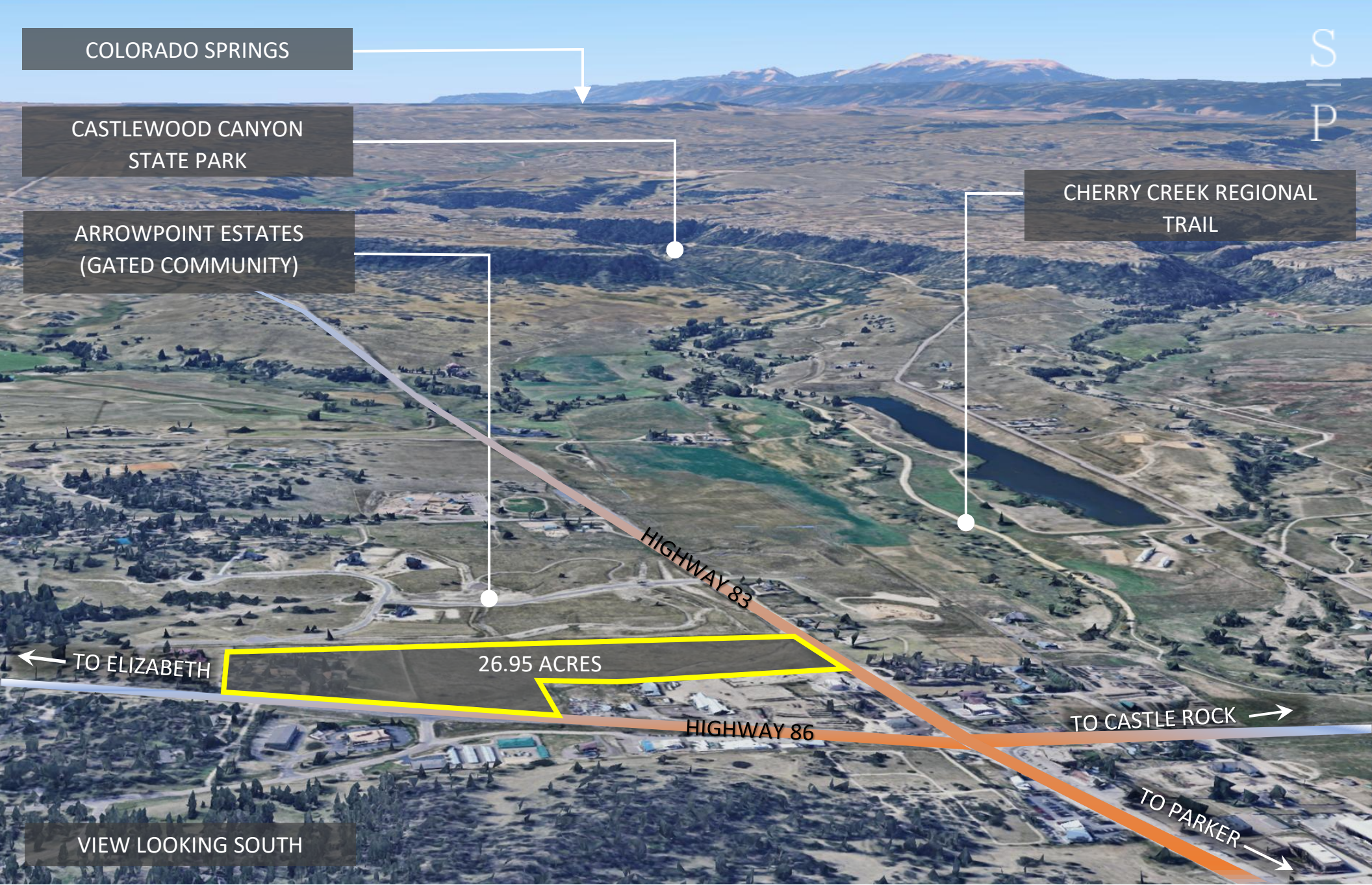


SOGNÁRE

PARTNERS

+/- 26.95 Acre Development Site
Franktown, Colorado





COLORADO SPRINGS

CASTLEWOOD CANYON
STATE PARK

ARROWPOINT ESTATES
(GATED COMMUNITY)

CHERRY CREEK REGIONAL
TRAIL

HIGHWAY 83

HIGHWAY 86

26.95 ACRES

TO ELIZABETH

TO CASTLE ROCK

TO PARKER

VIEW LOOKING SOUTH

SUMMARY

The property consists of four (4) adjoining land parcels totaling approximately 26.95 acres, located in the southeast quadrant of State Highways 83 & 86 in Franktown, Colorado. Two of the land parcels are currently zoned Rural Residential which allows for low-density residential development and two land parcels are zoned under a Planned Development which allows for a variety of commercial uses upon approval of a development plan.

PROPERTY DETAILS

PRICE

\$2,800,000 (\$2.39/SF on the land area)

ZONING

Rural Residential (RR) & East Franktown Planned Development (EFPD)

- RR Zoning allows low-density, large-lot residential development
- EFPD Zoning allows a variety of commercial uses upon approval of a development plan.

SIZE

Four parcels totaling approximately **26.95 Acres** with approximately 400 feet of frontage along Hwy 83 and 1,150 feet of frontage along Hwy 86.

IMPROVEMENTS

The site includes two (2) existing single family rental homes.



11.40 Acres
Zoned RR

6.98 Acres
Zoned PD

5.32 Acres
Zoned PD

3.25 Acres
Zoned RR

TO PARKER

TO CASTLE ROCK



North

- +/- 11 MINUTES TO CASTLE ROCK
- +/- 12 MINUTES TO ELIZABETH
- +/- 13 MINUTES TO PARKER
- +/- 27 MINUTES TO DENVER TECH CENTER
- +/- 45 MINUTES TO DIA



SOGNÁRE

PARTNERS

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VIEW WEST