

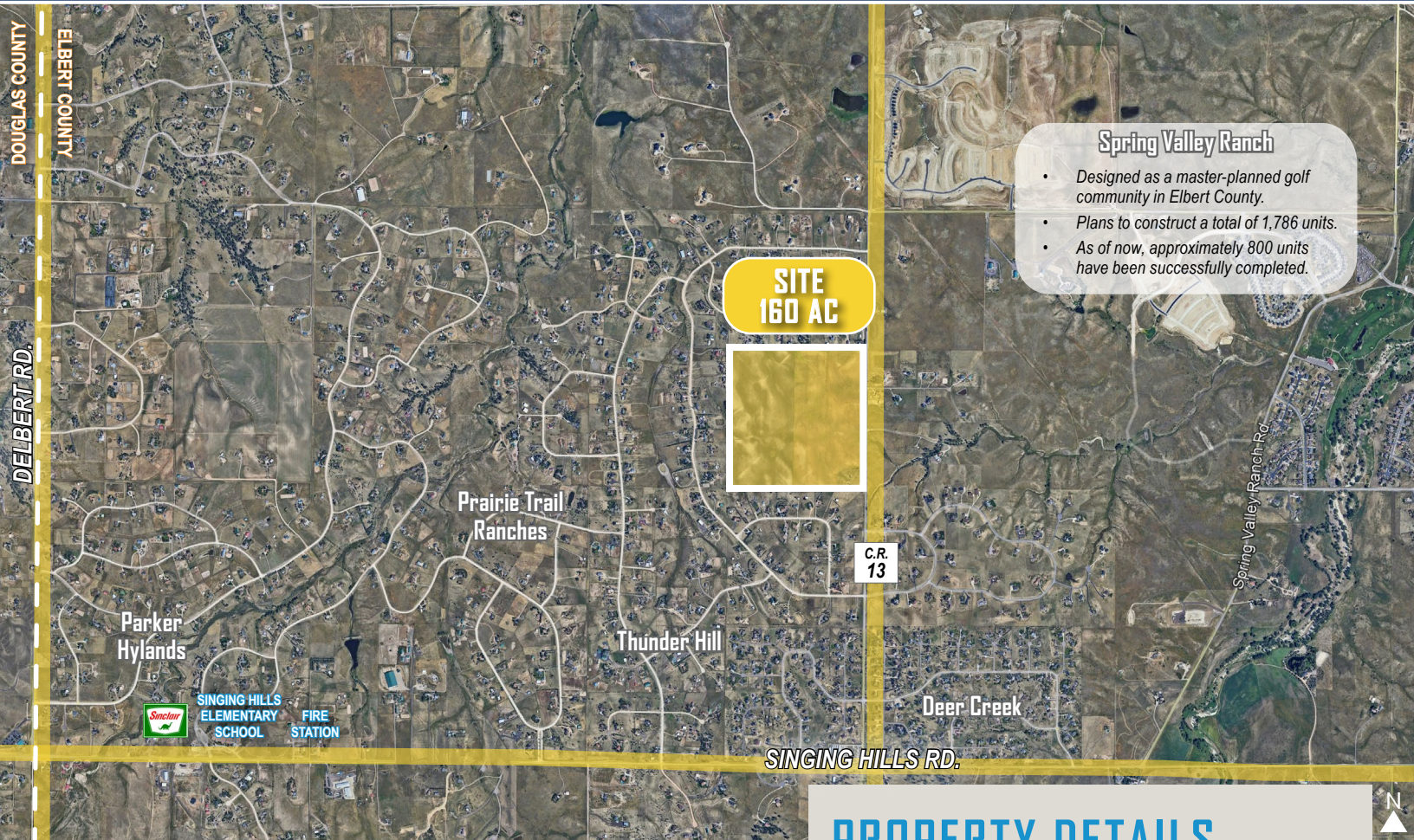
COMMERCIAL LAND FOR SALE

# 42001 COUNTY ROAD 13

42001 COUNTY ROAD 13, PARKER, CO 80138



**TREVEY**  
COMMERCIAL  
REAL ESTATE



### Spring Valley Ranch

- Designed as a master-planned golf community in Elbert County.
- Plans to construct a total of 1,786 units.
- As of now, approximately 800 units have been successfully completed.

**SITE  
160 AC**

**C.R.  
13**

## PROPERTY FEATURES

- Excellent East Parker 160 AC Development Opportunity
- Currently Eligible for Large Lot Rural Residential Subdivision
- Potential for Development of Master-Planned Community with Mixed-use Commercial
- Seller will Allow for Re-Zoning / Governmental Approval Process for Final Development Prior to Closing
- Extensive Water Rights Delivered with the Property
- Close Proximity to Spring Valley Ranch Golf Course and Less than 10 Miles to E-470
- Approximately 11 Miles from Downtown Parker, 8 Miles from Elizabeth and Less than 10 Miles from Southlands

## PROPERTY DETAILS

LOT SIZE	160 Acres m/l
PRICE	\$8,000,000 (\$50,000 / AC)
TAXES	\$374.00 (2025)
ZONING	Agricultural
USE	Potential Medium Density Residential
GRADE / TOPO	Native / Natural Topography with Hills, Views and Drainage-ways
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	Black Hills Energy / CORE
CITY / COUNTY	Parker / Elbert
FRONTAGE	2,670' on County Road 13

### TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | [www.trevey.com](http://www.trevey.com)

### HEATH HONBARRIER

V.P. Sales & Leasing  
[heath@trevey.com](mailto:heath@trevey.com)  
C: 720-252-0144

### MITCH TREVEY

Managing Director  
[mitch@trevey.com](mailto:mitch@trevey.com)  
C: 303-619-7192



## SITE DETAIL



## SURROUNDING DEVELOPMENTS



**TREVEY COMMERCIAL**  
10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | [www.trevey.com](http://www.trevey.com)

**HEATH HONBARRIER**  
V.P. Sales & Leasing  
[heath@trevey.com](mailto:heath@trevey.com)  
C: 720-252-0144

**MITCH TREVEY**  
Managing Director  
[mitch@trevey.com](mailto:mitch@trevey.com)  
C: 303-619-7192

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.  
Please call to confirm current property status and accuracy of information contained herein.