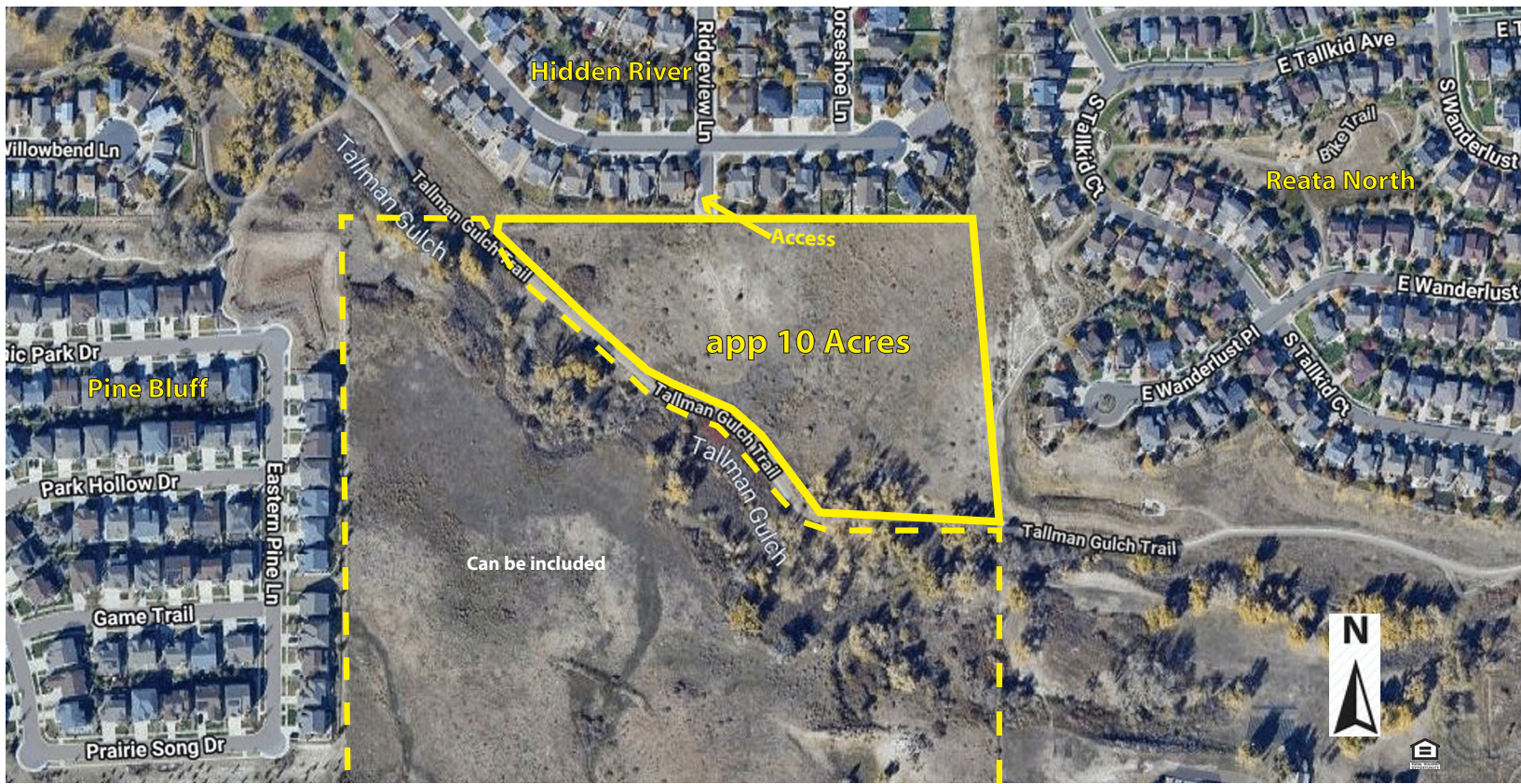


Development Land in Parker

Hilltop Road, One Mile East of Parker Rd, Parker, CO



LAND OVERVIEW

PROPERTY NARRATIVE

Lot Size:	10± AC
Zoning:	Rampart Range Station PD
Access:	Ridgeview Lane on the north
Proposed Use:	Up to 29 SFR (Single Access Point)
Water/Sewer:	Parker Water & Sanitation (lines nearby on the north)

The property is south of, and adjacent to, the Hidden River subdivision.

The site slopes down gently to the south, with open views to 20-acres of open fields with native grasses and clusters of trees adjacent on the south side of Tallman Gulch Trail. This 20-acre site is not “buildable” but could provide land for a public park, and might be included with the purchase of the 10-acre site.

Bordering the site on the south is Tallman Gulch Trail, one of the most popular trails in Parker. This 8-foot wide paved trail winds more than 3-miles in length and offers several notable spots including Tallman Meadows Park (1/4 mile east of the site).

For Sale: Contact Broker for Pricing

Fuller Real Estate
(303) 534-4822

Brokerage Disclosure to Buyer

Cary Clark
(720) 724-3339 mobile
CClark@FullerRE.com



www.FullerRE.com

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS

The area within three miles of the property shows a recent Population of 107,000 with an Average Annual Household Income of \$155,000. Sales of higher-end homes located within one-half mile of the site have been in the \$850,000 to \$1.1 million price range.



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.