

For Sale

# W. TEMPLETON GAP TRAIL



**THRIVE**<sup>™</sup>  
COMMERCIAL PARTNERS



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Unlock the potential of this centrally located 7.88-acre infill parcel, offering approximately 4 acres of developable land set in an unparalleled park-like setting with creek frontage. This beautiful property features approximately 1,000 feet of Monument Creek, with the land encompassing both sides of the creek, as well as additional frontage along a portion of Douglas Creek. Ideal for a multi-family or upscale RV park development, the site boasts excellent topography and breathtaking views while maintaining easy access to major thoroughfares, retail centers, schools, and public transportation.

**List price: \$1,750,000**

**7.88ac with ~ 4ac developable**

**Zoning: R5**





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## CONTACT US

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PROPERTY PHOTOS & VIDEOS**

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