



# Land Sale and/or Development Opportunity

**9159 COMMERCE CENTER CIR., LOTS 13 AND 14  
HIGHLANDS RANCH, CO 80129**

## Site

±3.29 Total Acres

## Divisible

±1 & 2.29 Acres

## Sales Price

Contact Broker

## Land for Sale

### Property Highlights

- Excellent SW location just south of C-470 off Santa Fe Dr.
- Zoning: HR Planning Area 75, "Planned Development"
- Utilities to site
- Numerous entertainment, shopping, dining and other amenities nearby

*For information, please contact:*

## Bruce Mawhinney

Director

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# NEWMARK

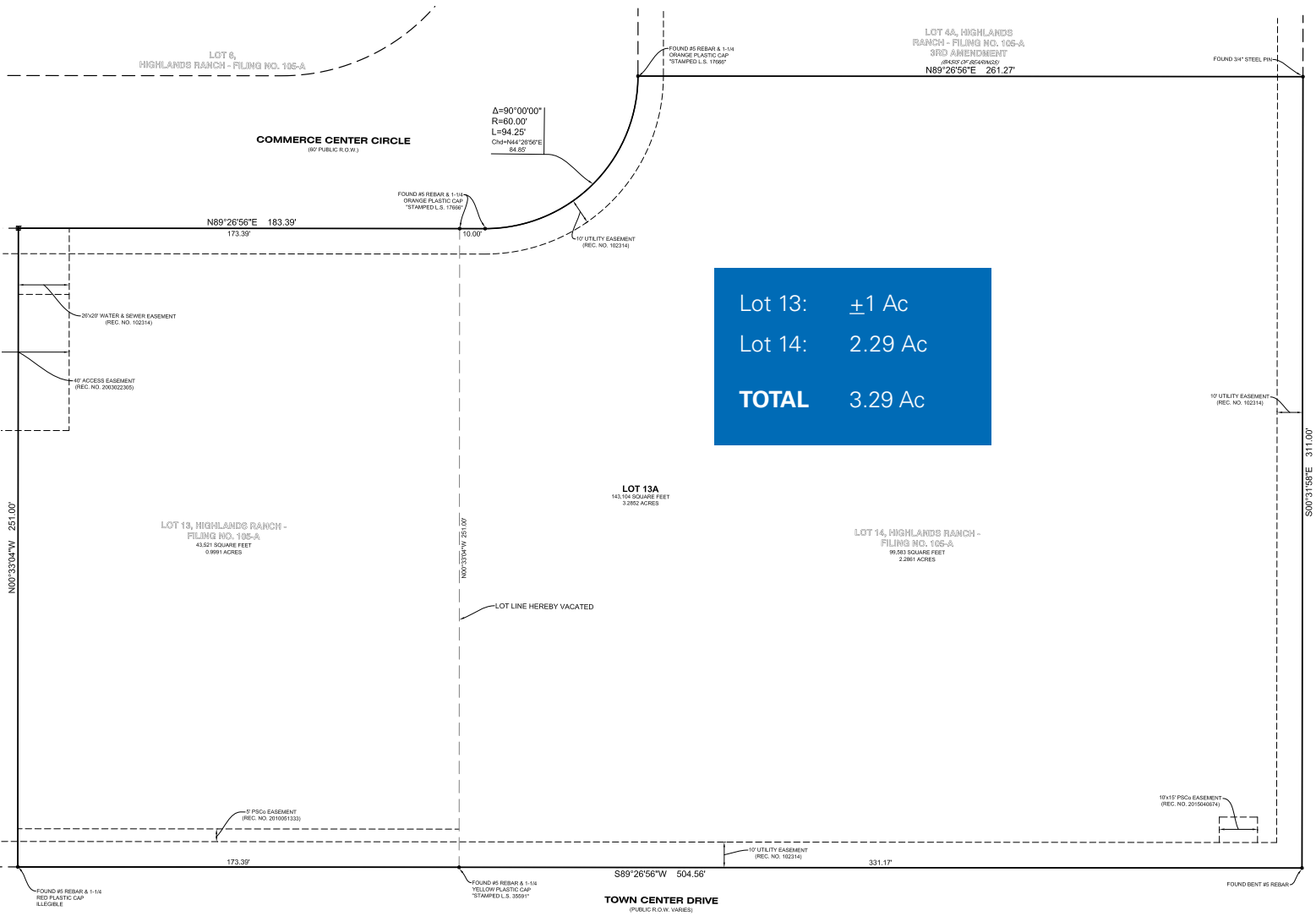
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**9159 COMMERCE CENTER CIR., LOTS 13 AND 14  
HIGHLANDS RANCH, CO 80129**

**Property Details**

**Site Size:** ±3.29 acres  
**Divisible:** ±1 & 2.29 acre sites  
**Zoning:** HR Planning Area 75, "Planned Development"

**Utilities:** All utilities are available to site  
**Sale Price:** Contact Broker



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**Planned Development**

Lots 13 and 14 were purchased for the development of a Garage Condominium/Office/Flex Space project. For a buyer interested in pursuing such a development project, the purchase price includes several completed (as well as nearly completed) processes that should add significant value to the purchase of these lots. The project has been through initial conceptual design, neighborhood review, zoning review and was previously approved for a 51-Unit, 62,004 square foot development in three buildings. The lot-line vacation process to combine Lots 13 and 14, including civil engineering, application to Douglas County, as well as planning department approval has been completed. Full construction documents, including Architectural, Civil Engineering, Structural Engineering, Mechanical, Plumbing and Electrical, as well as landscape and irrigation plans were previously completed, reviewed and approved by Douglas County Planning, Engineering, South Metro Fire, HR Metro District, and the HR Business Park Association. Buyer should independently confirm all pertinent information.

In addition, through an extensive marketing and pre-sales campaign, the Seller has developed a long list of prospects interested in purchasing and/or leasing units when finished.

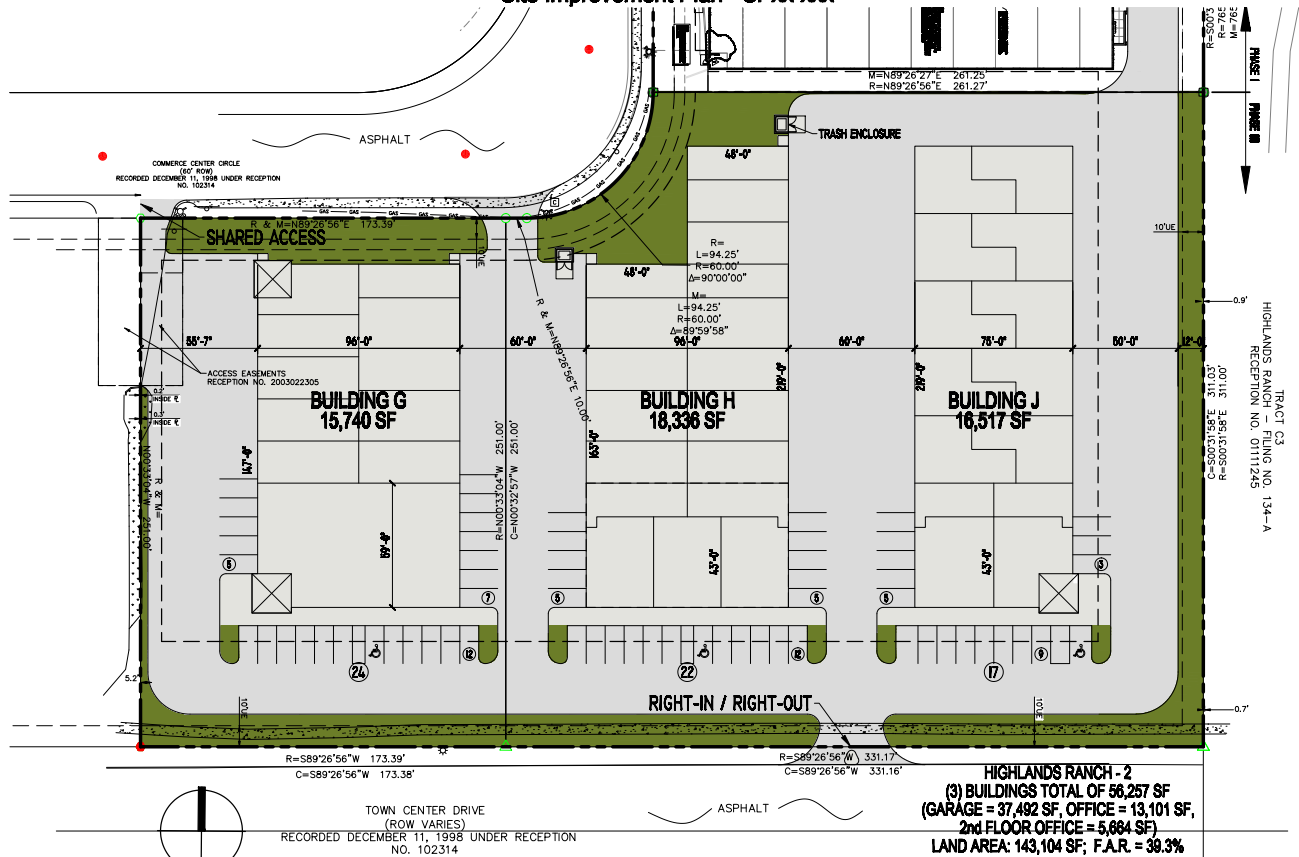
**Conceptual Plan**

**Highlands Ranch Filing No. 105-A, 3rd Amendment, Lots 13 & 14**

NW 1/4, Section 8, Township 6 South, Range 68 West of the 6th P.M.

A Portion of Planning Area 75 - 3.284 Acres

Site Improvement Plan - SPxx-xxx

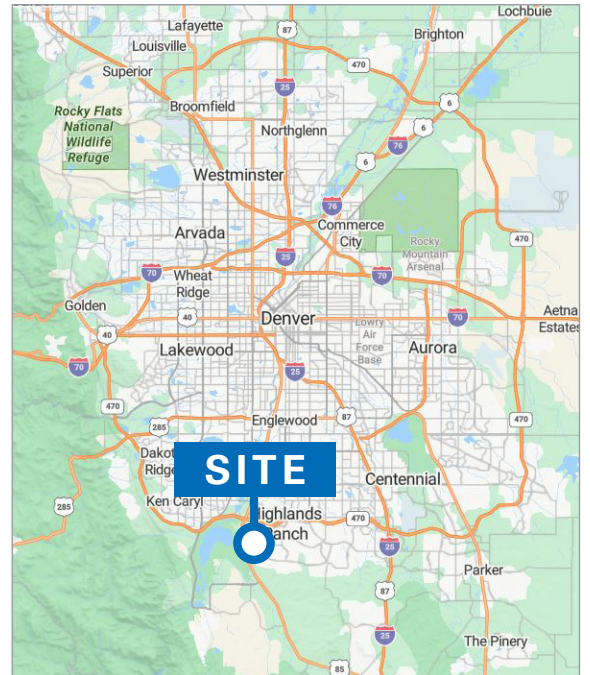
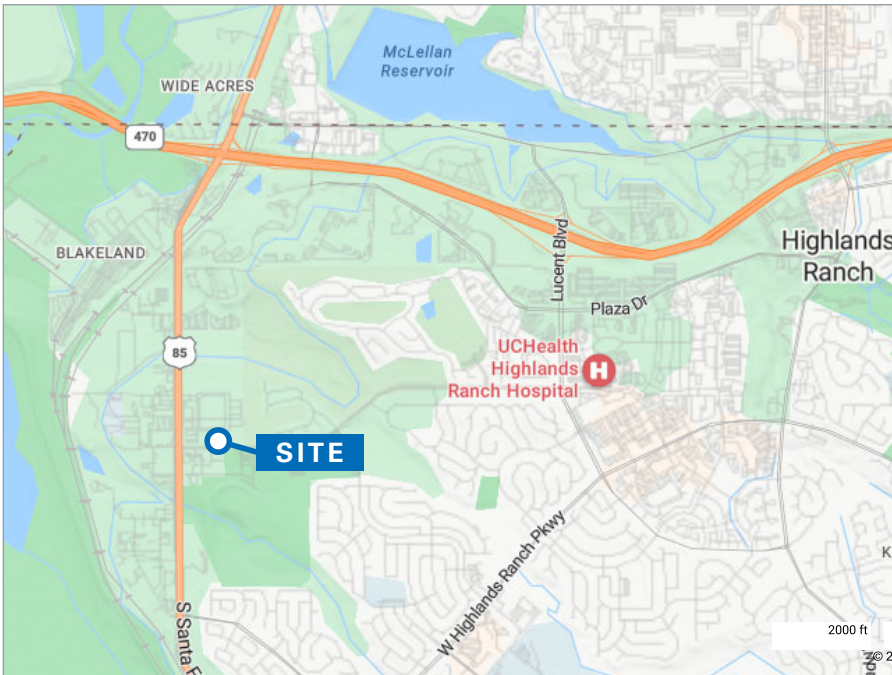
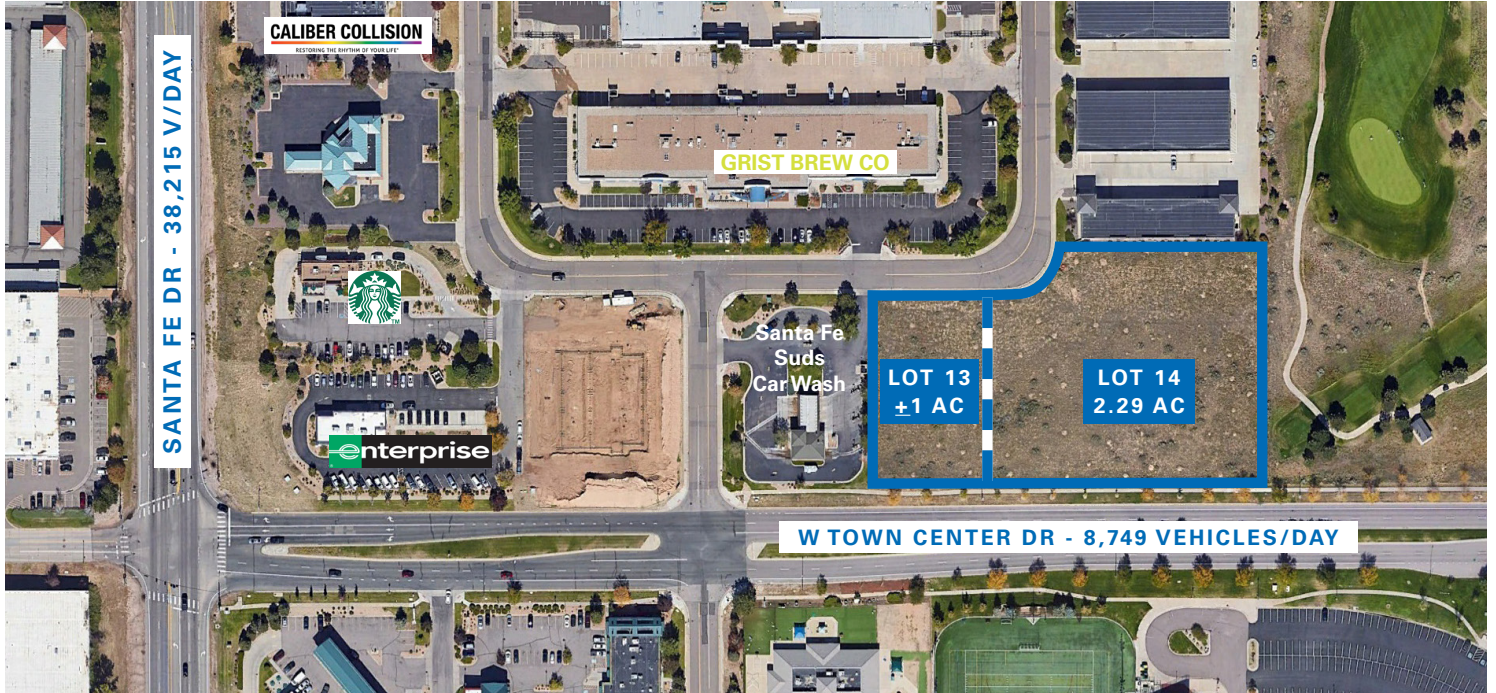


**HIGHLANDS RANCH - 2  
(3) BUILDINGS TOTAL OF 50,257 SF  
(GARAGE = 37,492 SF, OFFICE = 13,101 SF,  
2nd FLOOR OFFICE = 5,664 SF)  
LAND AREA: 143,104 SF; F.A.R. = 39.3%**





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