

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Littleton Land for Sale – Zoned CM/PL-O

16 W. Dry Creek Circle, Littleton, CO 80120



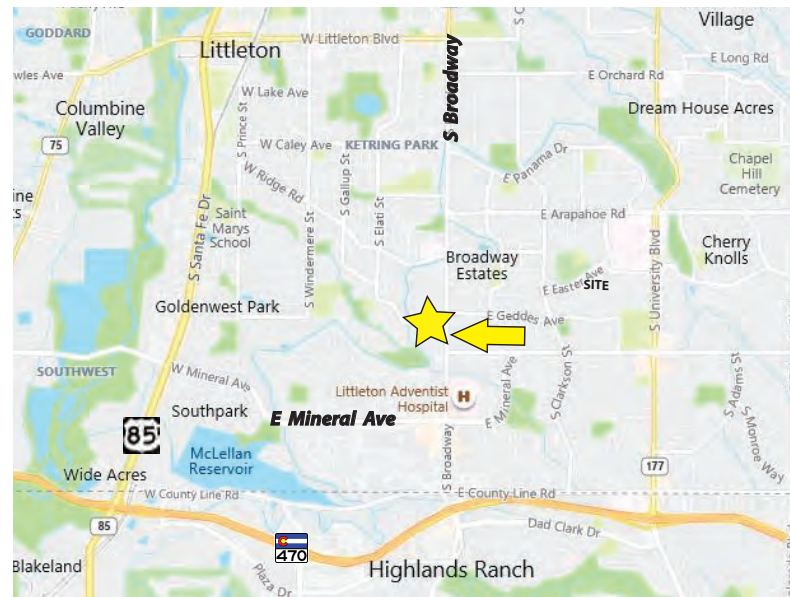
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Highline South Medical Building

<b>FOR SALE:</b>	<b>\$2,650,000</b> (\$12.07/SF)
<b>Land Size:</b>	5.0± Acres
<b>Zoning:</b>	CM/PL-O
<b>Comp Plan:</b>	Corridor Mixed Use <a href="#">Littleton City Code</a>
<b>Taxes:</b>	\$10,078.26 (2020 payable in 2021)
<b>City/County:</b>	Littleton / Arapahoe County



Located in the well-kept Highline Professional Center this infill opportunity provides a development opportunity for Corridor Mixed-Use project. CM is the broadest range of residential, commercial office, retail and service uses that may include single use sites and multi-tenant centers of varying scales, or horizontal or vertical mixed-use development.

## NEW LITTLETON LAND USE CODE

Fuller Real Estate  
(303) 534-4822

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Brokerage  
Disclosure

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5.0 Acres at 16 W. Dry Creek Circle, Littleton



**Littleton Zoning:**

Littleton City Code & Charter

October 19, 2021 - Adopted new Unified Land Use Code, and adopting a corresponding Official Zoning Map

Corridor Mixed-Use (CM)

The CM district provides for the broadest range of residential, commercial office, retail and service uses that may include single use sites and multi-tenant centers of varying scales, or horizontal or vertical mixed-use development. The locations of this district along major corridors are either distant to or buffered from low-density neighborhoods with transitions occurring at the rear of lots or with a street/alley separation. The impacts on the surrounding environs are managed by lot and building design.

PL-O- This overlay district consolidates the PD and PDO districts of the former zoning regulations into a single Planned Overlay (PL-O) district. The PL-O overlay district allows the existing PD and PDO districts to continue until they are amended or terminated.

Master Development Plan provides a process for large-scale projects requiring coordinated infrastructure and improvements or any projects proposed for development in phases.

Zoning Map



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	11,578	106,808	268,151
 Households	4,718	44,476	105,453
 Average Income	\$117,672	\$115,548	\$124,936
 Median Age	42.20	40.90	40.00
 Traffic	32,146 vpd at S. Broadway at W. Dry Creek Ct.		

Source: CoStar 2020