

## OFF-MARKET

### 43 ACRES PRIME RESIDENTIAL EAST PALMDALE, CA

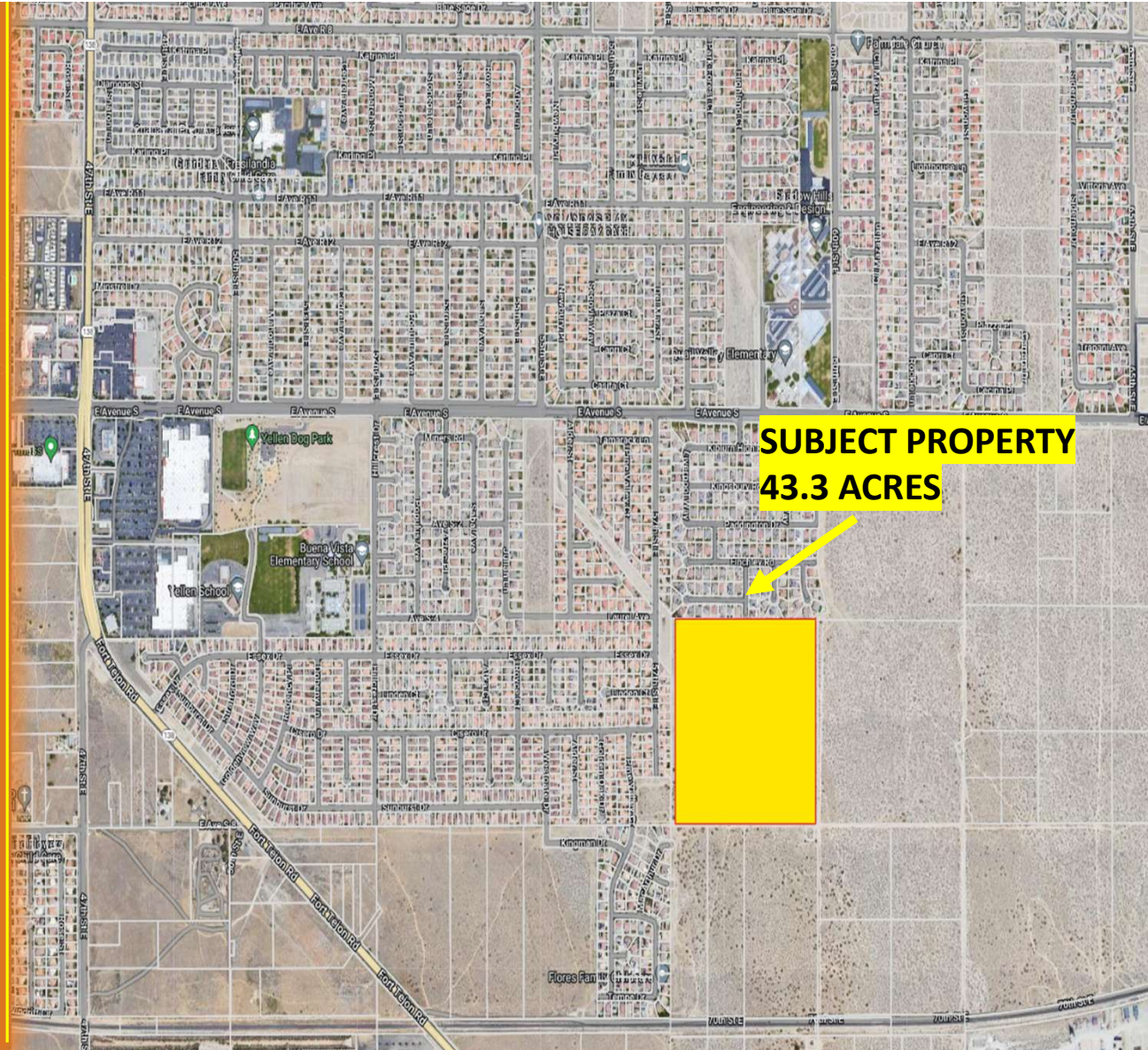
- Expired 156 Lot Tentative Map
- 43 Acres Residential (R-1) Zoning
- Utilities & Street Connections Installed Directly to the Property
- Owner Give Time to Re-Entitle
- Close to Major Employment, Logistics & Commercial Centers
- Ideal Commuter HUB Location

# SAXON & CO

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# 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT PALMDALE CA

## Regional Map



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## PROPERTY HIGHLIGHTS

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- Expired 156 Lot Tentative Map Residential (7000sf Min)
- Includes +/-250K Engineering, Studies, Plans , Permits & Approvals.
- All Utilities Adjacent to the Property Boundary.
- Located in City of Palmdale's Highly Desirable Eastside.
- Next to New Home Building-KB Home, DR Horton, Richmond American, K Hovnanian, Pacific Communities & Others.
- Historically Low New & Resale Home Supply in Antelope Valley Market.
- Centrally Located to Major Employment Centers, Logistics & Transportation Hubs: Los Angeles, Las Vegas, Riverside, San Bernardino

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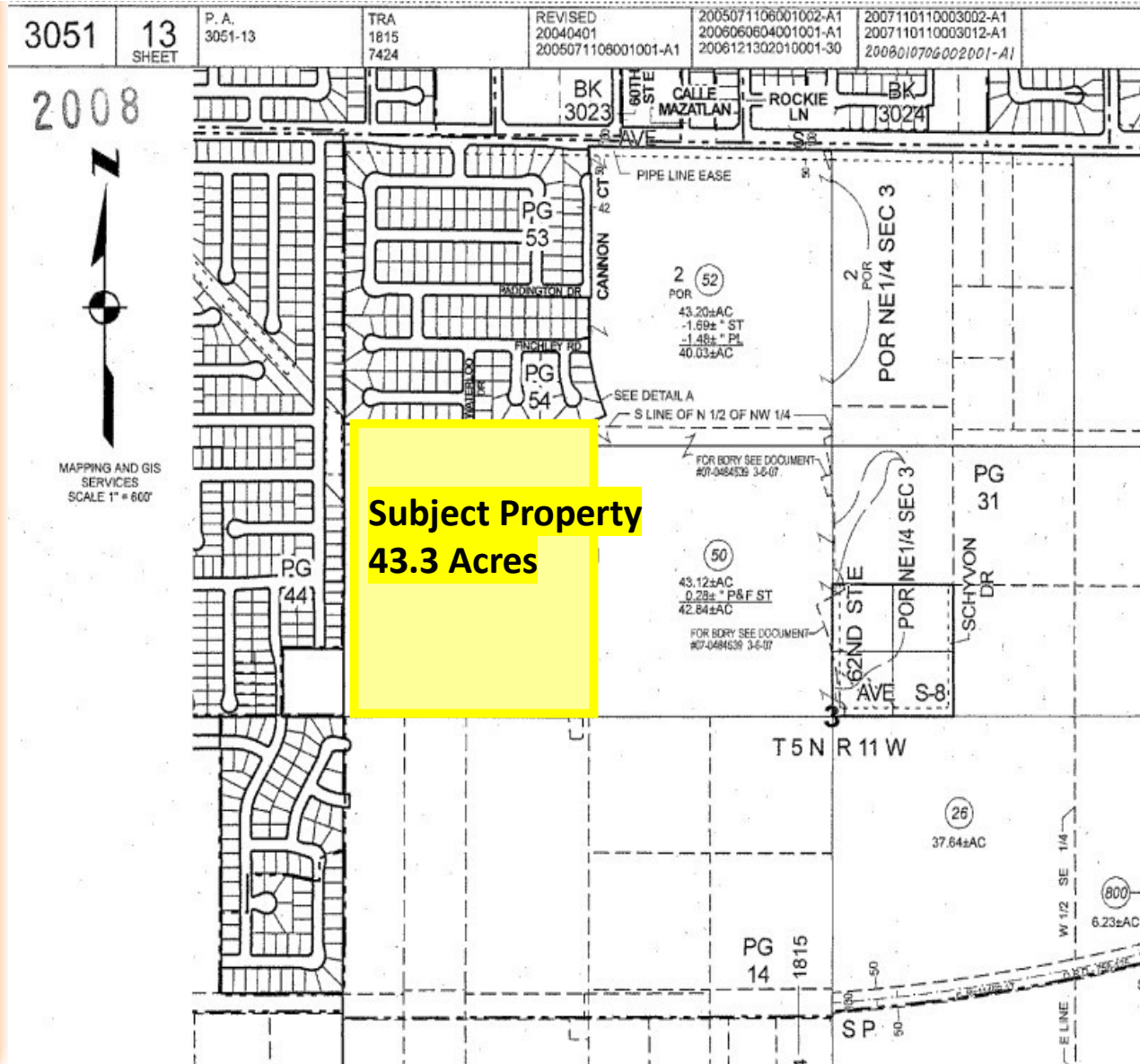
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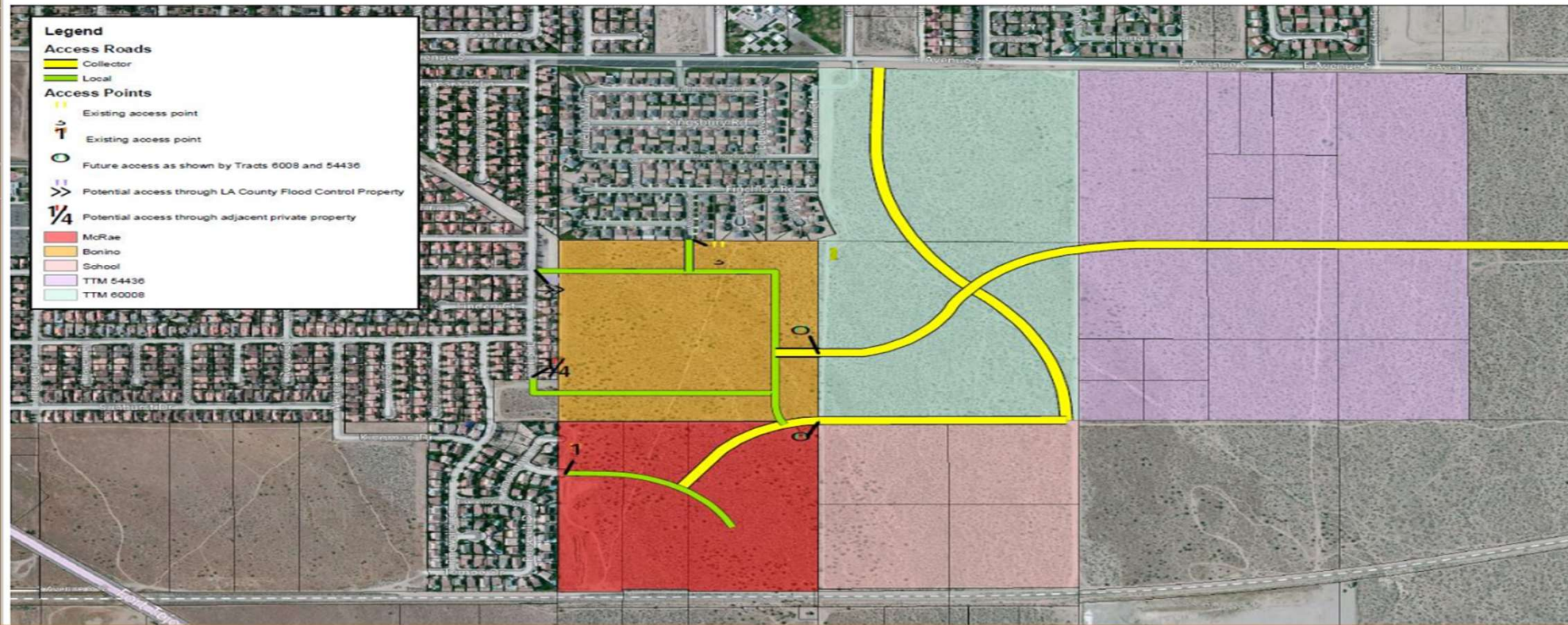
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# 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT PALMDALE CA

## Circulation Exhibit



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## 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT (156 LOT EXPIRED MAP) PALMDALE CA

### LOCATION:

East Palmdale: Located directly South of Avenue S, East of 57<sup>th</sup> Street East, West of 60<sup>th</sup> Street East.

### ENTITLEMENT:

Expired Tentative Map: The Property was approved for 156 Residential (R-1) 7000 Square Feet Minimum Lots

Engineering/ Improvements and Grading: None.

### ZONING:

R-1 Residential Zoning: Residential (R-1) 7000 Square Feet Minimum Lots

### SCHOOLS:

Palmdale Unified School District:

### UTILITIES:

Water & Sewer: PALMDALE WATER & LA COUNTY SEWER

Gas & Electric: EDISON & SO CAL GAS

Telephone: N/A

TV/Cable: CHARTER

Trash: N/A

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# 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT PALMDALE CA

## Palmdale Market

Today's Palmdale offers world-class engineering and state of-the art manufacturing facilities; plus, high-end housing developments, remarkable new medical facilities, a strong service sector, and a robust retail marketplace.



**Palmdale, California** is located in northern Los Angeles county, at the cultural, residential, retail, and medical hub of the Antelope Valley. Separated from Los Angeles (± 60 miles) by the San Gabriel Mountains, Palmdale has a population of nearly 162,000 people—making it the 6th largest and fastest-growing city in the county and the 33rd most populous city in California. Covering 106 square miles, Palmdale is also the second-largest city in Los Angeles County by area. Over the last 25 years, the city has consistently been ranked in the top 25 fastest growing cities in the United States (based on percentage change). With a 2020 population of 152,921, it is the 35th largest city in California and the 171st largest city in the United States.

### COMMERCIAL DEVELOPMENT

New developments in a revitalized downtown Palmdale include hundreds of new senior housing units, a new senior center, and expanded open space. Palmdale Regional Medical Center (157-bed), a first-class medical facility opened in 2010, includes a well-equipped emergency room, a helipad, medical office towers, and a senior housing complex. A voter-initiated and approved tax fund has allowed for park and recreation expansions, including the Palmdale Amphitheater with capacity of 10,000, two new pools, other recreation buildings, satellite library, and the Dry Town Water Park.

### TRANSPORTATION

Palmdale is located one hour north of Los Angeles along CA 14 Freeway. This freeway connects with Interstate 5, while Interstates 10, 15, and 40 are reached via State Route 138, providing rapid access to all of Southern California and the entire Western US.

**Palmdale 2045** - The City of Palmdale is near completion on a multi-year effort to update their General Plan, conduct the environmental review in accordance with the California Environmental Quality Act (CEQA), and adopt new development regulations, including zoning and subdivision provisions.

The General Plan was adopted in 2022 and the Land Use Designations are anticipated to be completed by the City in 2023. This policy document is required by state law and provides long-range guidance for land use, development and other City issues such as economic growth, open space, conservation, affordable housing and employment. Called Palmdale 2045, a complete community, the updated Palmdale General Plan will serve as a blueprint of the City's vision for the future.

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# 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT PALMDALE CA

## Economic Analysis

With a workforce topping 60,000, Palmdale's labor base is skewed toward white collar professionals with about half employed in office, managerial, or professional jobs. Local employers draw from a regional pool of nearly 150,000. Almost half of all Antelope Valley workers commute long distances to work and provide a ready pool of talent that local businesses can quickly tap.

Palmdale's healthy economy is represented by a broad range of businesses from all sizes, including a strong presence of aerospace companies and an increasing number of high-tech manufacturers.

Noted as the Aerospace Capital of the World, Palmdale is home to some of the nation's largest and most successful aerospace companies. Prominent aerospace employers in the area Northrup Grumman Corporation, Lockheed Martin Aeronautics Company, The Boeing Company, Edwards Air Force Base, and the AERO Institute.

Delta Scientific, a manufacturer of high strength vehicle barrier systems and a major supplier to the US Government; BYD, which operates North America's largest electric bus manufacturing facility in Palmdale; US Pole, a manufacturer of street lighting poles; and, Lance Camper, a 50 year+ manufacturer of truck campers and travel trailers, are continuing to expand and generate new jobs for this region.

As discussed on the following page, Palmdale is undergoing significant growth as a result of a recently-awarded contract between Northrup Grumman and the US Defense Department to manufacture bombers utilizing the latest stealth technology.



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# 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT PALMDALE CA

## Northrop Grumman



## Economic Analysis

The B-21 "Raider" Stealth Bomber contract won by Northrop Grumman in 2015 has provided a significant boost to the area's economy by generating thousands of skilled jobs in Palmdale and throughout Southern California. Over the next 20 years, the Pentagon is scheduled to buy more than 100 of the bat-winged jets, featuring the world's most-advanced stealth technology, at a total outlay exceeding \$80 billion. The aircraft are being assembled at the Air Force Plant 42 facility in Palmdale, where other weaponry is produced and assembled, including the Air Force's Global Hawk, the Navy's Triton high-altitude surveillance drones, and the center fuselage for the F-35 Joint Strike Fighter.

Since its kick-off in 2015, the B21 project has provided thousands of new jobs for the area, including over 1,000 construction jobs for the 1 million square foot expansion of the manufacturing plant. Since 2015, Northrop Grumman has increased its Southern California workforce from 25,000 to 28,000 employees. After the initial test flight in 2021, the company has ramped up production generating thousands of production line and supporting subcontractor jobs in the area. The ripple effect of the ramp-up has created a significant increase in demand for housing, retail sales, and supporting services in Palmdale.

*In December 2022, Air Force Plant 42 and Northrop Grumman unveiled its newly completed B-21 "Raider" Stealth Bomber - it is the first new American bomber aircraft in more than 30 years. The B-21 is continuing its testing phase thru 2024.*

<https://news.northropgrumman.com/news/features/afa-recap-on-b-21-raider-program-and-progress>

## Lockheed Martin

Secured a \$23 billion dollar contract from the Department of Defense to build the F-35 Joint Strike Fighter. A majority of this program is being built out of their Palmdale facility and is expected to last through the mid-2020s. Over the next three years, Lockheed is anticipated to hire over 1,100 new full time employees with an average annual wage of \$85,000. Lockheed completed construction on a new 215,000 square foot hi-tech low bay advanced manufacturing facility in August 2021. This new intelligent, flexible factory has digital foundations to incorporate smart manufacturing components and deliver cutting edge solutions rapidly and affordably to support the United States and its allies. This was one of four transformational manufacturing facilities Lockheed Martin projected to open in the United States.

<https://nationalinterest.org/blog/buzz/why-f-35-might-be-best-fighter-jet-ever-208703>

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# 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT PALMDALE CA

## Healthcare Overview

Palmdale is home to the Palmdale Regional Medical Center (“PRMC”) which provides state-of-the-art diagnostics, treatment, and rehabilitation for local residents and surrounding communities.

The 157-bed hospital offers a STEMI Receiving Center for acute heart attacks, a full-service emergency room, a surgical center, as well as outpatient rehabilitation services and specialized wound care. With a staff of nearly 800 employees, the Palmdale Regional Medical Center has become a magnet attracting other medical service providers and allied businesses to the area. Several modern medical offices and labs have been built around the Medical Center to serve physicians and their patients. The Palmdale Medical Plaza is located on the Medical Center campus and offers a connecting walkway to the hospital. Nearby, the Palmdale Corporate Center and Challenger Business Park both offer space suitable for medical offices. Additional opportunities for development of free-standing facilities and office complexes are available.



### HEALTHCARE DEVELOPMENTS

- Across town, Kaiser Permanente operates a three-story, 136,000-square-foot patient care facility with complete lab, pharmacy, and radiology departments
- Heritage Health Care, part of the High Desert Medical Group, recently moved to new facilities on 47th Street East. This multi-specialty medical group provides primary care, lab, and radiology services
- Sierra Medical Group operates primary care, occupational health and urgent care facilities with full lab and x-ray services at their Palmdale offices on Trade Center Drive
- Several long-term care facilities are also located in Palmdale as is a regional dialysis center

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# 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT PALMDALE CA

## Demographics

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	6,228	<b>40,974</b>	96,056
2024 Households - Current Year Estimate	2,073	<b>13,911</b>	30,616
2024 Average Household Income	\$159,535	<b>\$142,297</b>	\$136,891
2024 Occupied Housing Units	2,073	<b>13,911</b>	30,616
2024 Owner Occupied Housing Units	1,882	<b>10,865</b>	23,428
2024 Renter Occupied Housing Units	191	<b>3,046</b>	7,188
2024 Businesses	105	<b>681</b>	1,403
2024 Employees	752	<b>5,057</b>	12,988

# \$480K

Palmdale Median Home Sale Price

*As of July 2024, the median home sale price in Palmdale, California was \$480,000, according to Realtor.com. This is a 4.2% increase from the previous year, and the median listing price per square foot was \$283.*



NWC 60th Street W & West Avenue N | Palmdale, CA | 13

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# 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT PALMDALE CA

## PALMDALE

## CITY STATS



**Palmdale:** 38300 Sierra Hwy., Suite A, Palmdale, CA 93550, (661) 267-5100, [CityofPalmdale.org](http://CityofPalmdale.org)

**2022 Population** (Combined Zip Codes)\*\*180,365  
 2010 Census Population ..... 152,750  
 2027 Projection ..... 186,036

### Population Characteristics

Median Age ..... 32.6  
 Spanish Speaking ..... 39.28%

### Population By Origin

Not Hispanic or Latino ..... 38.51%  
 Hispanic or Latino ..... 61.49%

### Population By Origin

White Alone ..... 44.96%  
 Black or African American ..... 14.25%  
 American Indian/Alaska Native ..... 0.72%  
 Asian Alone ..... 4.34%  
 Native Hawaiian/Other Pac. Islander ..... 0.21%  
 Other ..... 29.99%  
 Two or More Races ..... 5.54%

**Average Household Income. . \$95,154**  
 93550 ..... 71,807

93551 ..... \$136,524  
 93552 ..... \$87,546

### Median Housing ..... \$344,126

Housing Units (estimate) ..... 45,814  
 Persons Per Household (avg.) ..... 4  
 Homeowners (avg.) ..... 68.24%

### Education (Age 25+)

No High School Diploma ..... 12.02%  
 High School Graduate ..... 26.74%  
 Some College, No Degree ..... 24.68%  
 Associate's Degree ..... 7.73%  
 Bachelor's Degree ..... 11.87%  
 Master's Degree ..... 3.62%  
 Professional School Degree ..... 0.74%  
 Doctoral Degree ..... 0.48%

### Workforce (Age 16+ by Occupation)

Architect/Engineer ..... 2.26%  
 Arts/Entertain/Sports ..... 1.54%  
 Building Grounds Maint. .... 4.82%  
 Business Financial Ops ..... 2.79%

Community Social Services ..... 1.76%  
 Computer/Mathematical ..... 1.61%  
 Construction/Extraction ..... 8.13%  
 Edu/Training/Library ..... 5.01%  
 Farm/Fish/Forestry ..... 0.47%  
 Food Prep/Serving ..... 5.80%  
 Health Practitioner/Tech ..... 5.00%  
 Healthcare Support ..... 5.53%  
 Maintenance Repair ..... 4.13%  
 Legal ..... 0.35%  
 Life/Phys/Soc Sociology ..... 0.49%  
 Management ..... 7.29%  
 Office/Admin Support ..... 10.10%  
 Production ..... 6.76%  
 Protective Services ..... 3.22%  
 Sales/Related ..... 10.86%  
 Personal Care/Service ..... 2.99%  
 Transportation/Moving ..... 9.08%

*SOURCE: Claritas Pop-Facts® Premier 2022, Claritas, ©Claritas, LLC 2022.*

*\*\*Included zip codes are: 93550,93551,93552*

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# 43.3 ACRES RESIDENTIAL ZONED DEVELOPMENT PALMDALE CA

DEMOGRAPHICS

## EMPLOYMENT BY INDUSTRY

Company	Approx. # of Employees
Aerospace	8,111
Aviation	46,294
Government	5,593
Corrections	3,740
Education	4,100
Learning	7,010
Healthcare	5,793
Healing	1,305
Manufacturing	4,929
Mining	1,345
Transportation	1,480
Energy	400
Renewables	229
Waste	698
Retail	8,055
Automobile	1,288



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