

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# 13 Acres at S. Parker Rd. & Castle Oaks

Douglas County Assessor # 2349-270-00-003



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Looking North

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Located at the SWC of S. Parker Rd. (Hwy 83) and Castle Oaks Dr., which is about 2-miles north of Franktown, this 13-acre site is sitting in the pathway of development. Castle Oaks Dr. is a lighted intersection. Commercial development application would be favorably received by the Town of Castle Rock. Seller's water consultant believes that water, sewer and drainage are available from local water and sanitation district. Seller has spoken to master developer who has excess fill dirt at a nominal cost (engineering and compaction would be a buyer expense). Currently zoned Agricultural (AG) in Douglas County, taxes for 2021 are estimated at only \$14. The Assessor Parcel # is 2349-270-00-003 and the Assessor Account # is R0353102. Offered at \$2,499,000.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population:	294	12,562	45,999
 Households:	93	4,006	15,250
 Medium Income	\$125,781	\$142,789	\$125,703
 Medium Age:	37.40	40.60	38.60
 Traffic:	16,553 vpd - State Hwy 83 at Lost Lake Dr.		

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