

PROPERTY HIGHLIGHTS

- 107 RESIDENTIAL (RPD) FINAL MAP LOTS (4500 SF MIN)
 - ALL APPROVED FINAL ENGINEERING-GRADING, STREET, WATER, SEWER & STORM DRAIN PLANS (EST Q3 2026)
 - FINAL MAP (TR 70180) APPROVAL (EST Q3 2026)
 - BUILDER HOME CLOSINGS (EST Q2 2027)
 - COST TO COMPLETE BUDGET AVAILABLE UPON REQUEST
-

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OFF-MARKET

107 FINAL MAP LOTS (TR 70180) WEST LANCASTER, CA

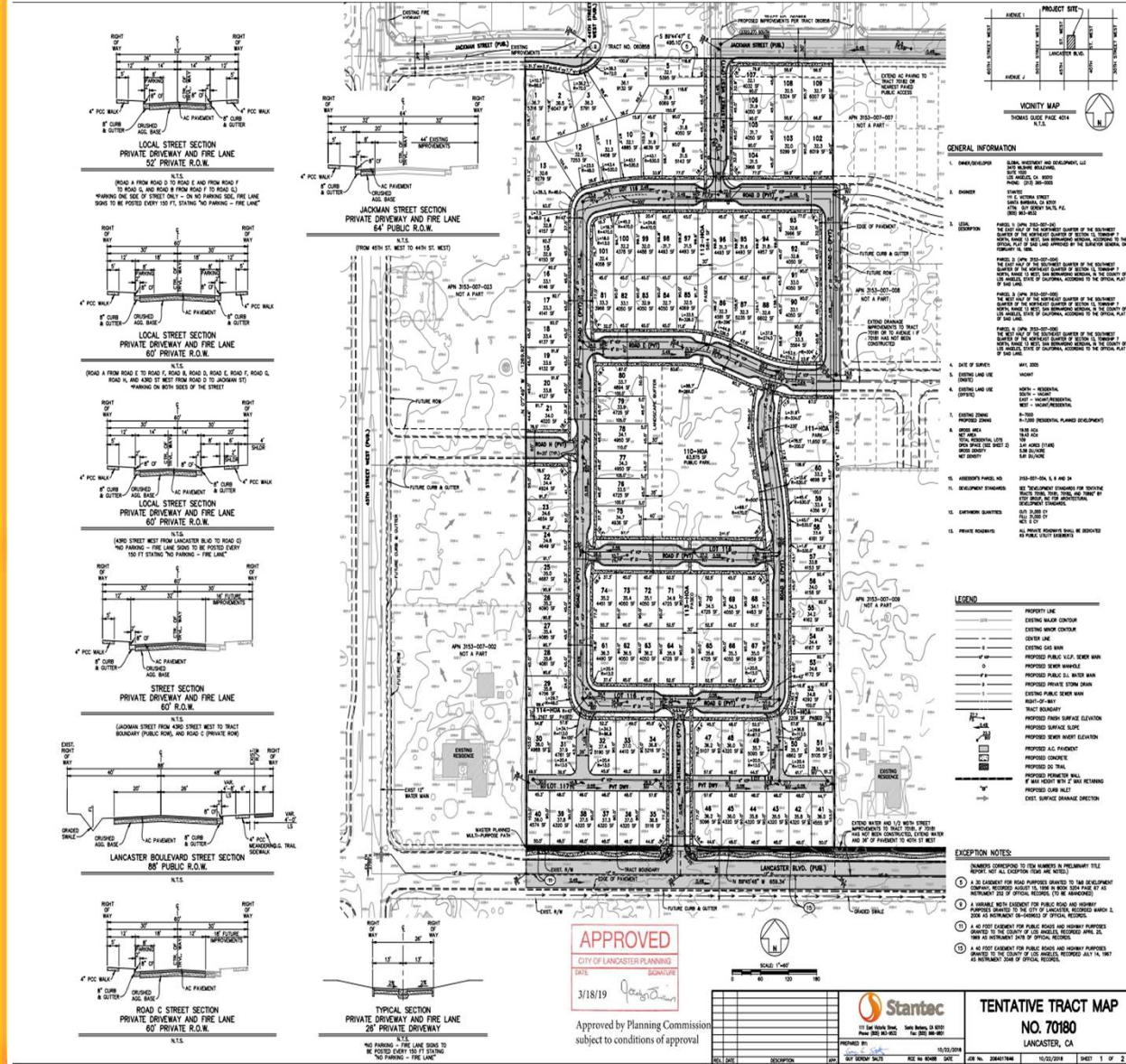
- 107 RESIDENTIAL FINAL MAP LOTS APPROVAL (EST Q3 2026)
- FINAL ENGINEERING & WATER PLANS APPROVAL (EST Q3 2026)
- HOME CLOSINGS (EST Q2 2027)
- UTILITIES & STREETS INSTALLED ADJACENT TO THE PROPERTY
- COST TO COMPLETE ESTIMATE AVAILABLE UPON REQUEST

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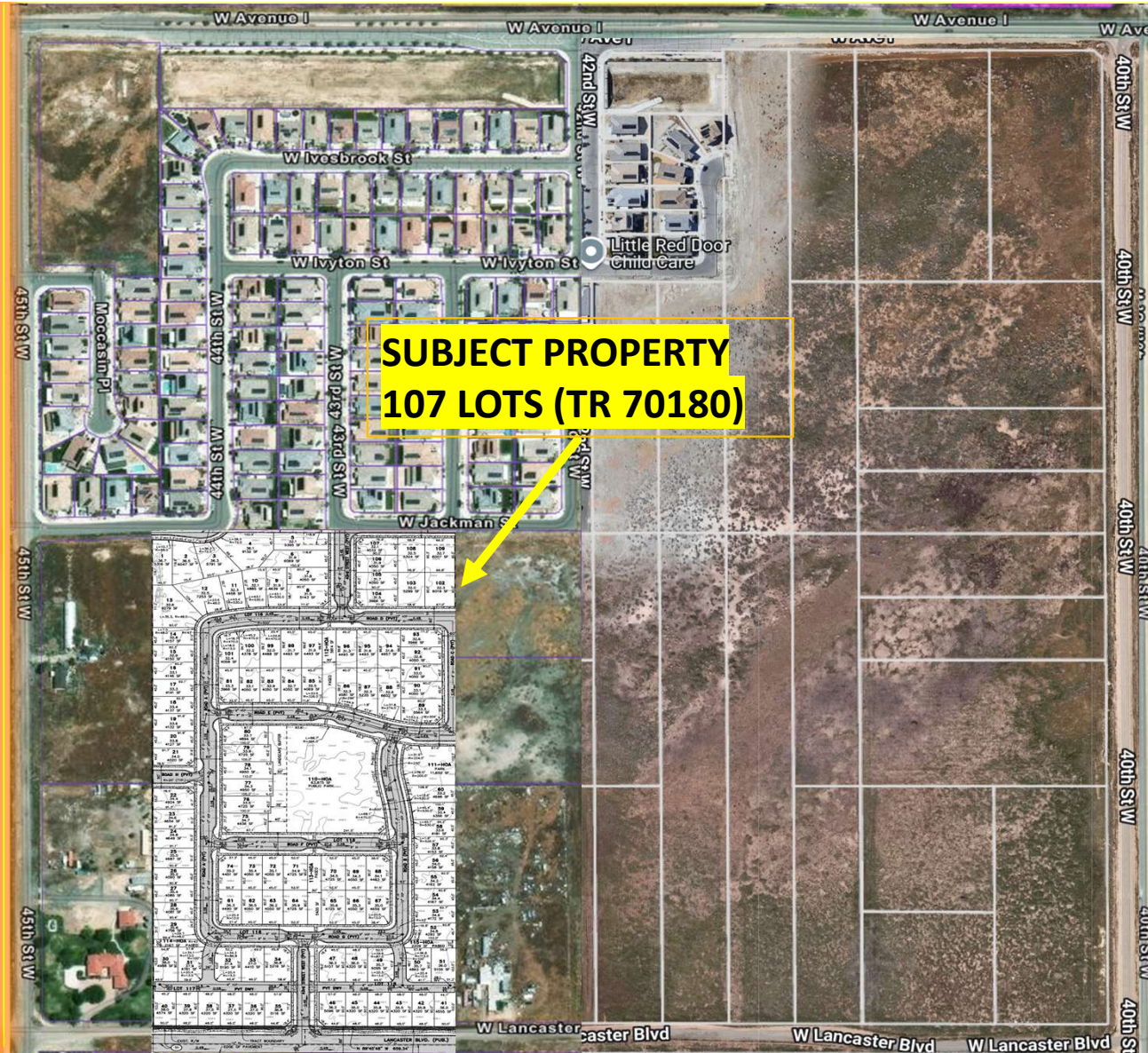
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107 FINAL MAP LOTS (TRACT 70180) LANCASTER CA

LOCATION:

WEST LANCASTER: PROPERTY IS LOCATED NORTH OF LANCASTER BLVD, BETWEEN 44TH & 42ND STREET WEST, SOUTH OF WEST AVE I. INTERSTATE 14 FREEWAY LESS THAN 2 MILES FROM THE PROPERTY

ENTITLEMENT:

TRACT 70180: PROPERTY IS APPROVED FOR 109 RESIDENTIAL (RPD) 4500 (45'X 100') SQFT MIN LOTS

ENGINEERING, GRADING, IMPROVEMENTS & FINAL MAP:

- GRADING PERMIT APPROVAL EXPECTED LATE Q2 2026
- FINAL ENGINEERING PLANS- STREETS, WATER, STORM DRAIN, SEWER- THROUGH FINAL PLAN CHECKS WITH THE CITY OF LANCASTER; EXPECTED APPROVAL LATE Q3 2026
- FINAL MAP NEAR READY TO RECORD; EXPECTED APPROVAL LATE Q3 2026

ZONING:

RESIDENTIAL PLANNED DEVELOPMENT (RPD) RPD ZONING = 4500 SQUARE FEET (45' X 100') MINIMUM LOTS

SCHOOLS:

LANCASTER UNIFIED SCHOOL DISTRICT

UTILITIES:

WATER / SEWER: LA COUNTY WATER & SEWER / AVEK

ELECTRIC / GAS :

EDISON / SOUTHERN CALIFORNIA GAS

INTERNET & ELECTRIC:

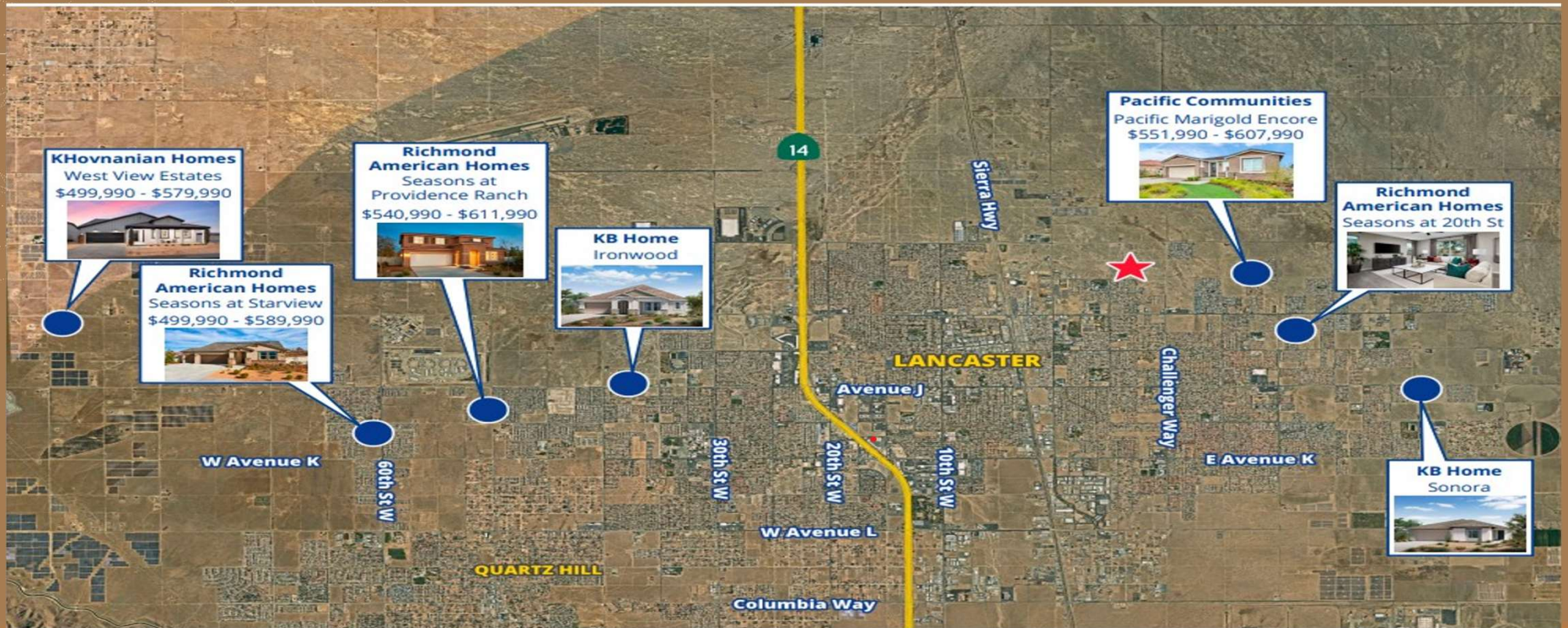
CHARTER / SPECTRUM

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107 FINAL MAP LOTS (TRACT 70180) LANCASTER CA

RECENT NEW HOME COMMUNITIES- LANCASTER CA



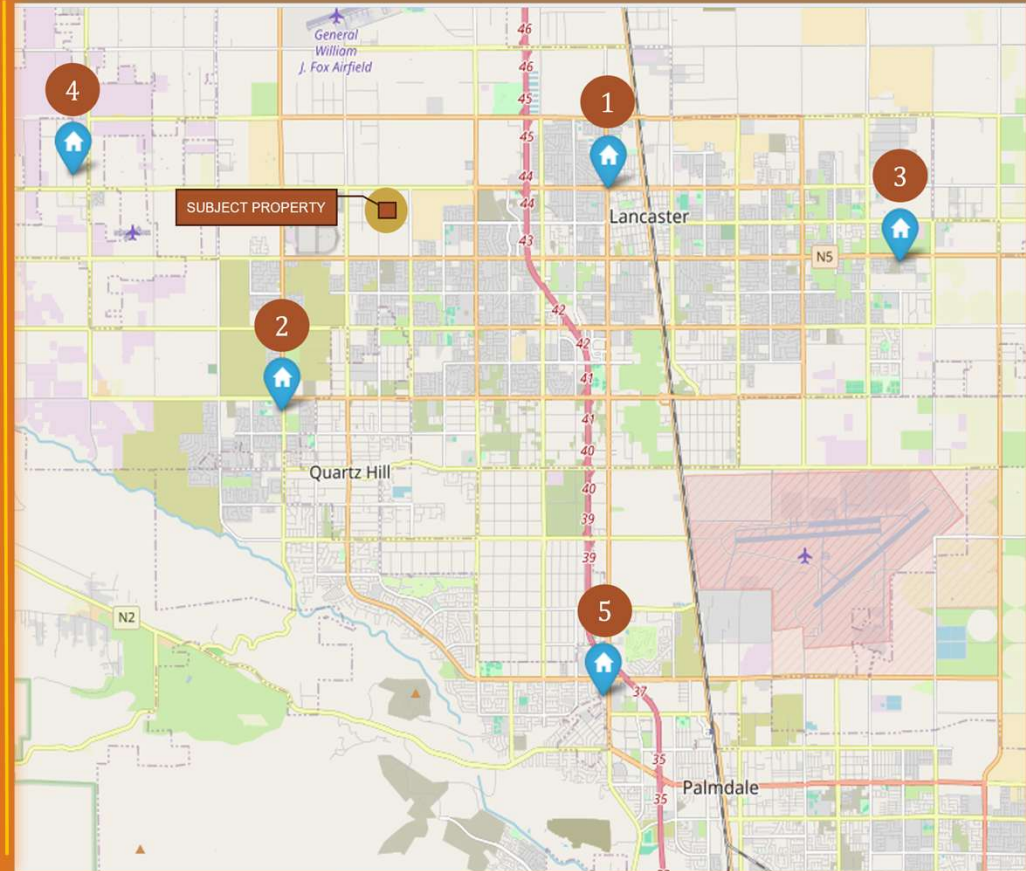
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COMPARABLE NEW HOME SALES- LANCASTER CA

Community/ Builder	Address	\$/Unit	\$/SF
1 Pacific Lily Pacific Communities	45609 17th St E, Lancaster, CA 93535	\$510,000 to \$630,000	\$260-\$280/sq ft
2 Primrose KB Home	5566 Balmont St, Lancaster, CA 93536	\$565,000 to \$655,000	N/A
3 Sonora KB Home	44332 32nd St E, Lancaster, CA 93535	\$485,000 to \$540,200	\$233/sq ft
4 West View Estates K. Hovnanian Homes	W Ave I & 90th St W, Lancaster, CA 93536	\$528,000 and up	\$248-\$254/sq ft
5 Joshua Landing K. Hovnanian Homes	20th St W & Vincent Dr, Palmdale, CA 93551	\$629,990 to \$635,990	\$294-\$358/sq ft



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EMPLOYMENT- LANCASTER 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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DEMOGRAPHICS- LANCASTER CA

DEMOGRAPHICS

LANCASTER

CITY STATS



City of Lancaster: 44933 Fern Avenue, Lancaster, CA 93534, (661) 723-6128, CityofLancasterCA.org

2022 Population (Combined Zip Codes)** . 200,108
 2010 Census Population . 182,413
 2027 Projection . 206,135

Population Characteristics

Median Age . 33.3
 Spanish Speaking . 21.16%

Population By Origin

Not Hispanic or Latino . 54.11%
 Hispanic or Latino . 45.89%

Population By Origin

White Alone . 40.26%
 Black or African American . 22.60%
 American Indian/Alaska Native . 0.88%
 Asian Alone . 4.40%
 Native Hawaiian/Other
 Pac. Islander . 0.20%
 Other . 25.93%
 Two or More Races . 5.74%

Average Household Income. \$85,577
 93534 . \$63,000

93535 . \$71,882
 93536 . \$118,575

Median Housing. \$312,761

Housing Units (estimate) . 50,233
 Persons Per Household (avg.) . 3
 Homeowners (avg.) . 60.25%

Education (Age 25+)

No High School Diploma . 9.69%
 High School Graduate . 29.51%
 Some College, No Degree . 25.63%
 Associate's Degree . 9.81%
 Bachelor's Degree . 11.89%
 Master's Degree . 5.12%
 Professional School Degree . 0.73%
 Doctoral Degree . 0.35%

Workforce (Age 16+ by Occupation)

Architect/Engineer . 3.73%
 Arts/Entertain/Sports . 1.75%
 Building Grounds Maint. . 4.07%
 Business Financial Ops . 3.10%

Community Social Services . 2.26%
 Computer/Mathematical . 1.68%
 Construction/Extraction . 7.01%
 Edu/Training/Library . 6.34%
 Farm/Fish/Forestry . 0.35%
 Food Prep/Serving . 4.55%
 Health Practitioner/Tech . 7.17%
 Healthcare Support . 4.86%
 Maintenance Repair . 4.03%
 Legal . 0.38%
 Life/Phys/Soc Sociology . 0.39%
 Management . 8.16%
 Office/Admin Support . 10.33%
 Production . 5.74%
 Protective Services . 3.31%
 Sales/Related . 9.38%
 Personal Care/Service . 3.24%
 Transportation/Moving . 8.18%

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

** Included zip codes are: 93534, 93535, & 93536

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