

Development Site for Sale

19403 N TURKEY CREEK ROAD, MORRISON, CO 80465

MOTIVATED SELLER - REVIEWING ALL OFFERS



Overview

Hoff & Leigh presents a development site with lots of potential. Zoned C-1, the land offers a variety of development options from medical offices, restaurant, daycare, and many more. Great access off Hwy 285 between Conifer and Morrison. The last of three commercial lots to be developed. Relatively flat building site next to existing commercial buildings, with established traffic and high visibility. Close to C-470. Electric/gas/water to the site. Development plans available upon request.


C-1 Zoning Permitted Uses:


<https://www.jeffco.us/DocumentCenter/View/2468/Section-25-Commercial-District-PDF>

Highlights

- Large Flat Lot
- C-1 Zoning
- Utilities on Site
- Development Plans Available
- High Visibility from HWY
- Established Commercial Center

Property Details

 **Sales Price**
\$353,250

 **Lot Size**
1.57 Acres

 **Zoning**
C-1

Rev: April 6, 2026

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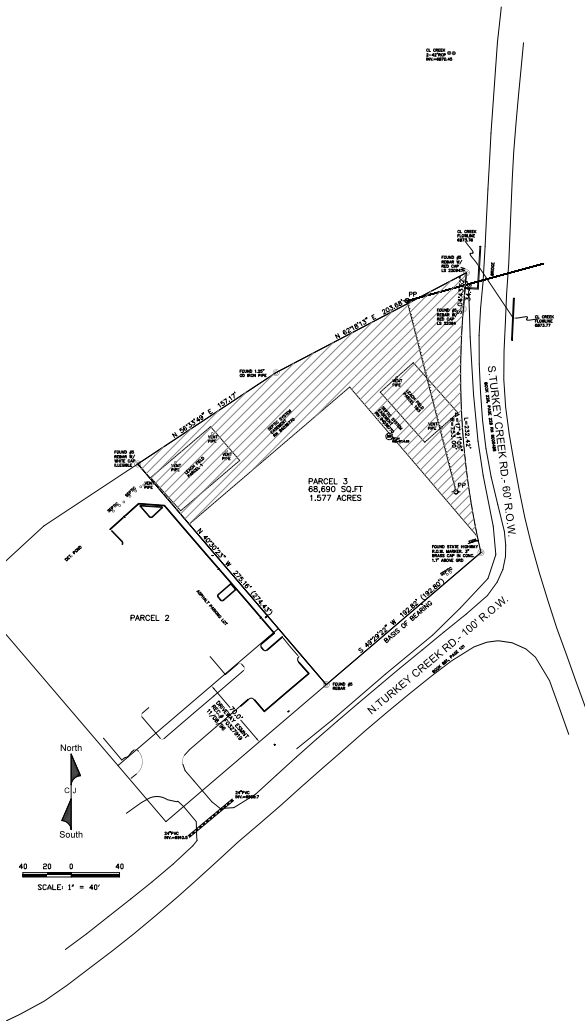
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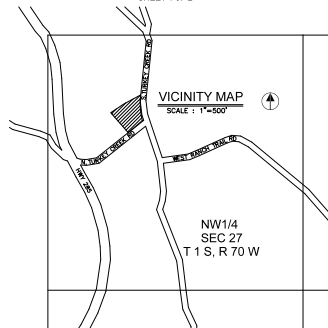
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LAND SURVEY PLAT

PARCEL 3, EXEMPTION SURVEY E19-04-03,
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH,
 RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON,
 STATE OF COLORADO
 ADDRESS: 19403 NORTH TURKEY CREEK ROAD, MORRISON, COLORADO 80465
 SHEET 1 OF 2



- LEGEND**
- ⊕ SANITARY SEWER MANHOLE
 - ⊕ P.P.
 - ⊕ POWER POLE
 - ⊕ FOUND MONUMENT AS DESCRIBED

PROPERTY DESCRIPTION:

PARCEL 3, EXEMPTION SURVEY E19-04-03, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH P.M., RECORDED FEBRUARY 11, 1994, IN PLAT BOOK 116 AT PAGE 33 AND AS RECEPTION NO. 84029724, COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 68,890 SQ.FT. 1.577 ACRES, MORE OR LESS.

NOTES:

1. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS 2 MISDEMEANOR PURSUANT TO THE COLORADO REVISED STATUTE 18-6-508.
3. DATE OF FIELD WORK: 5/01/21. ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. A U.S. SURVEY FOOT IS EXACTLY 1200/3937 METER.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CJ SURVEYING L.L.C. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
5. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELEED UPON INFORMATION FROM TITLE COMMITMENT NO. ABH70265806 PREPARED BY LAND TITLE INSURANCE COMPANY, DATED 01/28/2021.
6. BASIS OF BEARING FOR THIS SURVEY SHOWN AND DESCRIBED HEREON IS THE "I" BRASS RIGHT-OF-WAY MARKER AT THE SOUTHEAST CORNER AND A "S" REBAR AT THE SOUTHWEST CORNER OF PARCEL 3 AND A RECORD BEARING OF S 49°30'00" W A DISTANCE OF 192.80 FEET PER LEGAL DESCRIPTION UNDER RECEPTION NUMBER 84024338.
7. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
8. SPOT ELEVATIONS AND CONTOURS ARE NAVD83. DERIVED BY GPS. BENCHMARK J.W. THOMAS LOCATED EAST OF COMMERCIAL BUILDING EAST OF PARKING LOT, FOUND 3.25" ALUM. CAP IN CONCRETE. NAVD83 ELEVATION: 7031.00.
9. I.R.E.A. EASEMENT RECORDED APRIL 26, 1956 IN BOOK 992, PAGE 113 OF JEFFERSON COUNTY RECORDS. DOES NOT HAVE A LOCATION DEFINED.
10. I.R.E.A. EASEMENT RECORDED MAY 23, 1957 IN BOOK 1062, PAGE 106 OF JEFFERSON COUNTY RECORDS DOES NOT HAVE A LOCATION DEFINED.

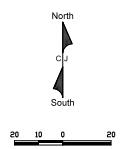
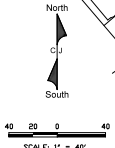
SURVEYOR'S CERTIFICATION:

I, CURTIS M. LANDRY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO HANNA NESS THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THIS PLAT, WAS MADE BY ME ON 06/09/2021, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

CURTIS M. LANDRY, PLS 28275
 FOR AND ON BEHALF OF CJ SURVEYING, L.L.C.

FILING CERTIFICATION: CURTIS LANDRY Digitally signed by CURTIS
 Date: 2021.06.10 19:02:21 -

DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ M
 IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY
 SURVEYS AT PAGE _____ RECEPTION NUMBER _____.



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Hoff & Leigh
 Our Network Is Your Edge
 All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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 Brandon@HoffLeigh.com

Development Site for Sale

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19403 N Turkey Creek Rd, Morrison, Colorado, 80465

DEMOGRAPHICS



7,274
Population



51.5
Median Age



2.6
Average
Household Size



\$167,210
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Hwy 285	1,353	0.0
W Ranch Trl	1,759	0.1
N Turkey Creek Rd	927	0.1
N Turkey Creek Rd	26,622	0.1
High Dr	1,353	0.2



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