

# RESIDENTIAL CORNER PRICE REDUCED FOR QUICK SALE

41101 Crooked Tree Ranch Circle, Parker, CO 80138

## FOR SALE



### OFFERING SUMMARY

### 407' FRONTAGE ON SINGING HILLS RD.

Reduced Sale Price:	\$525,000
Lot Size:	5+ Acres
Property Taxes – 2024:	\$5,447.96 Est. 2025 taxes: \$5,685.32
Zoning:	RA-1

### PROPERTY DESCRIPTION

**Prospective Residential Corner available for New Home Development. Current zoning is intended for low-density residential development alongside non-commercial agricultural uses. It allows for single-family dwelling per lot, along with accessory uses like home occupations, household pets and some agricultural activities.**

### PROPERTY HIGHLIGHTS

According to State Demographics Office, Elbert County's population is projected to increase by 11% in the next 5 years and by nearly 60% in the next 20 years. **Median Household Income in Elbert County is \$124,000 – 42% above the state average.**

Only a few blocks west from Singing Hills Elementary and 4.1 miles from Cimarron Middle School.

#### JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.

CO #ER001314346

303.454.5425

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Singing Hills Rd. E of Delbert Rd.

8,541/vpd

Parker Rd. N of Hess Rd.

53,559/vpd

Parker Rd. S of Stroh Rd.

40,306/vpd

Hilltop Rd. N of Singing Hills Rd.

15,422/vpd

\*Traffic counts provided by drcog

## DEMOGRAPHICS

	2 MILE	3 MILE	5 MILE
2024 Total Population	1,524	6,048	23,381
2029 Population Projection	1,774	7,060	32,516
Annual Growth 2024- 2029	3.3%	3.3%	2.9%
2024 Average Household Income	\$173,597	\$173,946	\$174,100
Businesses	58	120	462
Employees	310	523	2,582

\*Demographics provided by CoStar

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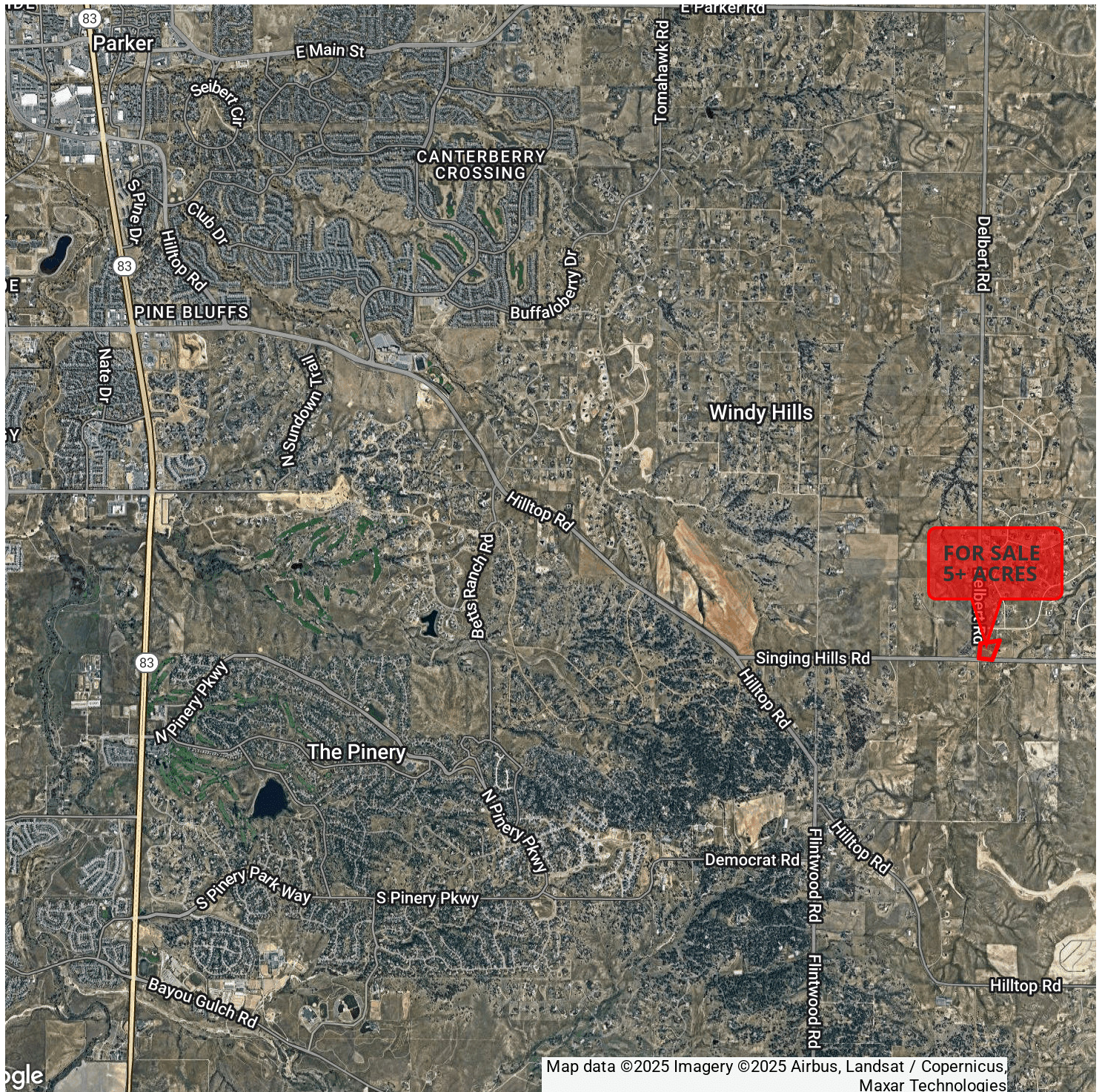
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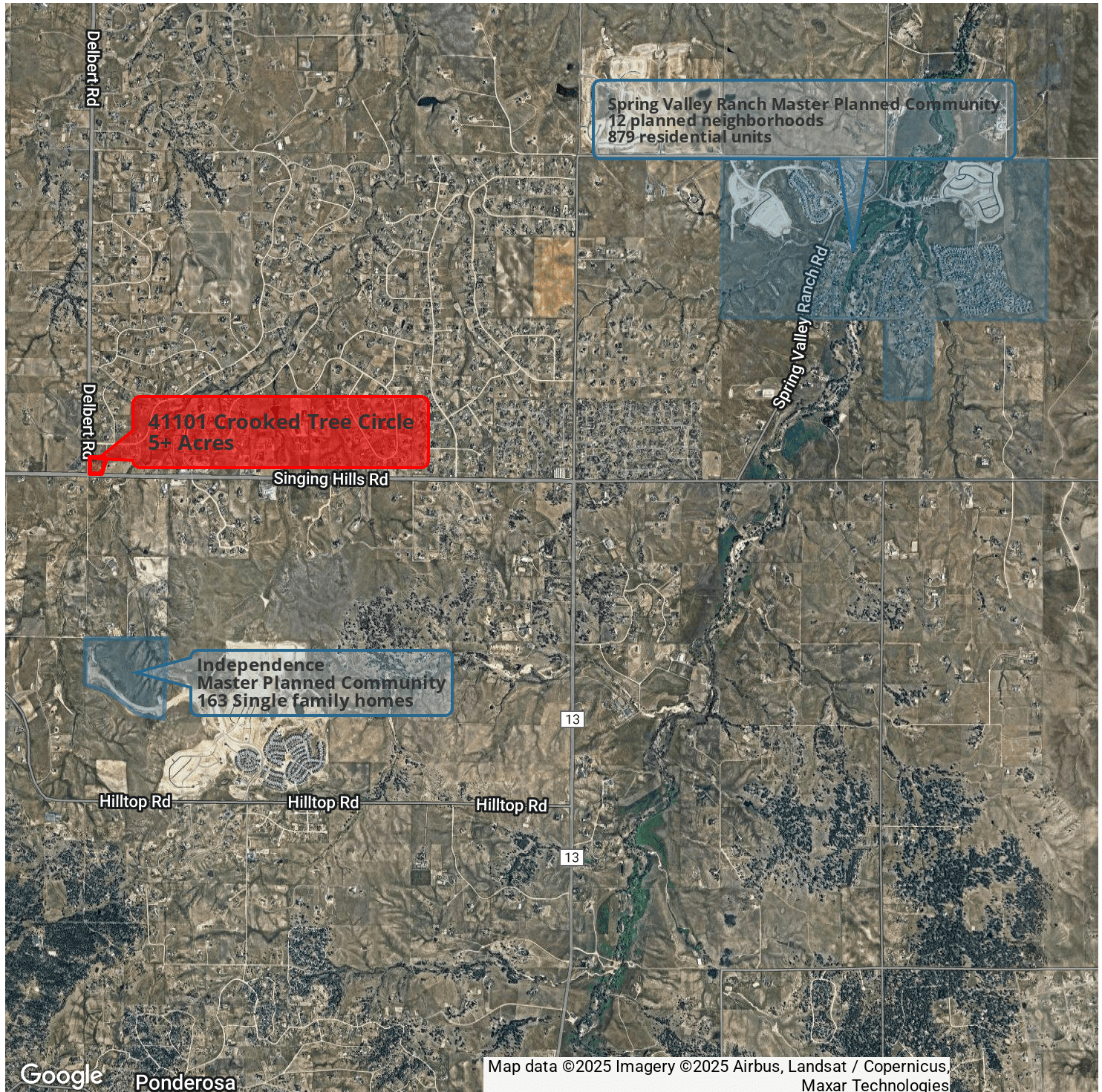
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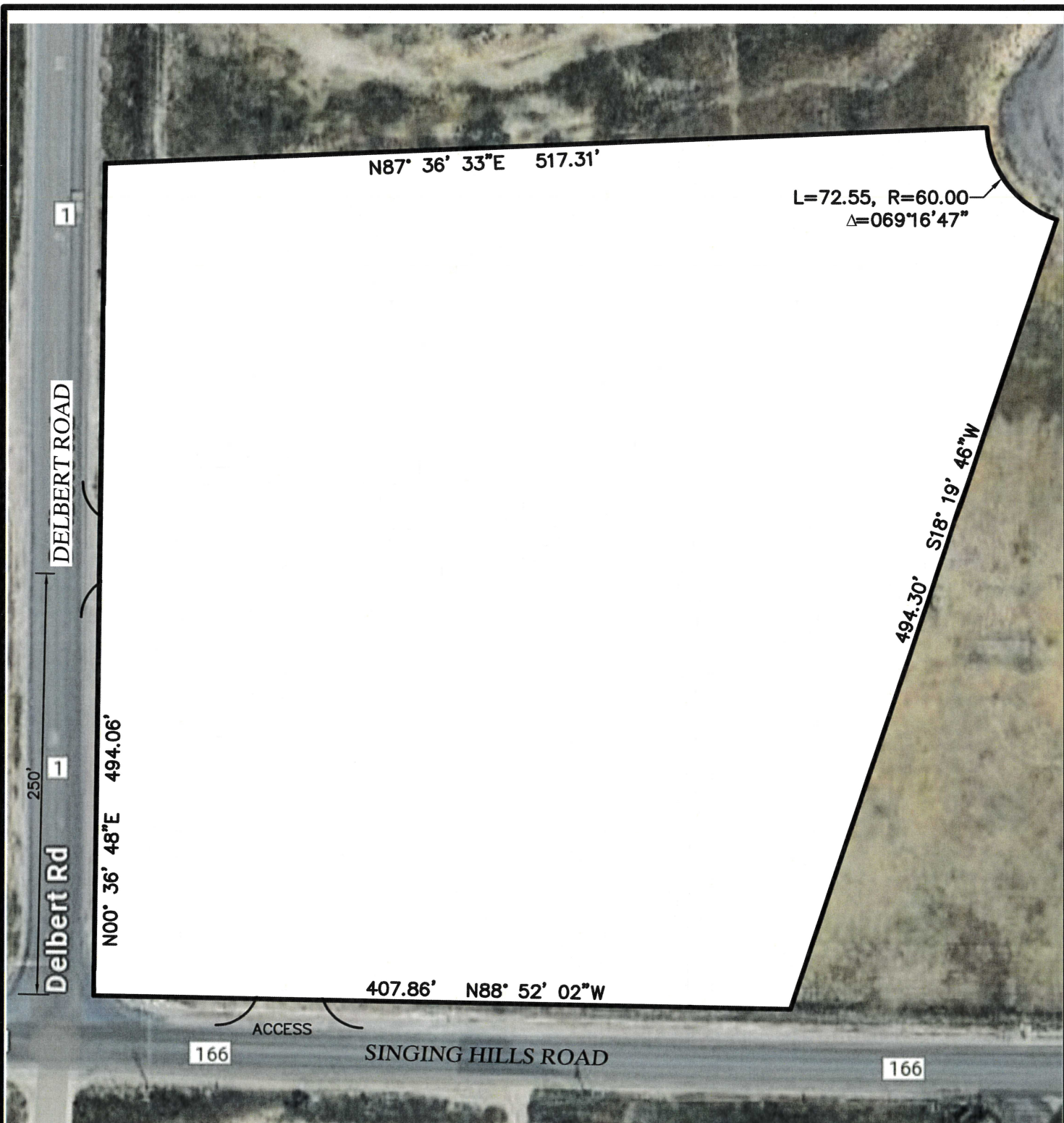
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SECTION: 3 TOWNSHIP:7 RANGE: 65SUBDIVISION: CROOKED TREE RANCH LOT: 0004



0 40 80

SCALE: 1" = 80'

SITE PLAN B  
41101 CROOKED CREEK RANCH CIRCLE  
DATE: MAY 5, 2025  
SHEET 1 OF 1

