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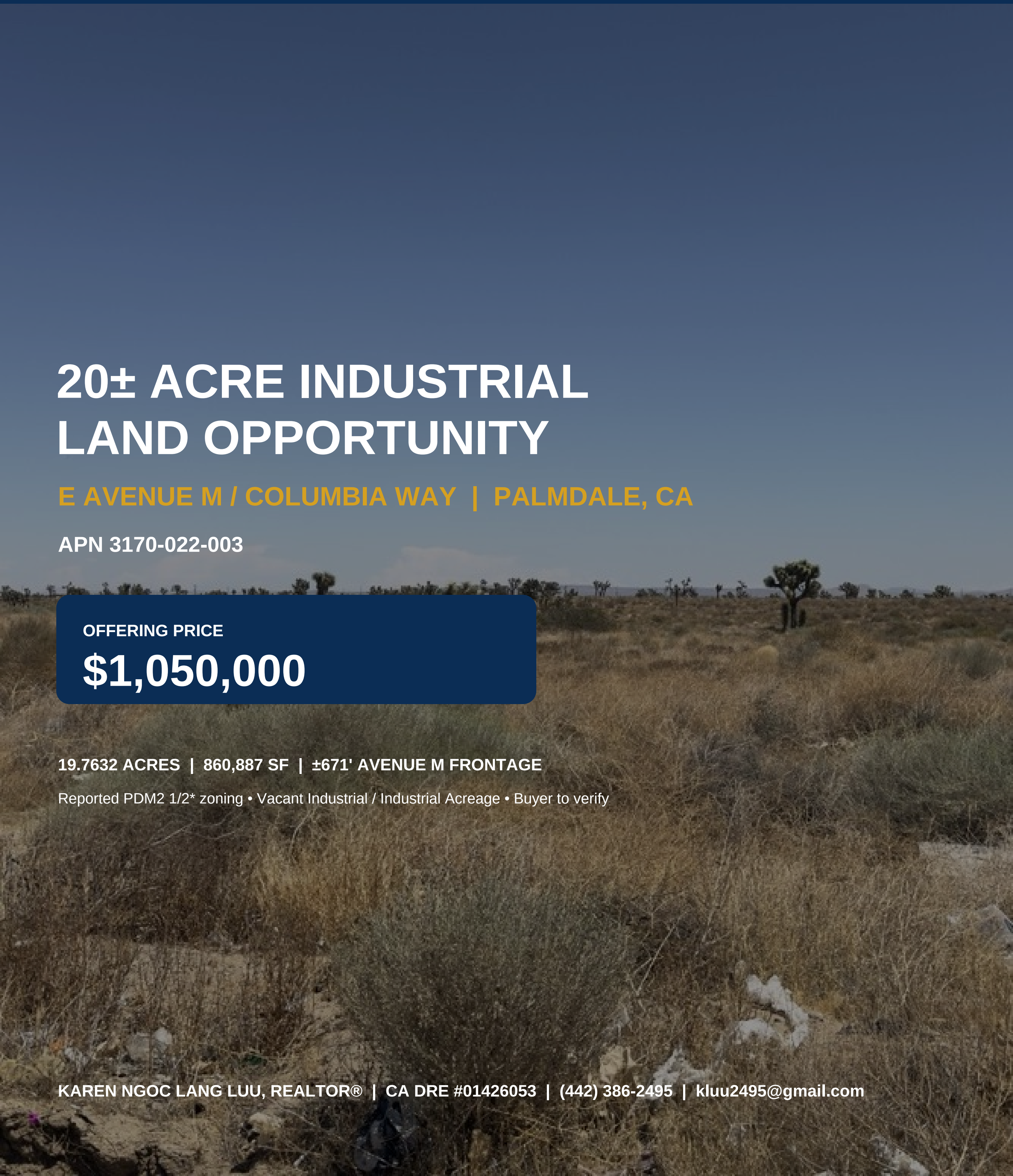
CA DRE #01930905 | EXCLUSIVE OFFERING



20± ACRE INDUSTRIAL LAND OPPORTUNITY

E AVENUE M / COLUMBIA WAY | PALMDALE, CA

APN 3170-022-003

OFFERING PRICE

$1,050,000

19.7632 ACRES | 860,887 SF | ±671' AVENUE M FRONTAGE

Reported PDM2 1/2* zoning • Vacant Industrial / Industrial Acreage • Buyer to verify

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A strategic raw-land basis in Palmdale's industrial corri

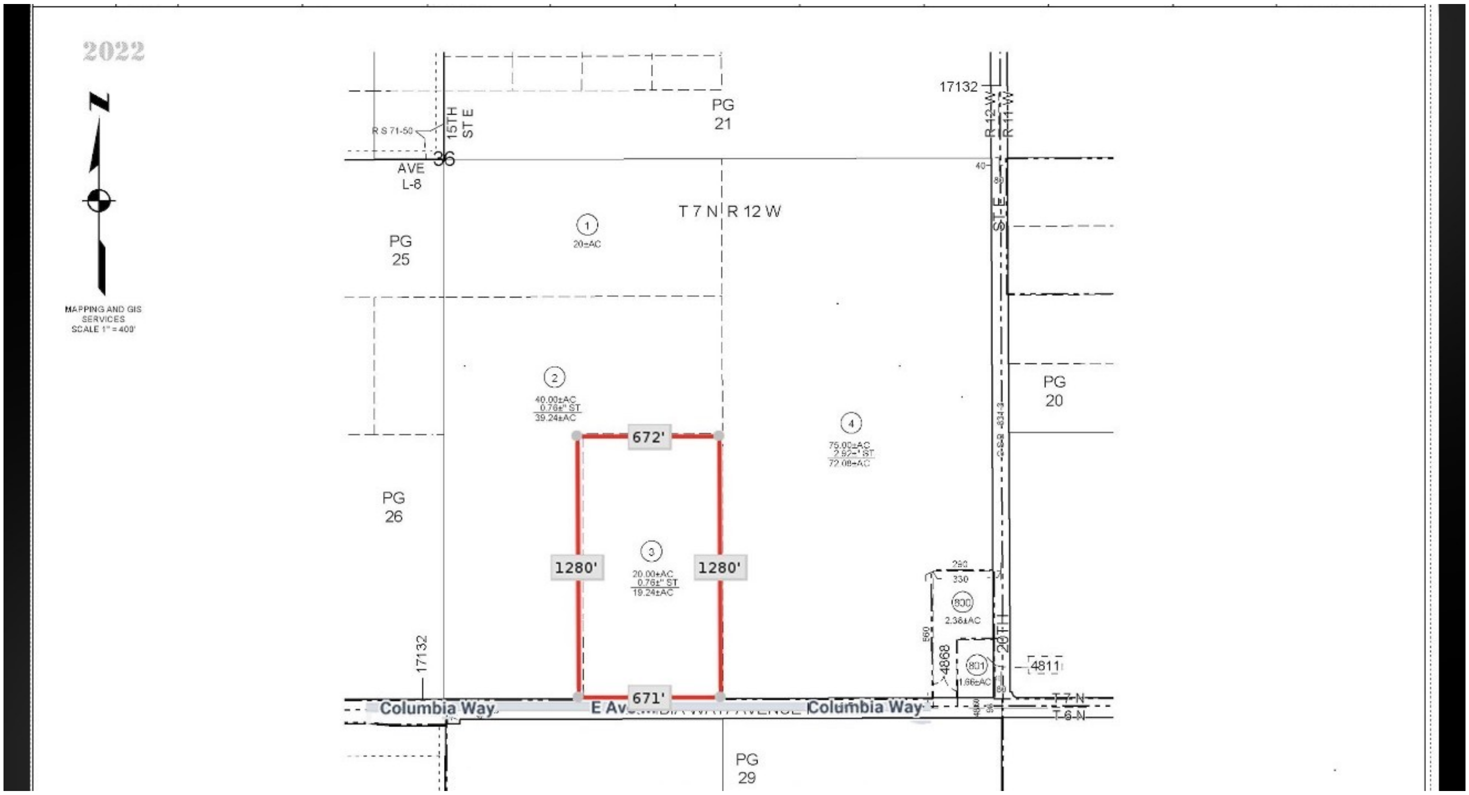
Approximately 19.76 acres fronting E Avenue M / Columbia Way, offered as vacant industrial land at a basis designed to preserve meaningful upside for a developer, owner-user or long-term land investor.

ASKING PRICE	PRICE / ACRE	LAND BASIS	LOT AREA
$1,050,000	**$53,130**	**$1.22 / SF**	**860,887 SF**

Illustrative parcel overlay based on assessor mapping and satellite imagery; not a survey.

PROPERTY HIGHLIGHTS

- Reported zoning: PDM2 1/2*; CoreLogic classifies the parcel as Vacant Industrial / Industrial Acreage.
- Generally rectangular configuration, approximately 672' x 1,280', with about 671' of frontage on Columbia Way / E Avenue M.
- Raw, unimproved land: no building entitlement or permit-ready status is represented.
- Located roughly 2.2 miles west of the 158-acre Palmdale Logistics Center at 3347 E Avenue M.
- 2025 assessed land value reported at $962,000; assessed value is not an appraisal or market-value conclusion.



Los Angeles County Assessor map excerpt supplied by owner; parcel dimensions are approximate.

Parcel Facts

APN **3170-022-003**	REPORTED ZONING **PDM2 1/2***	LAND USE **Vacant Industrial**
ACREAGE **19.7632 AC**	LOT AREA **860,887 SF**	FRONTAGE **±671' on Columbia Way**
APPROX. DEPTH **±1,280'**	IMPROVEMENTS **None / raw land**	2025 ASSESSED LAND **$962,000**

Feasibility Position

The parcel's industrial classification, arterial frontage and regular geometry support investigation for industrial development. However, no approved building square footage, EIR, parcel map, utility capacity, site plan or building permit is represented for the subject. Development yield remains subject to City review, utilities, access, drainage, environmental/biological conditions and engineering.

Institutional investment is validating the Avenue M corridor

The City of Palmdale reports more than 13 million square feet of industrial space in development and identifies both the Antelope Valley Commerce Center and Palmdale Logistics Center among major industrial projects.

ANTELOPE VALLEY COMMERCE CENTER

9.4M SF industrial business park

City materials identify the Antelope Valley Commerce Center as a major industrial project and describe Avenue M as a focal corridor for large-scale industrial growth.

PALMDALE LOGISTICS CENTER

3,001,712 SF / 158 acres

3347 E Avenue M is marketed as fully entitled with an approved EIR and anticipated permit readiness by Q1 2027.

TRADER JOE'S

~1.03M SF facility

The City announced a food assembly and distribution campus on Avenue M, reinforcing logistics and employment investment in the corridor.

Why this matters to the subject

Nearby projects do not confer entitlements or utility capacity on APN 3170-022-003. They do, however, provide third-party evidence of substantial industrial investment along the same broader corridor, supporting a differentiated marketing position versus remote Antelope Valley acreage.

Sources: City of Palmdale Industrial Leasing Opportunities; City of Palmdale AVCC materials; CBRE Palmdale Logistics Center marketing.

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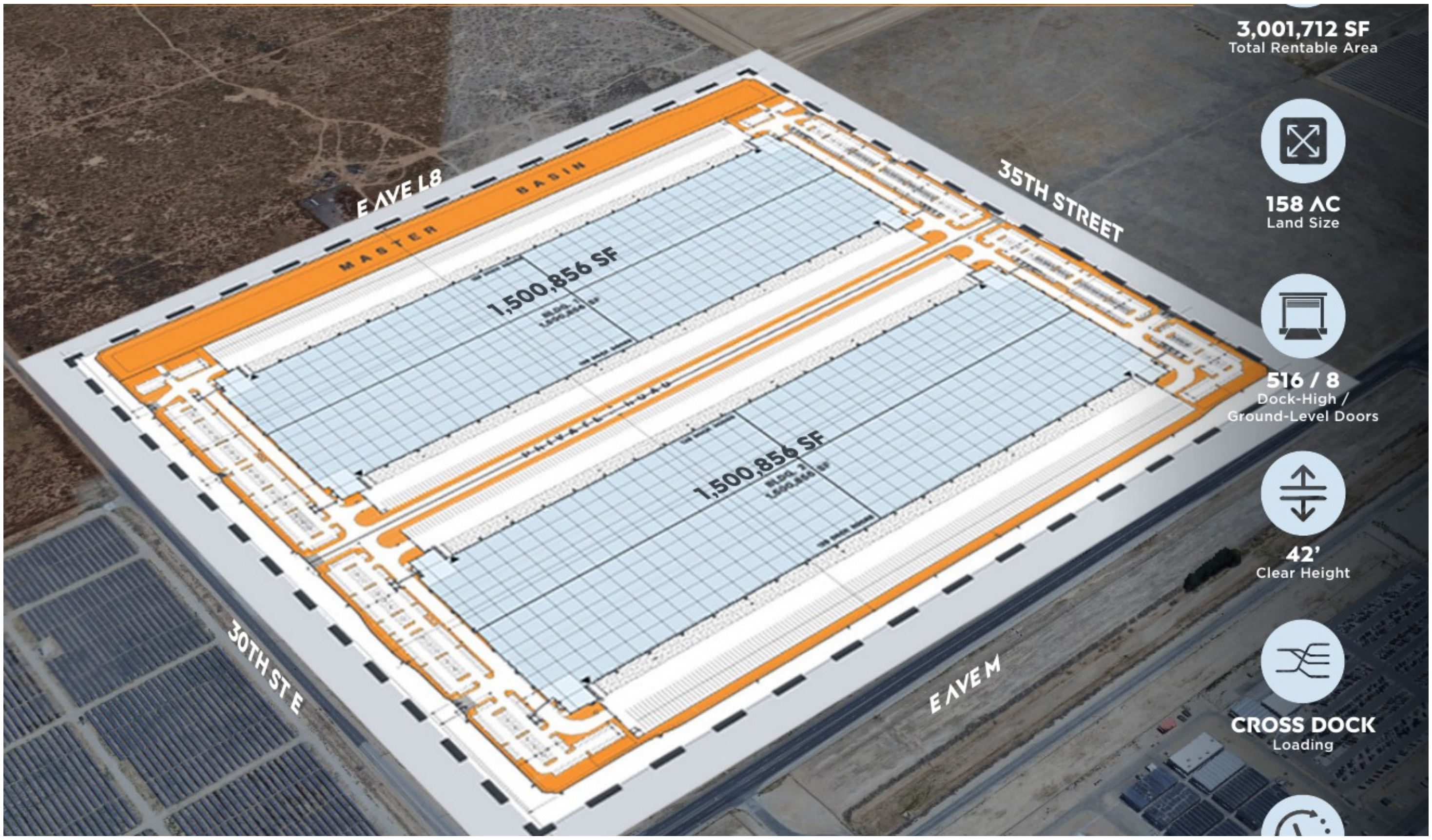

Source image: CBRE Palmdale Logistics Center offering memorandum. Shown for market context only.

SUBJECT VS. 3347 E AVENUE M

ATTRIBUTE	SUBJECT	PALMDALE LOGISTICS CENTER
Land area	19.7632 AC	158 AC
Zoning	PDM2 1/2* reported	M2 industrial
Status	Raw vacant industrial land	Fully land-use entitled
Approved EIR	None represented	Yes
Development program	None approved	Up to ±3.0M SF
Permit readiness	Not represented	Anticipated Q1 2027
Subject asking basis	$53,130 / acre	Pricing undisclosed

Investment takeaway: The nearby entitled project demonstrates what advanced industrial land in this corridor can become. The subject is offered much earlier in the development lifecycle, at a raw-land basis intended to leave room for entitlement, infrastructure and holding costs.

$1.05M creates a compelling developer basis

At $1,050,000, the asking price equates to approximately $53,130 per acre and $1.22 per gross land square foot - materially below stronger industrial land indicators previously identified in the Palmdale/Lancaster market.

PROPERTY	STATUS	ACRES	PRICE	$/ACRE
Subject - APN 3170-022-003	**Proposed**	**19.763**	**$1,050,000**	**$53,130**
N. Division St., Lancaster	Sold 2025	7.20	$615,000	$85,417
E Avenue L, Lancaster	Sold 2025	4.12	$630,000	$152,913
15th St E, Palmdale	Current ask	9.94	$1,250,000	$125,711
Sierra Hwy / S Columbia Way	Current ask	14.45	$1,530,000	$105,882
West of Sierra Hwy	Current ask	16.654	$1,811,000	$108,741

15th St E current asking data updated Aug. 2026: 9.94 AC at $1.25M ($125,711/acre).

Pricing rationale

- The subject is priced below the $85,417/acre Lancaster closed-sale indicator, providing a discount for unverified utilities and entitlement risk.
- The asking basis is also well below several active Palmdale industrial offerings, supporting a value-oriented market entry rather than an entitlement-premium strategy.
- The $1.05M price is only modestly above the reported 2025 assessed land value of $962,000; assessed value is context, not a market appraisal.
- At this basis, a buyer retains economic room to fund feasibility, engineering, entitlement, infrastructure and carrying costs.

Comparable data compiled from prior broker CMA/public marketing. Active asking prices are positioning evidence, not closed-sale proof.

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DEVELOPMENT POTENTIAL & BUYER DUE DILIGENCE

Illustrative development pathways

OWNER-USER CAMPUS	Evaluate a single manufacturing, aerospace-support, warehouse or distribution campus.
MULTI-BUILDING INDUSTRIAL	Evaluate multiple smaller industrial buildings for owner-users or tenants.
LAND SUBDIVISION	Evaluate division into smaller industrial lots, subject to subdivision, access and infrastructure requirements.

Highest-value diligence items

- Written zoning / General Plan confirmation and permitted-use review.
- Water and sewer main location, capacity, fire-flow and extension obligations.
- Electrical service availability, three-phase capacity and interconnection requirements.
- Conceptual site plan showing access, truck courts, parking, setbacks and likely development yield.
- Drainage, environmental, biological/Joshua tree, soils and off-site improvement review.
- Title, easements, survey and legal-access confirmation.

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20± ACRE INDUSTRIAL LAND OPPORTUNITY

$1,050,000

APN 3170-022-003 | E Avenue M / Columbia Way | Palmdale, California

19.7632 AC | 860,887 SF | ±671' FRONTAGE | REPORTED PDM2 1/2*

Exclusive Listing Contact

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Offering Terms

Property is offered AS-IS, WHERE-IS, WITH ALL FAULTS. Cash or other terms acceptable to seller. Offers will be evaluated based on price, certainty of close, diligence period and overall terms.

Important Disclaimer

This Offering Memorandum is for marketing and discussion purposes only. Information is derived from seller-supplied records, CoreLogic/CRMLS data, public agency materials and third-party marketing believed reliable, but has not been independently surveyed, engineered, appraised or guaranteed. No representation is made that the property is entitled, permit-ready, utility-served, environmentally cleared or suitable for any particular use. Neighboring projects are market context only and confer no entitlement, infrastructure capacity or development right on APN 3170-022-003. Buyer must independently verify zoning, jurisdiction, acreage, boundaries, access, utilities, environmental conditions, development requirements and all other matters with appropriate governmental agencies and professional consultants.

Prepared August 2026. Sources include supplied CoreLogic property report, Los Angeles County Assessor mapping, City of Palmdale materials, CBRE Palmdale Logistics Center marketing, and prior broker CMA research. Reported zoning is subject to buyer verification.