

# PALMDALE RESIDENTIAL

## Development Opportunities



Palmdale, CA



Unpriced



Parcels 24



Acres 237.61



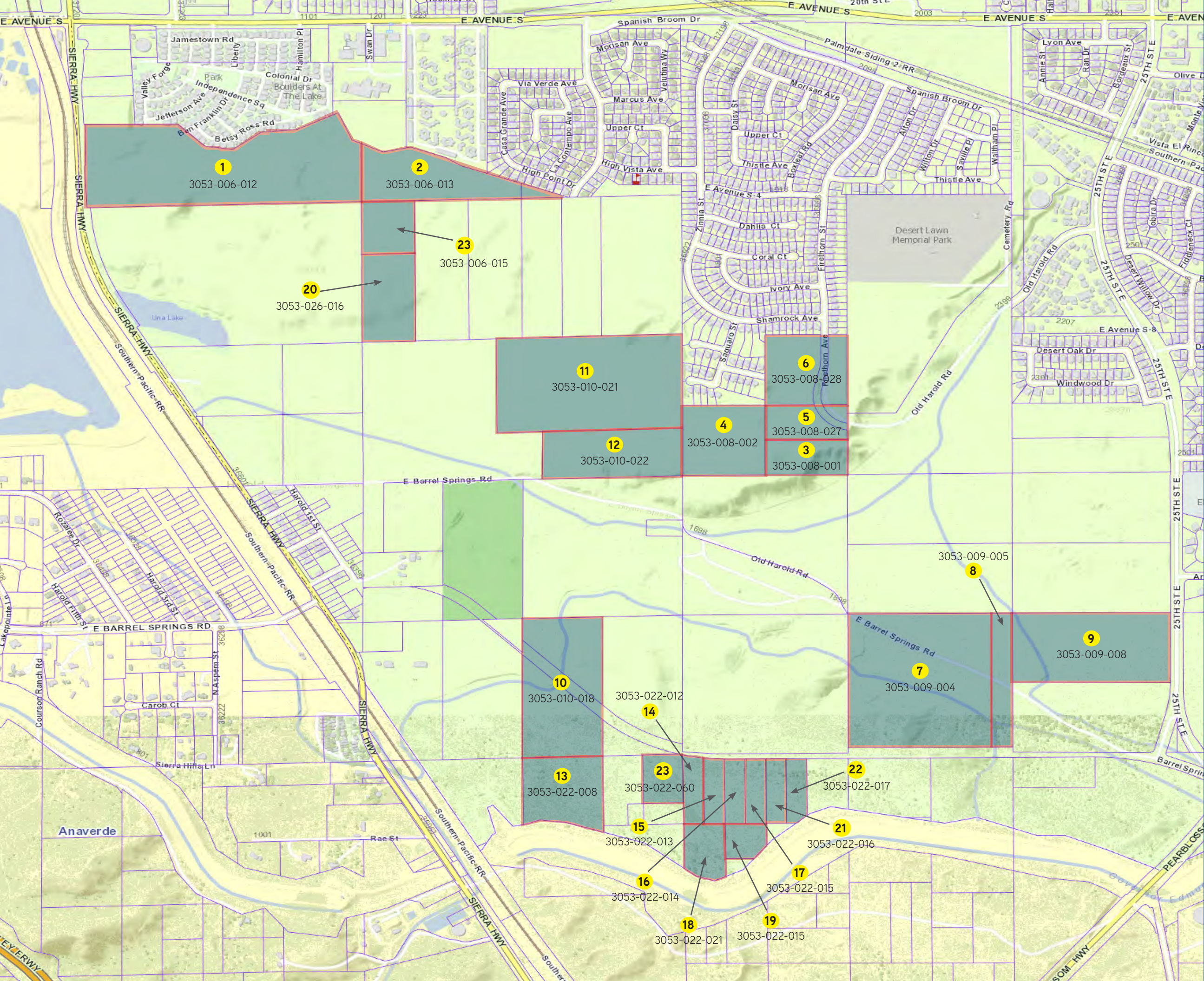
Zoning Residential

TEAM GHOBADI | REAL ESTATE INVESTMENT SERVICES

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# PARCELS

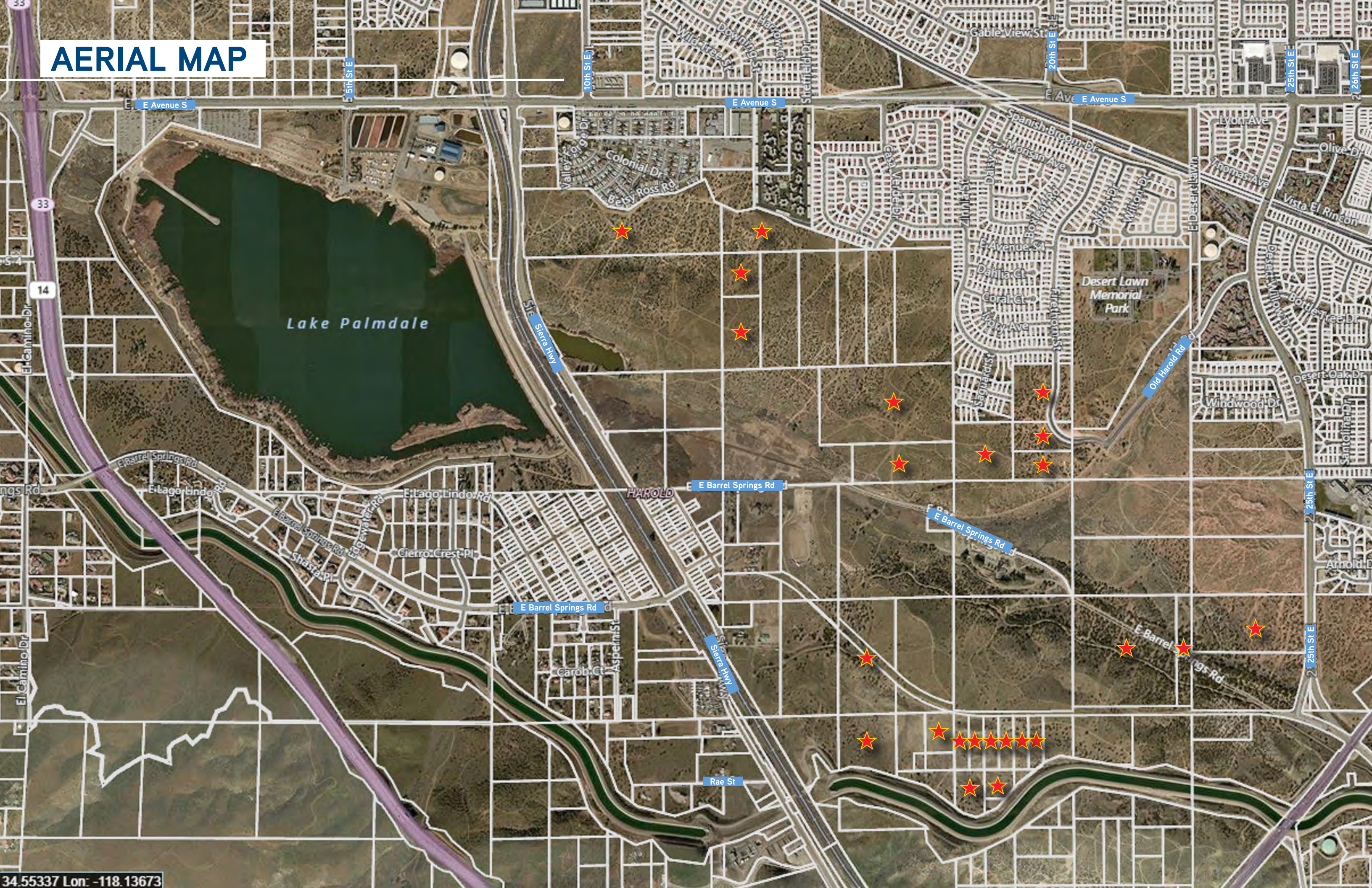
#	Parcel #	Acreage	Zoning
1	3053-006-012	34.74±	LCR112000*
2	3053-006-013	11.38±	LCR112000*
3	3053-008-001	5.04±	LCA21*
4	3053-008-002	10.31±	LCA21*
5	3053-008-027	3.42±	LCA2
6	3053-008-028	7.69±	LCA2
7	3053-009-004	33.09±	LCA21*
8	3053-009-005	4.93±	PDA22*
9	3053-009-008	19.51±	PDA22*
10	3053-010-018	17.69±	PDA22*
11	3053-010-021	31.21±	LCA21*
12	3053-010-022	11.88±	LCA21*
13	3053-022-008	9.63±	LCA21*
14	3053-022-012	2.24±	LCA21*
15	3053-022-013	2.35±	LCA21*
16	3053-022-014	2.31±	LCA21*
17	3053-022-015	2.37±	LCA21*
18	3053-022-021	3.94±	LCA21*
19	3053-022-022	2.49±	LCA21*
20	3053-006-016	8.33±	LCA21*
21	3053-022-016	2.31±	LCA21*
22	3053-022-017	2.24±	LCA21*
23	3053-022-060	3.48±	LCA21*
24	3053-006-015	5.03±	LCA21*

**TOTAL ACREAGE**    **237.61±**

*Parcel sizes according to Los Angeles County Office of Assessor*

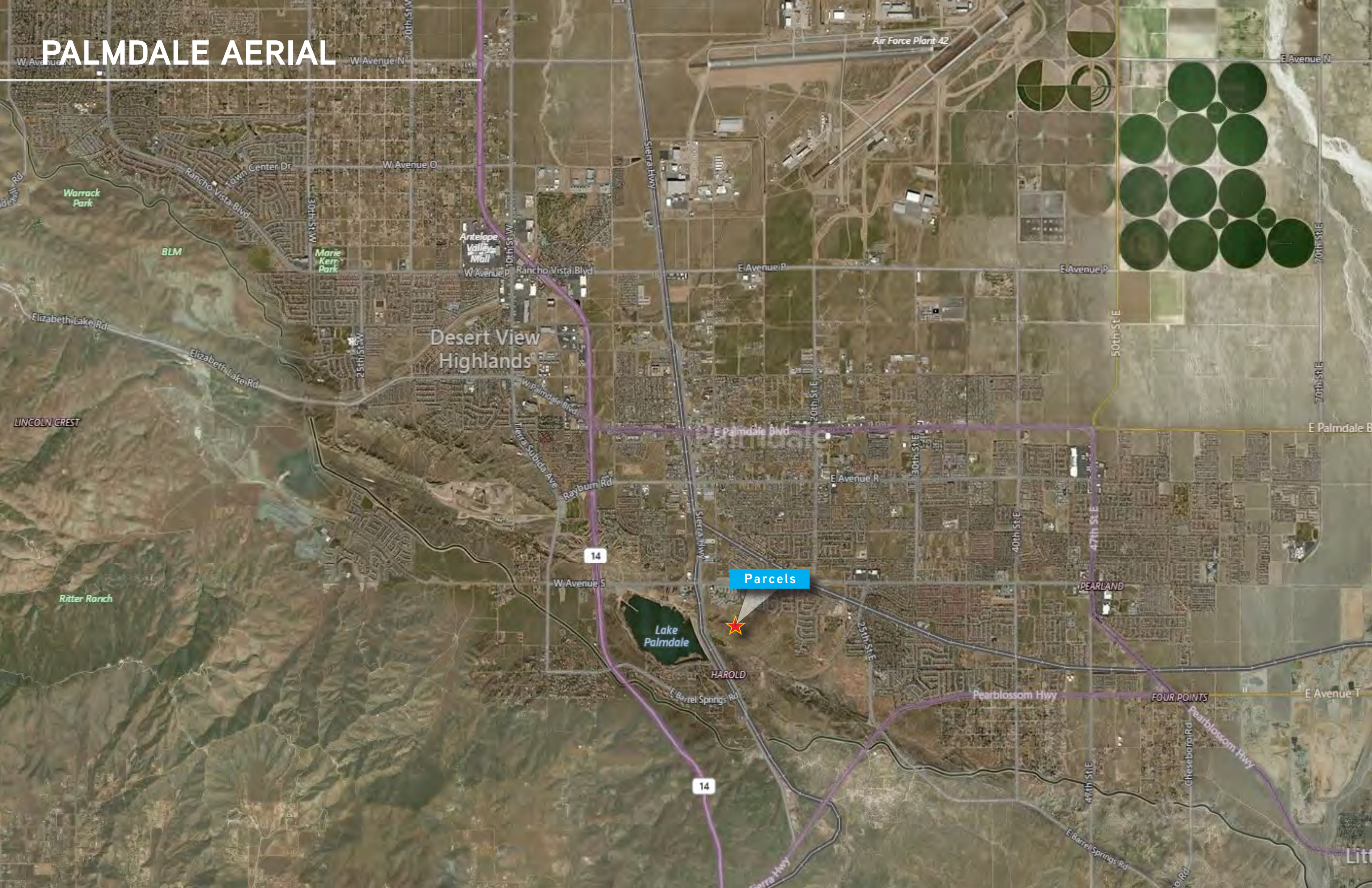


# AERIAL MAP





# PALMDALE AERIAL





# CITY OF PALMDALE OVERVIEW

The most important industry for Palmdale is the aerospace industry. However, in recent times, other manufacturing companies have relocated to Palmdale seeking more affordable land, proximity to Palmdale Airport, and special tax breaks.

The special tax breaks granted for companies that relocate to Palmdale is due to the city having the Antelope Valley Enterprise Zone and the Palmdale Federal Foreign Trade Zone. These are special zoning areas within the city that are given various state and federal tax breaks and municipal grant incentives to relocate their business there. These zones were put in effect to help Palmdale, as well as nearby Lancaster, draw more jobs to the area so that they would be less dependent on the Los Angeles Basin and the San Fernando Valley area for employment. This will help relieve traffic congestion and pollution and stabilize the Antelope Valley economy on several industries. The local governments of the Antelope Valley seek to diversify their economies and not just depend on the aerospace industry as it is known for having "feast or famine" seasons.

A number of world class corporations and manufacturing firms have made Palmdale home, helping to diversify the local economy. Delta Scientific, a world leader in high strength vehicle barrier systems, supplying protection for many federal, state and local buildings, and a prime supplier to the military and US State Department for embassies and other installations worldwide, and US Pole, a major manufacturer of street lighting poles, are major anchor tenants in the Fairway Business Park. The Palmdale Trade and Commerce Center is home to many other major manufacturing, industrial, corporate offices and other employers, as well as home to the Palmdale Auto Mall. A number of medical and related support offices are coming on-line to meet the needs of the new Palmdale Regional Medical Center. On July 8, 2009 Quallion LLC, which manufactures lithium ion cells and battery packs, announced plans to build a battery manufacturing plant in Palmdale if it won a government grant being offered by the U.S. Department of Energy.

Total Population	160,072
Average Home Value	\$295,200
Transportation Amenities	
Airports	LAX Airport, Burbank Alrport
Rail Transit Service/Rail Freight Service	MetroLink, BNSF, Union Pacific
Bus Service	Antelope Valley Transit







# AREA DEMOGRAPHICS



Catagory	Count	Percentage
Population 5 Mile Radius		
Total Population	26,745	
Male	13,165	49.22%
Female	13,580	50.78%
Population by Race		
White	12,963	48.47%
Black/African American	3,465	12.96%
American Indian/Alaskan Native	169	0.63%
Asian	809	3.02%
Native Hawaiian/Pacific Islander	34	0.13%
Some Other Race	7,872	29.43%
Two or More Races	1,434	5.36%
Income		
Average Household Income	\$75,806.13	-
Average Median Household Income	\$62,225.93	-
Families at or Above Poverty Line	-	-
Average Housing Value	\$218,771.53	-



# LARGE DEVELOPMENT PROJECTS

## A top secret desert assembly plant starts ramping up to build Northrop's B-21 bomber

A once-empty parking lot at Northrop Grumman Corp.'s top secret aircraft plant in Palmdale is now jammed with cars that pour in during the predawn hours.

More than a thousand new employees are working for the time being in rows of temporary trailers, a dozen tan tents and a huge assembly hangar at the desert site near the edge of urban Los Angeles County. It is here that Northrop is building the Air Force's new B-21 bomber, a stealthy batwinged jet that is being designed to slip behind any adversary's air defense system and deliver devastating airstrikes for decades to come. The Pentagon plans to buy 100 of the bombers by the mid-2030s for at least \$80 billion, though the exact amount is classified.

Northrop won the bomber contract in 2015, but the pace of activity is increasing sharply under an Air Force budget that has reached \$2 billion for this fiscal year. Construction crews are getting ready to add 1 million square feet to the plant, a 50 percent increase over what is already a huge facility.

The project marks a sharp turnaround in the fortunes of the Southern California aerospace industry, which has been atrophying since the end of the Cold War. It was widely assumed that the region would never again be home to large aircraft manufacturing, and now it has one of the biggest projects ever. The program is breathing new life into an industry that once defined the Southern California economy.

Read more: [rapidcityjournal.com](http://rapidcityjournal.com)



## The next great bridge in California

What's the fastest way to change California?

Unless you have the power to set off a major earthquake, your best bet would be to connect Palmdale and Victorville. These two working-class desert cities aren't often associated with economic or political power. But building world-class infrastructure to bridge the 50 miles between them might be the most powerful current idea in California.

Strong Palmdale-Victorville connections could transform Southern California's traffic and economy, boost the West's energy markets and reconfigure the path of American trade with Asia and the rest of North America. It might even save the California high-speed rail project.

Why would such a connection be so valuable? To bridge Palmdale and Victorville is to connect the Antelope and Victor valleys, two fast-growing exurban regions that each include a piece of a major highway corridor. Palmdale's home region, the Antelope Valley in Los Angeles County, now has more than 500,000 people; its highways make it part of the Interstate 5 corridor, from Tijuana to British Columbia. Fifty miles east, the Victor Valley, where Victorville is the anchor town, has some 400,000 people and sits right on Interstate 15, which moves Southern Californians to Las Vegas every weekend while transporting goods from San Diego to Alberta, Canada.

Current connections between Interstates 5 and 15 are primitive. Truckers either have to navigate the awful traffic of the L.A. basin or find a way across the high desert. The latter requires driving surface streets or the traffic-clogged Highway 138, known unofficially as Blood Alley since it's one of America's most dangerous roads.

Read more: [zocalopublicsquare.org](http://zocalopublicsquare.org)

# PALMDALE RESIDENTIAL DEVELOPMENT OPPORTUNITIES

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