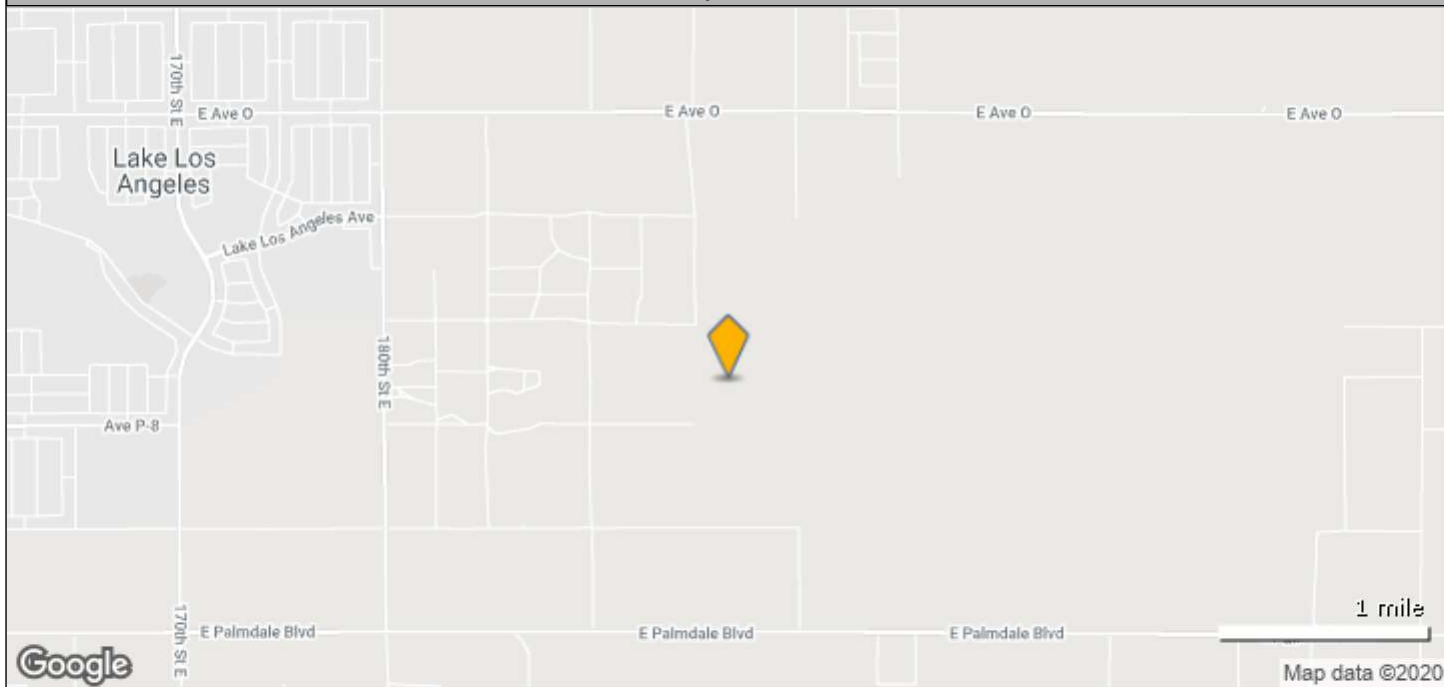
E Avenue Q Vic - 3030 031 007 Lancaster, County of Los Angeles

Palmdale, CA 93591

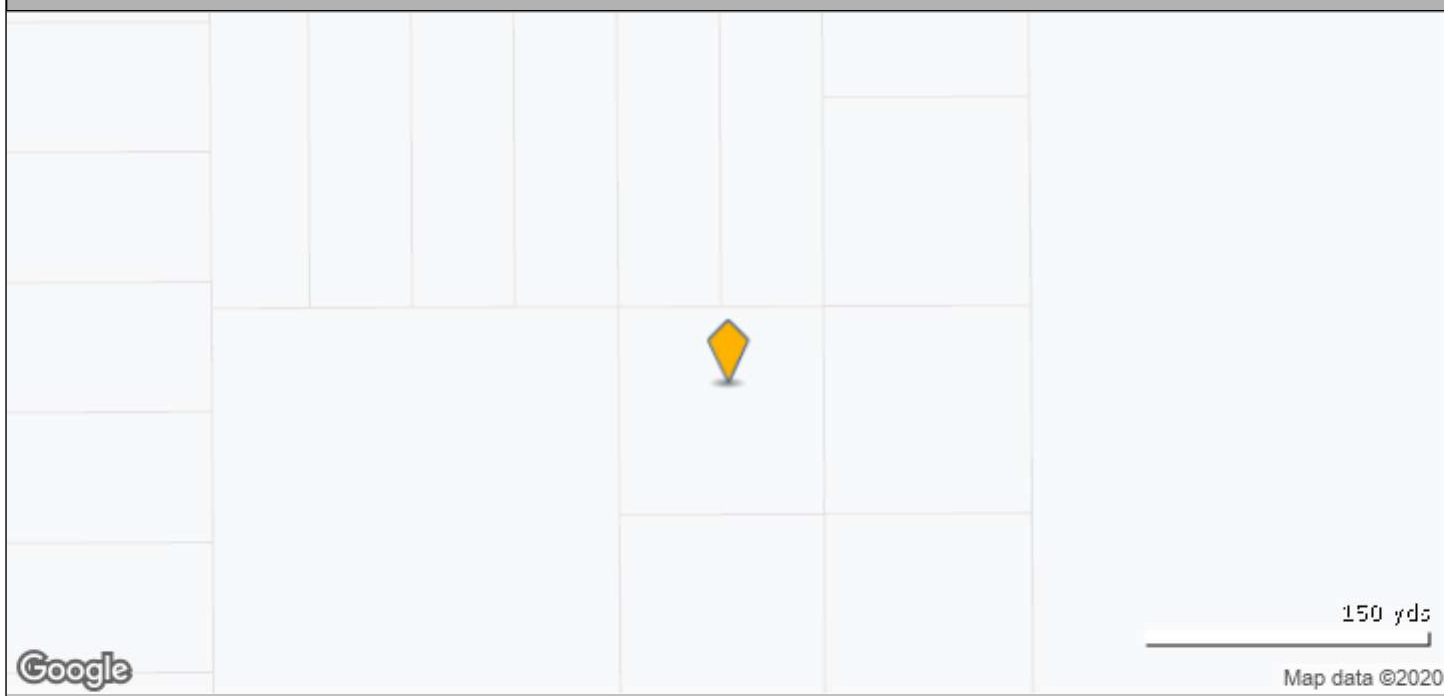
Metro Market: **Los Angeles**
Submarket: **NE LA County Outlying/NE LA County Outlying**
County: **Los Angeles**



City Level



Street Level



Lucy Scott
Re/Max Luxury Properties- Commercial Division
4425 Jamboree Road, Suite 170, Newport Beach, Ca 92660
949 877 9000

5/14/2020

Copyrighted and licensed to Re/Max Luxury Properties- Commercial Division 754222

Comps Information

E Avenue Q Vic - 3030 031 007 Lancaster, County of Los Angeles

Palmdale, CA 93591

Parcel Size: **414,691 SF**
 Proposed Use: -
 Zoning: **LCA12***
 Density: -
 Number of Lots: -

Sale Price: **\$250,000**
 Price/AC: **\$26,260.50**
 Cap Rate: -
 Days on Market: **344**



SR-74 and Mapes Rd * Perris, CA 92570

Parcel Size: **7.14 AC**
 Proposed Use: **Land**
 Zoning: -
 Density: -
 Number of Lots: -

Sold Price: **\$135,850**
 Price/AC: **\$19,026.64**
 Cap Rate: -
 Sold Date: **May 22, 2018**

Buyer:
 Distance: **65.18 miles from subject property**



30271 Old Stage Trl * Trabuco Canyon, CA 92679

Parcel Size: **15.47 AC**
 Proposed Use: **Land**
 Zoning: -
 Density: -
 Number of Lots: -

Sold Price: **\$500,000**
 Price/AC: **\$32,320.63**
 Cap Rate: -
 Sold Date: **Apr 6, 2019**

Buyer: **Trabuco Old Stage Partners Llc**
 Distance: **64.07 miles from subject property**



Ranchero Rd @ Damon Drive * Hesperia, CA 92340

Parcel Size: **10.90 AC**
 Proposed Use: **Land**
 Zoning: -
 Density: -
 Number of Lots: -

Sold Price: **\$216,900**
 Price/AC: **\$19,899.08**
 Cap Rate: -
 Sold Date: **Sep 30, 2018**

Buyer:
 Distance: **32.96 miles from subject property**



Ta Ki Pi Rd * Apple Valley, CA 92307

Parcel Size: **5.47 AC**
 Proposed Use: **Land**
 Zoning: -
 Density: -
 Number of Lots: -

Sold Price: **\$128,000**
 Price/AC: **\$23,400.39**
 Cap Rate: -
 Sold Date: **Apr 14, 2018**

Buyer:
 Distance: **30.81 miles from subject property**



Comps Information (cont'd)

Live Oak St * Hesperia, CA 92340

Parcel Size: **6.80 AC** Sold Price: **\$303,000**
 Proposed Use: **Land** Price/AC: **\$44,558.82**
 Zoning: - Cap Rate: -
 Density: - Sold Date: **Jan 10, 2020**
 Number of Lots: -



Buyer:
 Distance: **29.94 miles from subject property**

35th St W * Lancaster, CA 93539

Parcel Size: **5 AC** Sold Price: **\$225,000**
 Proposed Use: **Land** Price/AC: **\$45,000.00**
 Zoning: - Cap Rate: -
 Density: - Sold Date: **Aug 8, 2018**
 Number of Lots: -



Buyer:
 Distance: **24.67 miles from subject property**

13.57 Acres On Auburn Rd * Adelanto, CA 92301

Parcel Size: **13.57 AC** Sold Price: **\$129,000**
 Proposed Use: **Land** Price/AC: **\$9,506.27**
 Zoning: - Cap Rate: -
 Density: - Sold Date: **Jun 12, 2018**
 Number of Lots: -



Buyer:
 Distance: **20.26 miles from subject property**

8th St E * Palmdale, CA 93550

Parcel Size: **5.20 AC** Sold Price: **\$190,000**
 Proposed Use: **Land** Price/AC: **\$36,538.46**
 Zoning: - Cap Rate: -
 Density: - Sold Date: **Jul 18, 2018**
 Number of Lots: -



Buyer: **Robert & Lala Sarkissian**
 Distance: **19.11 miles from subject property**

25th St @ Ave J-8 * Lancaster, CA 93535

Parcel Size: **10 AC** Sold Price: **\$400,000**
 Proposed Use: **Land** Price/AC: **\$40,000.00**
 Zoning: - Cap Rate: -
 Density: - Sold Date: **Nov 20, 2019**
 Number of Lots: -



Buyer:
 Distance: **18.52 miles from subject property**

Comps Information (cont'd)

Sunrise Cyn (2 Properties) * Yermo, CA 92365

Parcel Size: -
Proposed Use: **Land**
Zoning: -
Density: -
Number of Lots: -

Sold Price: **\$500,000**
Price/AC:
Cap Rate: -
Sold Date: **Aug 21, 2017**



Buyer:
Distance: **0.00 miles from subject property**

1 E Avenue Q Vic - 3030 031 007 Lancaster, County of Los Angeles

Palmdale, CA 93591 - NE LA County Outlying Submarket
Land of 9.52 AC is for sale at \$250,000 (\$26,260.50/AC)

Investment Information

Sale Price: **\$250,000**
Price/AC: **\$26,260.50**

Sale Status: **Active**
Sale Conditions: **Build to Suit**

Days On Market: **344**



Investment Notes

9.52 Acres of Flat Raw land in a incorporated area of Los Angeles county with APN # 3030-007-031. Tax record shown city of Lancaster; Some profile shown "Black Point". County use: 580V, Desert Vacant land. Zoning LCA12*. May houses around this land since the purchasing time in 2004. GREAT value right now.
Could be used as residential and agricultural, or others , please check with the county.

Land Information

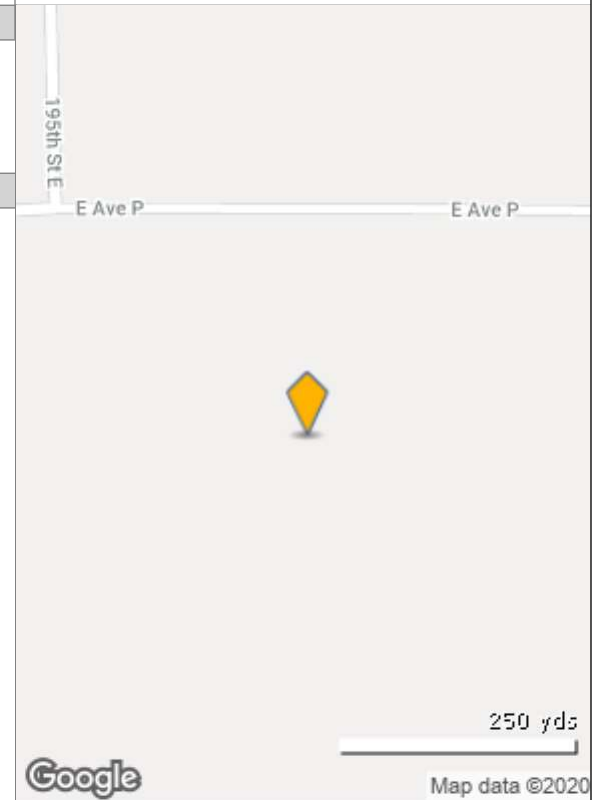
Zoning: LCA12*	Proposed Use: -	Lot Dimensions: -
Density: -	Parcel Size: 9.52 AC	
Number Of Lots: -	On-Site Improv: Raw land	
Improvements: -		

Parcel Number: **3030-007-031**


Topography: **Level**

Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**

Street Frontage: **31,111 feet on E Ave O VIC, 190 Street,**





1		<p>E Avenue Q Vic</p> <p>3030 031 007 Lancaster, County of Los Angeles</p> <p>Palmdale, CA 93591</p>	<p>Zoning: LCA12*</p> <p>Parcel Size: 9.52 AC</p> <p>Lot Dimensions: -</p> <p># of Lots: -</p>	<p>Sale Price: \$250,000</p> <p>Price/AC: \$26,260.50</p> <p>Sale Status: Active</p> <p>Days On Market: 344</p>
<p>This property is represented by Re/Max Luxury Properties- Commercial Division - Lucy Scott, (949) 877-9000</p> <p>This property is for sale individually</p>				

1. 3030 031 007 Lancaster, County of Los Angeles
E Avenue Q Vic
Palmdale, CA 93591
Land

Sale Price: **\$250,000**
Price/AC: **\$26,260.50**
Parcel Size: **9.52 AC**
Proposed Use: -

Sale Status: **Active**
Days On Market: **344**
Zoning: **LCA12***



Lucy Scott
Re/Max Luxury Properties- Commercial Division
4425 Jamboree Road, Suite 170, Newport Beach, Ca 92660
949 877 9000

Copyrighted report licensed to Re/Max Luxury Properties - Commercial Division 751020

5/14/2020

Page 1

Page 10