

9850 ARAPAHOE ROAD

BOULDER, CO

OFFERED AT

\$4,500,000

LOT SIZE

9.99 ACRES
(435,236 SF)

ZONING

Annex into the City of Lafayette
R0, R1, R2
3,6,10 units/acre

328.76 feet

1323.08 feet

PROPERTY DETAILS:

- Unincorporated Boulder County
- City of Lafayette will Annex
- One Domestic Well (100 Ft)
- Utilities to Home and Detached Cottage on Property
- 24" Water Line on North Side of Arapahoe

**9.99 ACRE RESIDENTIAL
DEVELOPMENT LAND**

RACHEL ROHRIG

303 931 7742

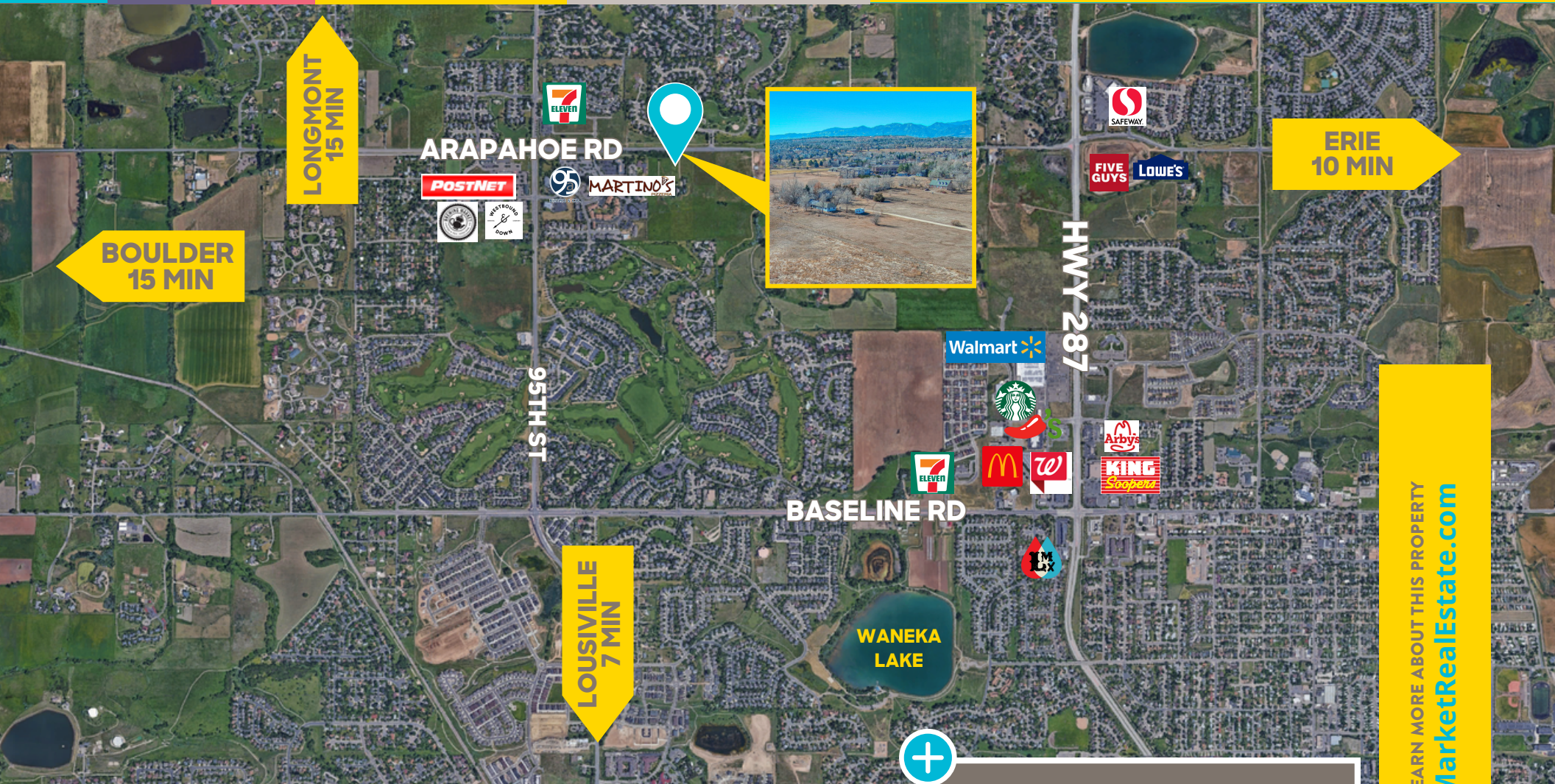
Rachel@MarketBoulder.com

LEARN MORE ABOUT THIS PROPERTY
[MarketReEstate.com](https://www.MarketReEstate.com)



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RACHEL ROHRIG

303 931 7742

Rachel@MarketBoulder.com

The property backs to Indian Peaks Golf Course, Mountain Views, and easy access to shopping and restaurants.

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UTILITIES



WATER

- New parallel 24" water mains along the North side of Arapahoe
- 100 Ft Domestic Well on Property



SANITARY SEWER

- Leach Field in place and no Sanitary sewer lines on site.
- Sanitary Sewer Line on Arapahoe (TBD on size)



STORM SEWER

- No existing or known future storm sewer infrastructure

ZONING R0, R1, R2

This parcel is currently in unincorporated Boulder County. It can be annexed into Lafayette. The City of Lafayette is supporting Residential Development with an affordable housing component, density TBD.

R0 zoning allows for 3 units/acre, R1 zoning allows for 6 units/acre, and R2 zoning allows for 10 units/acre.

Adjacent property, 9776 Arapahoe, is currently listed for sale.

[Comprehensive Plan](#)
 [Land Use Information](#)

DEMOGRAPHICS 1 Mile

POPULATION
4,783

HOUSEHOLDS
1,806

AVG HOUSEHOLD INCOME
\$224,582

DEMOGRAPHICS 5 Miles

POPULATION
91,542

HOUSEHOLDS
36,159

AVG HOUSEHOLD INCOME
\$157,320