

# For Sale



## EXTRAORDINARY 2+ ACRE LOUISVILLE ESTATE WITH TWO HOMES, EXTENSIVE PARKING, AND FLEXIBLE PC ZONING

2020 HIGHWAY 42,  
LOUISVILLE, CO 80027

### PROPERTY HIGHLIGHTS:

- TWO+ ACRE LOUISVILLE ESTATE WITH **TWO FULLY INDEPENDENT HOMES**
- **NO HOA** AND EXCEPTIONAL FLEXIBILITY FOR RESIDENTIAL, COMMERCIAL, OR MIXED-USE NEEDS
- ZONED **PLANNED COMMUNITY COMMERCIAL (PC)** WITH POTENTIAL FOR RESIDENTIAL, COMMERCIAL, OFFICE, OR MIXED-USE (GDP-DEPENDENT)
- PRIMARY HOME: RENOVATED 3-BED, 2-BATH RANCH WITH OPEN-CONCEPT LAYOUT
- SECOND HOME: INDEPENDENT 3-BED, 2-BATH RESIDENCE WITH MOUNTAIN-VIEW DECK
- **748 SQ. FT. CLIMATE-CONTROLLED DRIVE-THROUGH GARAGE/STUDIO** WITH PREMIUM RUBBER FLOORING
- **FOUR TOTAL GARAGE SPACES** (2 ATTACHED HEATED, 2 DETACHED)
- **SIX DEDICATED RV/TRUCK PARKING SPACES** PLUS ADDITIONAL PARKING LANE BETWEEN HOMES
- TOTAL PARKING CAPACITY: **10+ VEHICLES** INCLUDING RVs, TRAILERS, OR EQUIPMENT
- MATURE TREES, PERENNIAL LANDSCAPING, AND ZONED IRRIGATION



- COMPOSITE DECK OVERLOOKING GARDENS NOURISHED BY WELL WATER
- IRRIGATED RAISED GARDEN BEDS, GARDEN SHED, AND PRIVATE FOOTBRIDGE TO HECLA TRAIL
- LARGE FENCED YARD AT HOME #2 WITH PERGOLA AND TWO STORAGE SHEDS
- LOCATED IN THE AWARD-WINNING BOULDER VALLEY SCHOOL DISTRICT

*Available*

OFFERED AT \$1,650,000 TWO+ ACRE LOUISVILLE PROPERTY WITH TWO FULL HOMES, EXTENSIVE GARAGES, AND RV/FLEET PARKING

A rare opportunity in Louisville: more than two acres, two complete homes, no HOA, and zoning that supports a wide range of residential, commercial, and mixed-use possibilities. This property offers exceptional versatility for owner-users, multigenerational living, business operations, or future redevelopment aligned with the City of Louisville's Planned Community (PC) zoning framework.

### CONTACT US:

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Zoning: Planned Community Commercial (PC)

Flexible, Mixed-Use Potential

The property is zoned Planned Community Commercial (PC), one of Louisville's most flexible zoning districts. PC zoning requires a site-specific General Development Plan (GDP), which defines the permitted uses for each property.

## GENERAL CHARACTERISTICS OF PC ZONING

- Supports mixed-use development integrating residential, commercial, office, and service uses
- Allows customized land-use planning tailored to the site
- Commonly used to create pedestrian-friendly, mixed-use environments
- May include retail, service, office, and residential components depending on the approved GDP

**\*\*Important:** Because PC zoning is customized, buyers must consult the City of Louisville Planning Department to confirm the approved GDP and permitted uses for this specific property.

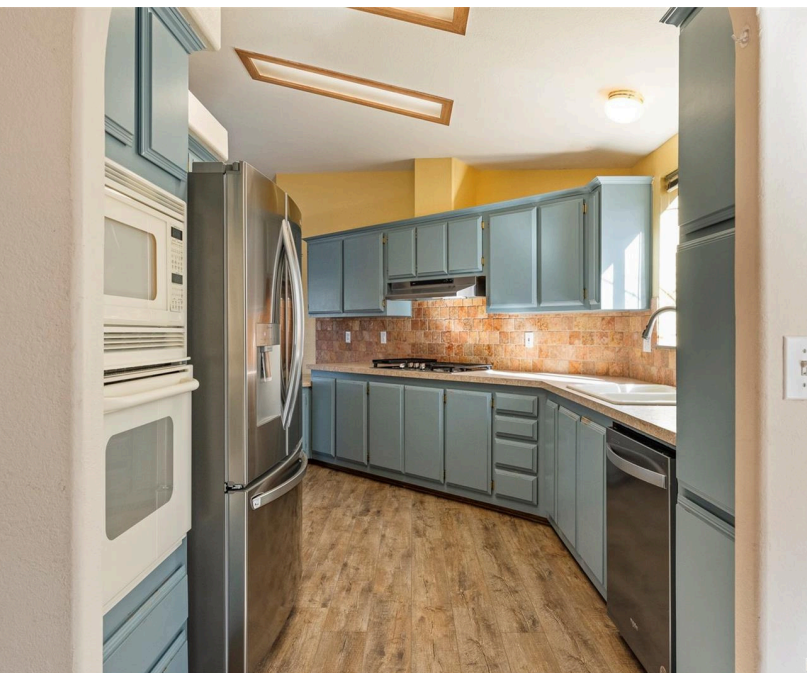
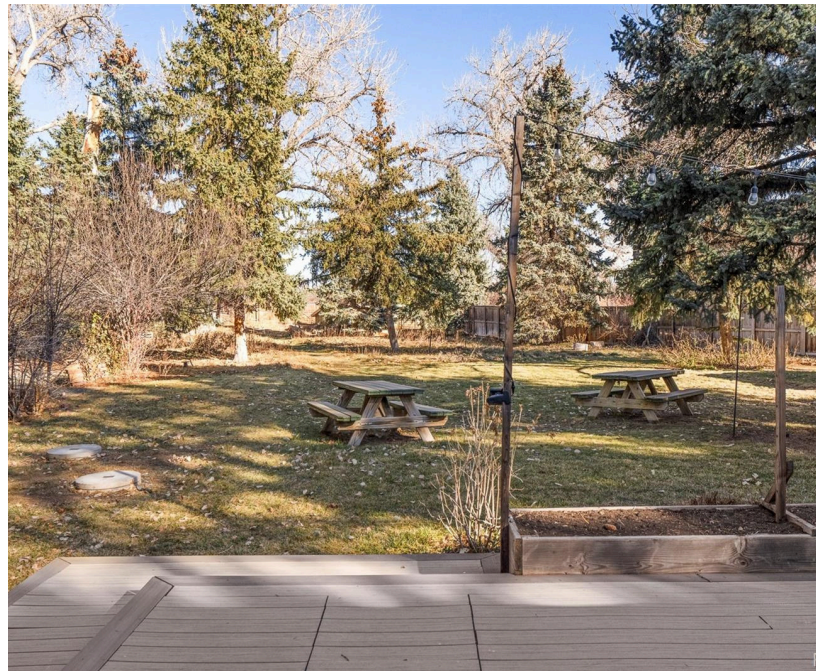


## LOCATION

- Moments to Main Street via the underpass
- Quick access to downtown Louisville amenities, restaurants, and services
- Award-winning Boulder Valley School District
- Convenient commute to Boulder, Denver, and DIA



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# FLOORPLANS

