



Larkspur Commercial Land

8516 Spruce Mountain Rd, Larkspur, CO 80118



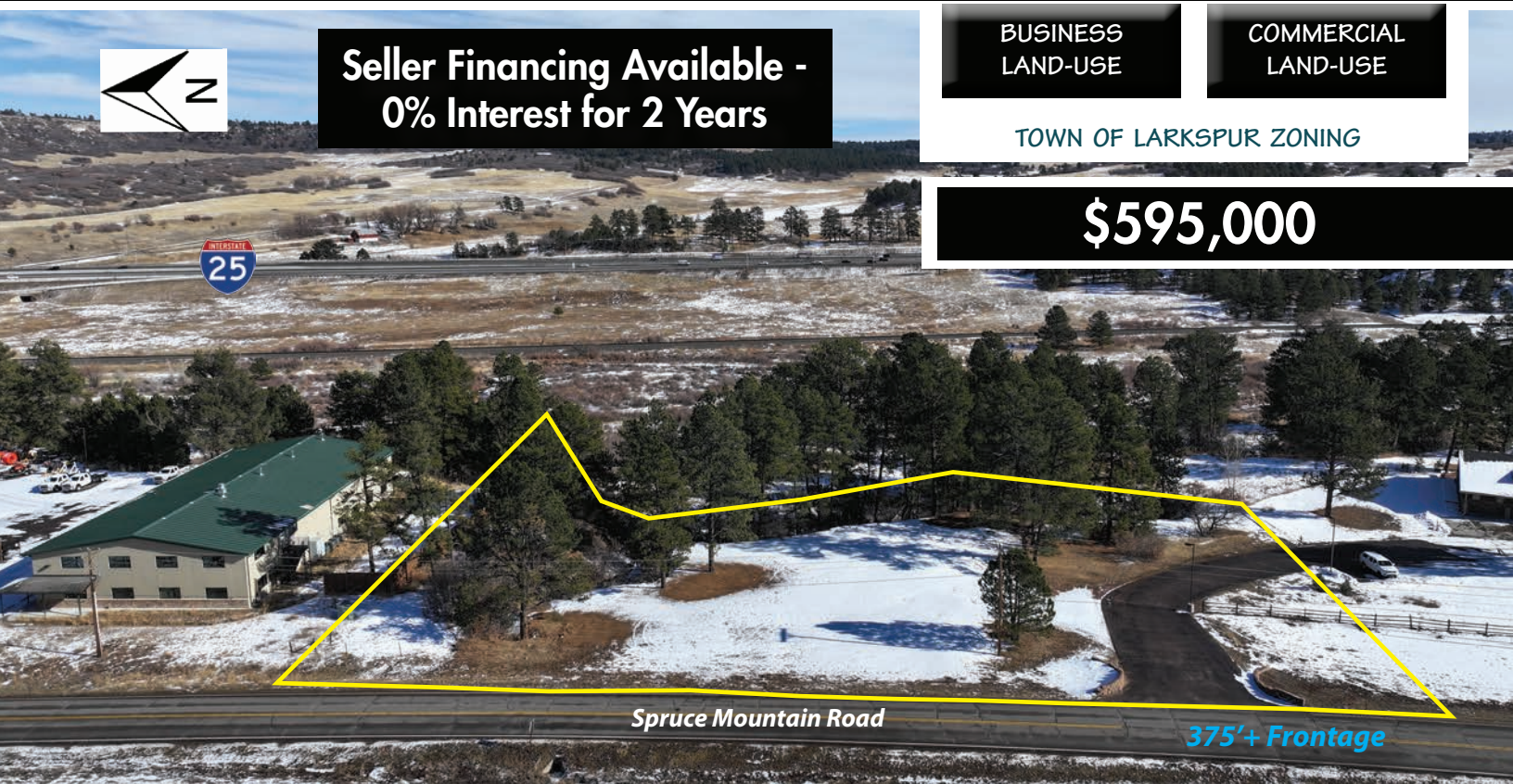
**Seller Financing Available -
0% Interest for 2 Years**

**BUSINESS
LAND-USE**

**COMMERCIAL
LAND-USE**

TOWN OF LARKSPUR ZONING

\$595,000



VACANT LAND FOR SALE / LEASE

Boundary lines are for visual representation only and are not exact. Please contact broker for county records and legal description.

SALE INFORMATION

Land Area:	2.01 Acres / 87,764 Sq.Ft.
City/County:	Town of Larkspur / Douglas County
Pricing:	Call Broker for Sale & Ground Lease Opportunities
Zoning:*	Town of Larkspur Commercial District (Includes Business District)
Taxes:	\$7,317 (2023)

DEVELOPMENT INFORMATION

Electric:	CORE Electric Cooperative
Gas:	Black Hills Energy
Water/Sanitation:	Town of Larkspur
Max Bldg Coverage:	30,717 SF (35%)
Max Bldg Height:	50'

**Permitted Uses found on the back*

Water Tap Fees:

3/4"	1"	1.5"	2"	3"	4"
\$9,200	\$18,400	\$36,800	\$64,400	\$165,600	\$261,280

Waste Water Tap Fees:

\$10,200 Per EQR

Fuller Real Estate
(303) 534-4822



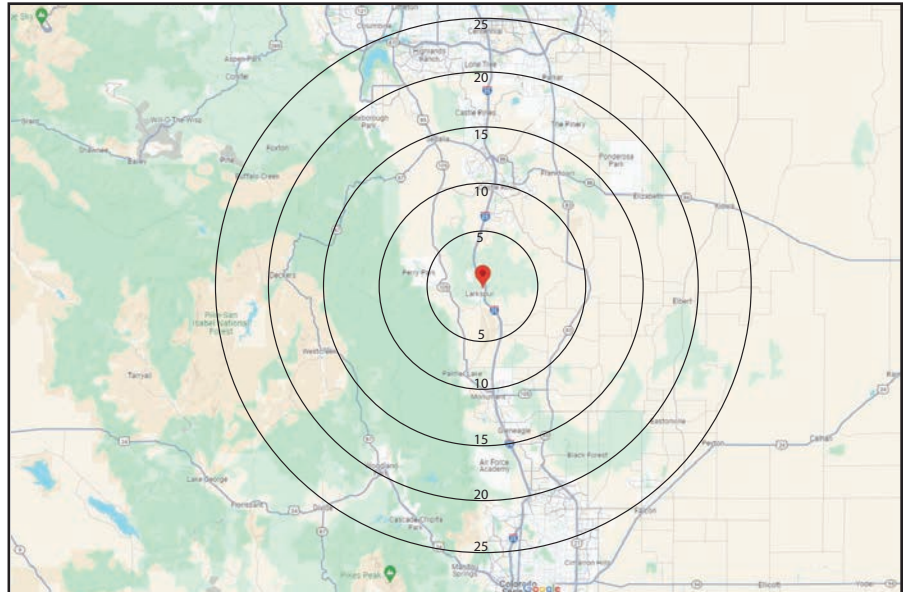
**BROKERAGE
DISCLOSURE**

Jason Russ
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(609) 240-6549 mobile
JRuss@FullerRE.com



I-25 Exit 172: .50 Miles
Larkspur Commercial Core .30 Miles

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Zoning/Land Use

Permitted:

- Gas & C-Store
- Bank (Drive-thru)
- Grocery
- Health/Athletic Club
- Veterinary Clinic
- Restaurant (Drive-thru)
- Drugstore
- Hardware Store
- Medical/Dental Clinic

*See Linked Land-Use Tables for more Permitted Uses

Conditional / Special Review:

- Flex/Office Warehouse
- Commercial Storage Area
- Automotive Service
- Car Wash
- Mini-Warehouses
- Tire Supply/Service

*See Linked Land-Use Tables for more Conditional Uses

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	95	2,201	4,034
Households	35	812	1,498
Median HH Income	\$141,071	\$139,884	\$142,685
Median Age	53.60	52.90	52.30
Traffic	69,675 VPD @ I-25 & Upper Lake Gulch Rd		