

COMMERCIAL LAND FOR SALE

EAST PARKER DEVELOPMENT OPPORTUNITY

DELBERT RD. & SINGING HILLS RD., PARKER, CO 80138



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- East Parker 110 - 149 AC Development Opportunity
- Master Planned Community Development Opportunity on Eastern Edge of Parker, Colorado
- Located Just Over the Elbert County Line with Parker Address
- Excellent Location for New Community with Commercial Component
- Full Water Rights Included with Sale
- Currently Zoned Agricultural with EDZ Zoning Overlay Opportunity
- Seller will Allow for Re-Zoning / Entitlement Process for Final Development Prior to Closing

PROPERTY DETAILS

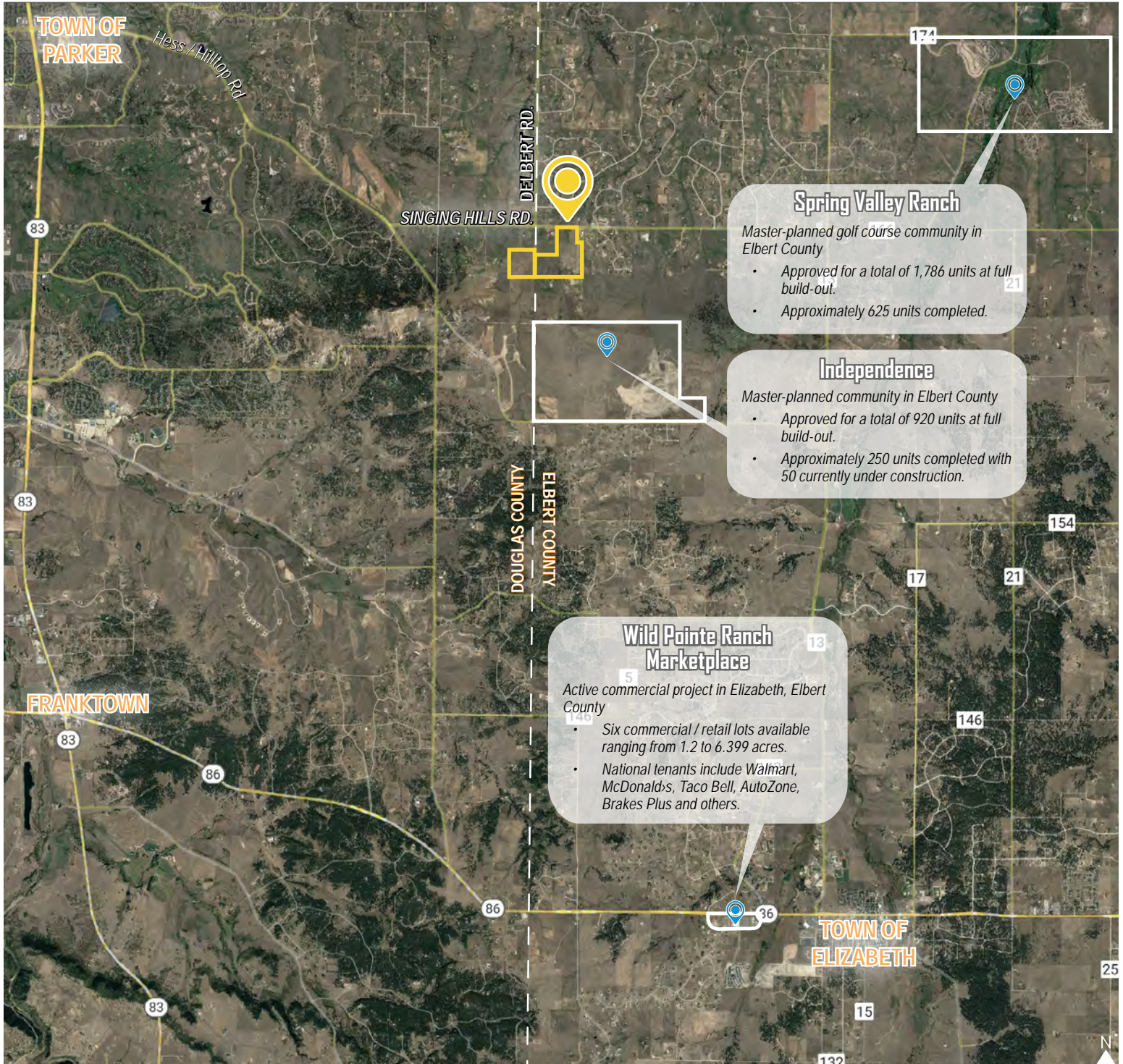
LOT SIZE	110 - 149 Acres m/l
PRICE	Contact Broker
TAXES	\$65.16 (2024)
ZONING	Agricultural with EDZ Overlay
USE	Eligible for Master Planned Community with Mixed-Use Commercial
GRADING	Native / Natural Topography with Hills, Views and Drainage-ways
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	Black Hills Energy / CORE
CITY / COUNTY	Parker / Elbert
FRONTAGE	1,022' on Singing Hills (CR #166) 1,822' on Delbert Road (CR #1)

TREVEY COMMERCIAL

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ELBERT COUNTY KEY DEVELOPMENTS



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