

# Golden Valley Real Estate

a division of Golden Valley Real Estate, Inc. - BRE License #01494534

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## Available Acreage

485	.97 acres on Avenue W near 128 <sup>th</sup> Street East in the Pearblossom area. This level lot is on a paved road with power, phone and water in the street. It has homes on both parcels and an Elementary school is across the street!	\$20,000.00
458	.95 acres on 25 <sup>th</sup> Street East and Avenue Q-6 with great C-3 zoning in downtown Palmdale! This zoning allows development for retail shopping and consumer service uses. All utilities are in the street...it deserves attention!	\$95,000.00
492	2.53 acres on Holiday Avenue, west of 266 <sup>th</sup> Street West in Kern County. This level parcel is located in the very west side of the Antelope Valley. There are a number of existing homes in the area and the views are fantastic!	\$6,500.00
*616	2.53 acres on 227 <sup>th</sup> Street West and Buckhorn Avenue in Kern County. This level parcel is located near new solar development and it is in a neighborhood of existing ranches. It has great mountain and valley views!	\$6,500.00
493	2.5 acres on Dinkey Avenue west of 249 <sup>th</sup> Street West in Kern County. This is a nice parcel located just north of the paved aqueduct road. It is surrounded by rural ranchettes and it has great views of the mountains and valley!	\$6,500.00
<b>In Escrow</b>	2.57 acres on Bobtail Lane and 254 <sup>th</sup> Street West in Kern County just north of Holiday Valley Estates. This level lot is located just north of an existing ranch with great views and it is easily reached using the Aqueduct Road.	\$6,500.00
<b>In Escrow</b>	2.5 acres on W Dinkey Ave, west of 245 <sup>th</sup> Street West. This parcel is south of Holiday Avenue in Kern County (Rosamond, CA 93560). GPS of center of property 34.846280, -118.565355, Gate GPS 34.845884, -118.565784.	\$6,500.00
*614	2.5 acres on 162 <sup>nd</sup> Street West just south of Fisher Avenue in the Rosamond area of Kern County. This usable property is located very close to solar and wind generation projects less than ½ mile from paved Rosamond Blvd!	\$6,750.00
*615	2.5 acres on 242 <sup>nd</sup> Street West and Hawkeye Avenue in Kern County. This level parcel is just 660 feet north of Avenue A and it's in a neighborhood of rural homes including a home next door! It has beautiful valley views!	\$6,750.00
483	2.52 acres on Aqueduct Road and 253 <sup>rd</sup> Street West in Kern County. This property is located just north of the Pacific Crest Trail with spectacular views of the Antelope Valley. There is future planning for a nearby solar plant!	\$7,000.00
475	2.01 on 206 <sup>th</sup> Street West and Avenue D14 in the Fairmont area. This level, cleared parcel is located close to the Arthur B Ripley Desert Woodland State Park and it has easy access of paved Lancaster Road. Priced to sell!	\$8,500.00
*610	2.39 on Sue Avenue and 218 <sup>th</sup> Street West in Kern county, ¼ mile north of Patterson Road. This level parcel is in an area with solar farm developments and scattered rural ranches. This low price could yield good future returns!	\$8,950.00
*612	1.67 acres on Barnes Ranch Road and 263 <sup>rd</sup> Street West in the Holiday Valley Ranchos. This is a nice, "far west" location that is just a little over a ¼ mile west of paved Three Points Road. It is priced right for a quick sale!	\$9,000.00
<b>In Escrow</b>	1.38 acres on Avenue C and 235 <sup>th</sup> Street West in the Neenach area. This level property has a lot going for it. It is located at the corner of two paved road and power and phone are in the street. It just needs a well to build!	\$9,500.00
454	2.1 acres on Avenue C-4 and 267 <sup>th</sup> Street West in the Neenach area. This level lot is just north of Barnes Ranch Road in a far west location that is hard to find. Scattered rural ranches are nearby as is Holiday Valley Estates!	\$11,000.00
488	1.78 acres at Avenue I-4 and 131 <sup>st</sup> Street West in the Munz Ranch area. This property is located a little over ½ mile off of paved Munz Ranch Road. Power and phone are at homes about ¼ mile away. Beautiful views!	\$12,000.00
<b>In Escrow</b>	2.5 acres at 105 <sup>th</sup> Street West and Avenue K-10 in the Del Sur area in the foothills just north of the aqueduct off Johnson Road. This property has great views of the Tehachapi Mountains and Valley south of Avenue K.	\$12,777.00
480	1.78 acres at 133 <sup>rd</sup> Street West and Avenue I-6 in the Munz Ranch area. This beautiful parcel is located in the foothills of Munz Ranch. It is located near other homes and the views from this property are unbelievable!	\$14,000.00
*607	2.31 acres at 100 <sup>th</sup> Street West and Avenue A-2 in the Antelope Acres area. It is located about 660 feet south of paved Avenue A. There is power and phone in the street and existing ranches and Rosamond are nearby!	\$14,000.00
506	2.31 acres on 267 <sup>th</sup> Street West and Avenue C-10 in Holiday Valley Ranchos. This beautiful, level parcel is just off Barnes Ranch Road. This property is located near the many homes in Holiday Valley! Seller may finance!	\$15,000.00

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## *Available Acreage Continued...*

484	2.82 acres on 190 <sup>th</sup> Street West at Avenue A-2 in the Fairmont area. It consists of two 1.41 acre lots on 190 <sup>th</sup> Street West maintained road, with power in the street. It's partially fenced and cargo container is included!	\$16,750.00
505	2.17 acres on Lancaster Road at 227 <sup>th</sup> Street West in the Fairmont area! This gently sloped, view property has paved county road frontage, power and phone in the street. Near established ranches and seller may finance!	\$18,000.00
470	.95 net acres on 250 <sup>th</sup> Street West and Avenue B in Holiday Valley Estates. This level lot is located right on the edge of the subdivision for privacy and mountain and valley views. Water, power and phone are in the street!	\$18,000.00
<b>In Escrow</b>	2.5 acres on Avenue J-14 and 102 <sup>nd</sup> Street West in the west Lancaster area. This level parcel is located just 330 feet north of paved Avenue K, power and phone. It has great views of the valley and custom homes are nearby!	\$19,000.00
508	1.63 acres on 255 <sup>th</sup> Street West and Avenue B-2 in Holiday Valley Estates. Level property with power and water lines (needs a meter). This is a good lot on the edge of the subdivision with privacy for you! Seller may finance!	\$24,000.00
366	2.05 acres on Abacus Avenue and Bachelder Street in Holiday Valley Estates. This parcels has water lines and power is located about 330 feet away! This is a very nice location for your home or ranch site! Take a look!	\$25,000.00
404	1.81 acres on 255 <sup>th</sup> Street West and Avenue B-2 in Holiday Valley Estates. This level parcel has water AND the \$7,500 meter is installed! It's just ¼ mile off the paved road and it would be a good choice for a homesite!	\$25,000.00
471	2.06 acres on Avenue A-4 and 62 <sup>nd</sup> Street West in the Antelope Acres area. This level parcel is just south of paved Avenue A and west of paved 60 <sup>th</sup> Street West, power and phone. It is close to the 14 freeway and town!	\$25,000.00
<b>In Escrow</b>	2.39 acres on 52 <sup>nd</sup> Street West and Avenue D-2 in the Antelope Acres area. This level parcel is located about 600 feet south of paved Highway 138, power and phone. It is just minutes to the 14 Freeway and Lancaster!	\$26,000.00
401	1.70 acres at 82 <sup>nd</sup> Street West and Avenue C-8 in the Antelope Acres area. This level lot is located within the Sundale water district with power and phone in the street and custom ranch homes nearby. It's a nice home site!	\$29,500.00
499	2.27 acres on 259 <sup>th</sup> north of Avenue B-4 in Holiday Valley Estates. This level parcel is located near the north end of the tract and it has partial fence, power, phone and water meter has been installed. It has great views!	\$34,500.00
510	1.71 acres on 250 <sup>th</sup> Street West and Avenue C in Holiday Valley Estates. This lot has power, water lines and an installed water meter. It is on the edge of the subdivision for privacy and seller may finance your purchase!	\$35,000.00
498	2.07 acres on the corner of Abacus and Bachelder in Holiday Valley Estates. This is a choice corner lot with phone, an installed water meter, fully chain link fenced and power is about 300 feet away. A great home site!	\$39,000.00
<b>In Escrow</b>	2.3 acres on Benjie Way and 288 <sup>th</sup> Street West. Level property in the far west neighborhood of Mettler Valley Estates. It has an installed water meter and power and phone are in the street. Seller may be willing to finance!	\$49,000.00
<b>In Escrow</b>	1.08 acres on 50 <sup>th</sup> Street West one lot north of Avenue J in the center of Lancaster. This nice, residential zoned Property is located near the major intersection of Avenue J. It is located near lots of tracts of residential homes!	\$52,000.00
478	3.62 acres on 210 <sup>th</sup> Street West and Avenue D-10. This property consists of two separate, legal parcels. One is located right on paved, county maintained 210 <sup>th</sup> Street West and they are a little over a ½ mile off Hwy 138!	\$17,000.00
<b>In Escrow</b>	5 acres on 223 <sup>rd</sup> St East and Avenue J-12 in the Hi Vista area. This property is located approximately ¾ mile off paved Avenue J. It is in an area of natural desert beauty and scattered homes! It's a cheap investment!!!!	\$5,000.000
462	4.62 acres on paved 170 <sup>th</sup> Street West and Avenue B-8 in the Fairmont area. It is located on a paved, county maintained road and some very large solar developments are in the area. Buy it for a home site or investment!	\$12,500.00
467	5 acres 205 <sup>th</sup> Street West and Avenue G in the Kings Canyon area. This level parcel is located at the base of the foothills in an area dotted with homes. It has power and phone in the street and the views are amazing!	\$17,000.00
602	4.85 acres on 230 <sup>th</sup> Street West and Avenue D-12 in Fruit Grower's Subdivision. Beautiful grass land parcel with power and phone about 300 feet south on paved Lancaster Road. Near the foothills south of Hwy. 138!	\$19,000.00
433	4.25 acres on 235 <sup>th</sup> Street West and Avenue D-8 in the Fruit Grower's Subdivision. This level parcel has County road frontage, and power and phone in the street! Great views and it would be a good site to build a home on!	\$25,000.00
*605	4.55 acres on Avenue F-12 and 105 <sup>th</sup> Street West in the Antelope Acres area. This large property is located Just ¼ mile off paved Avenue G and it's in an area that is HOT with solar projects and new development!	\$25,000.00
494	4.76 acres on paved Gaskell Road and 125 <sup>th</sup> Street West in the Rosamond area. This level parcel has paved road frontage and power. There are homes and farming ventures nearby and the town of Rosamond is minutes away!	\$30,000.00
507	4.5 acres on 190 <sup>th</sup> Street West and Avenue E-12 in the Fairmont area. This parcel is on a paved, county maintained road with good well and power in the street. It's in a beautiful location in the valley and seller may finance!	\$34,000.00

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## *Available Acreage Continued...*

- \*611 7.37 acres on Avenue B at 92<sup>nd</sup> Street West in the Antelope Acres area. This level parcel has frontage on paved Avenue B and power is just across the street. It is in a nice location with homes, ranches are close by! Asking: \$50,000.00
- In Escrow 10 acres at 25<sup>th</sup> Street East and Avenue G-10 in Lancaster. This level parcel is located just to the north of tracts of houses and paved Avenue H. It is in a natural path of future growth and it's offered at a very reasonable price! \$25,000.00
- In Escrow 10 acres in 4 legal parcels 205<sup>th</sup> Street West, ¼ mile south of Gaskell Road in Kern County. These parcels are near existing ranches in an area near the large solar developments! They are attractively offered at a low price. \$35,000.00
- 490 10 acres divided into 4 – 2.5 acres parcels on Avenue C-2 and 192<sup>nd</sup> Street West. These lots are located about a ¼ mile east of paved 190<sup>th</sup> Street West. Power and phone are 660 feet to the north. Near, nice established homes! \$37,000.00
- 489 10 acres divided into 4 – 2.5 acre parcels on Avenue C at 195<sup>th</sup> Street West in the Fairmont area. These are 4 legal parcels with power and phone about 660 feet from the western lots. Nice established homes are nearby! \$40,000.00
- 500 10 acres on Avenue A-4 at 275<sup>th</sup> Street West. Level land with power and phone lines to the property. This parcel is a great home site in an established, far west neighborhood! It's a rare west side parcel and seller may finance! \$42,000.00
- In Escrow 10 acres on 115<sup>th</sup> Street West and Avenue G-4 in the west Lancaster area. This large parcel is located just under a half mile from paved 110<sup>th</sup> Street West. It's in a location in an area hot with alternative energy developments! \$57,000.00
- \*604 10 acres on 57<sup>th</sup> Street West and Avenue C-10 in the Lancaster area. It is located just 660 feet from a paved country road and power. Just north of Hwy 138 and west of 14 freeway that is offered at an excellent price! \$60,000.00
- 513 10 acres on 75<sup>th</sup> Street West and Avenue C-8 in the Antelope Acres area. This parcel is located just north of Highway 138. There are lots of customs homes and ranches to the west. It's just minutes to the 14 Freeway! \$60,000.00
- \*606 9.62 acres on 183<sup>rd</sup> Street West and Avenue F-4 in the Fairmont area. This beautiful, level parcel is located in an established neighborhood near the southern foothills. It has a 20 gpm well, power and it is partially fenced! \$75,000.00
- 432 10 acres divided into 2 – 5 acre parcels on Highway 138 at 234<sup>th</sup> Street West in the Fruit Grower's Subdivision. This is a beautiful parcel and both lots have paved Highway frontage and power and phone are in the street! \$98,000.00
- 497 14.77 acres, in three parcels, on Lancaster Blvd and 47<sup>th</sup> Street East in the city of Lancaster. One lot has power and fronts on paved Lancaster Blvd! It is located about three miles from Super Walmart and Stater Brothers! \$135,000.00
- 474 20 acres Avenue E at 180<sup>th</sup> Street East in the Hi Vista area. There are scattered ranches in this part of the eastern end of the valley just 2 miles north of paved Avenue G. It is a very large parcel and it is priced for a quick sale! \$10,000.00
- 459 19.24 acres on Avenue E and 225<sup>th</sup> Street East in the Hi Vista area. This huge parcel is located less than ½ mile from paved 230<sup>th</sup> Street East. There are several scattered homes to the south and it is offered at a very low price! \$12,000.00
- 603 20 acres at 245<sup>th</sup> Street West and Avenue B in the Neenach area. This is a large, level parcel that is located and accessed via Holiday Valley Estates, a community of homes has existed since the 1980's, about a half mile away! \$77,000.00
- 434 20 acres on 270<sup>th</sup> Street West and Avenue A-6 in the Neenach area. This is a huge property has power and it is located near established ranches. It would make a great homesite and it is priced to sell at just \$4,000 per acre! \$80,000.00
- 518 25.97 acres on both sides of paved Hwy 138 just east of 300<sup>th</sup> Street West. This unique property borders the hills of Tejon Ranch near their planned Centennial development with power and phone. I-5 is just minutes away! \$130,000.00
- 438 35 acres on Highway 138 at 250<sup>th</sup> Street West with over .75 of a mile, 4,150 feet, of prime Highway frontage! This property has major potential for future Highway Commercial due to its unique location on the Westside! \$500,000.00
- 442 39.10 acres divided into 2 parcels with ¼ mile frontage on paved Avenue F at 55<sup>th</sup> Street East with power and phone in the street. This great property is adjacent to the Rancho Sierra Golf Club, with beautiful, mature trees! \$130,000.00
- 440 40 acres on 200<sup>th</sup> Street West and Avenue C-4 in Fairmont – a hot area for solar. It is near the NRG/First Solar Alta Vista 92 Mega Watt Solar facility. You will be surprised at the huge changes happening in the valley now! \$240,000.00
- 495 53.52 acres on Highway 138 and 215<sup>th</sup> Street West in the Neenach area. This property is located right on the Highway 138 with power in the street. Partial creation of 4 separate parcels just needs to be finalized! Asking: \$150,000.00
- 431 76.62 acres on Highway 138 and 230<sup>th</sup> Street West in Manzana Colony. This unique property consists of 9 separate, beautiful, grassland parcels. Each parcel has power and phone so you could build a few homes on it! \$295,000.00
- 439 105 acres on 280<sup>th</sup> Street West and Avenue C! This large parcel has power, phone and it borders Tejon Ranch on the west, Mettler Valley Estates on the south! It's a rare large, westside parcel with utilities next to the ranch! \$375,000.00

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## Available Acreage Continued...

- 345 157 acres on 220th Street West and Avenue B in Neenach. This huge parcel borders the ESolar 92 megawatt generation facility. This project could produce demand for more land for solar power generation! Buy It Now! \$495,000.00
- 437 157 acres at 170<sup>th</sup> Street West and Avenue C in the Fairmont area. This beautiful, level, Joshua woodland parcel is across from the 2,100 acre 230 Mega Wall AVSR 1 Solar project. Prime mitigation land or private ranch site! \$500,000.00
- 436 157 acres on Three Points Road and Avenue B-8 in the Holiday Valley area. This prime, huge parcel is located next to Holiday Valley Estates. It has paved road, power and phone to property. This is a very unique property! \$560,000.00

## Commercial Property...

- 600 1,440 square foot commercial building situated on 6.22 acres of commercial zoned property with frontage on busy Highway 138 at 280<sup>th</sup> Street West near I-5. The modern building has a large, central, open work area, 4 private offices, kitchen and two bathrooms. It is hard wired throughout for an computer network and has a newer ESI phone system with 4 phone lines and 5 phones, central heat and air. It has direct access from the 10 car concrete, parking lot and mature landscaping with automatic watering system and lots of mature trees. This is your opportunity to own one of the few commercial properties on Highway 138, the connector road between Interstate 5 and the 14 Freeway with lots of car and truck traffic! The Commercial-Rural zoning allows a number of uses and it's about a mile of Tejon Ranch's Centennial planned development! Shown by appointment only. \$385,000.00

### Lots Available in Holiday Valley Estates

Located in the West Valley County Water District with no association fees

