

13 Acres at S. Parker Rd. & Castle Oaks

Douglas County Assessor # 2349-270-00-003



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Looking North

Click Here on PDF for Drone Video

Castle Oaks Dr.

Parker Rd. - Hwy 83

www.AerialDroneClick.com

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 no cost (engineering and compaction would be an 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.

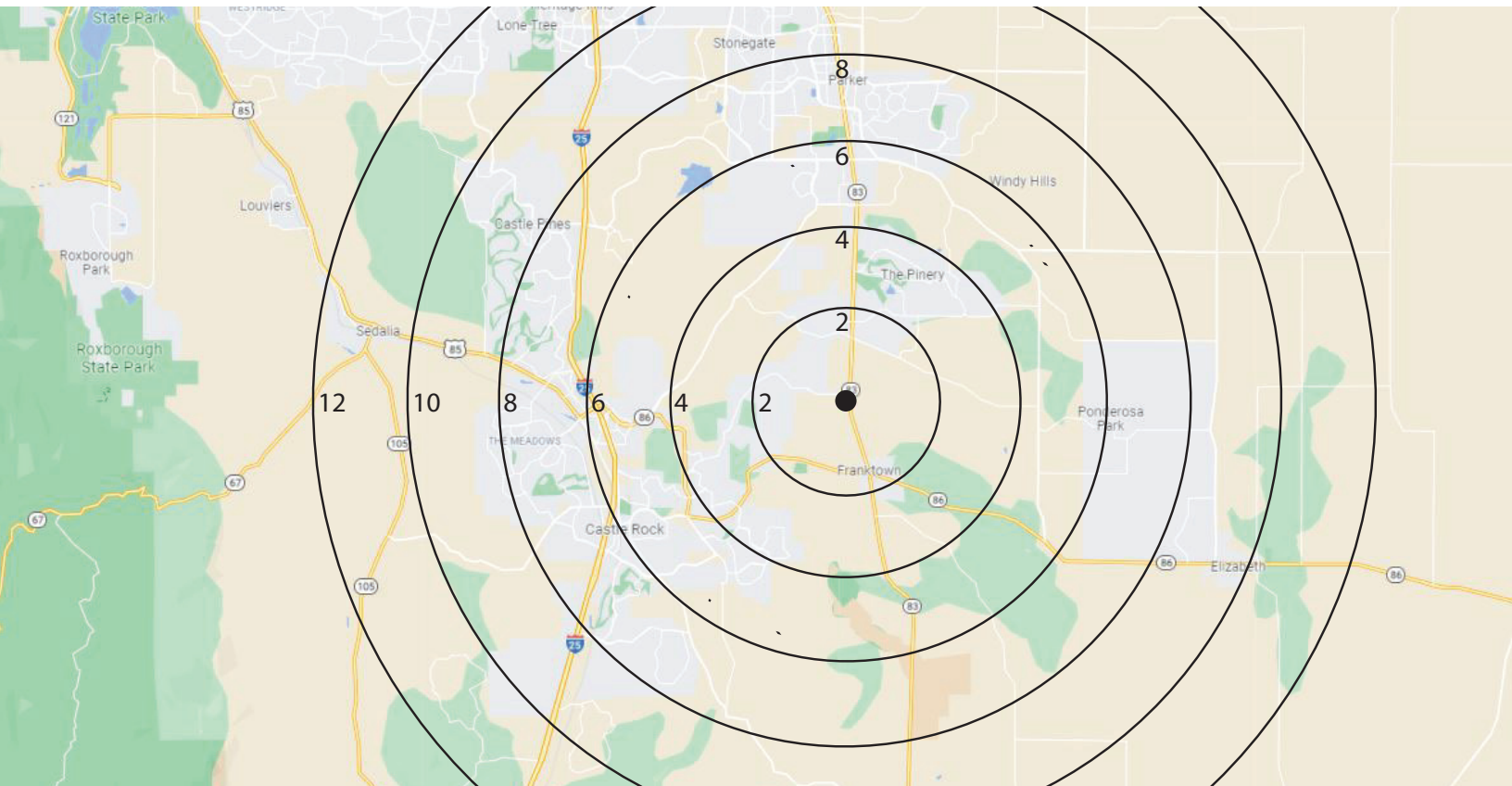
| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---------------|--|-----------|-----------|
| Population: | 294 | 12,562 | 45,999 |
| Households: | 93 | 4,006 | 15,250 |
| Medium Income | \$125,781 | \$142,789 | \$125,703 |
| Medium Age: | 37.40 | 40.60 | 38.60 |
| Traffic: | 16,553 vpd - State Hwy 83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

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Boundary lines provides as a visual reference only and may not be accurate. Consult broker for complete legal description.