

# Larkspur Commercial Development Land

8516 Spruce Mountain Rd, Larkspur, CO 80118



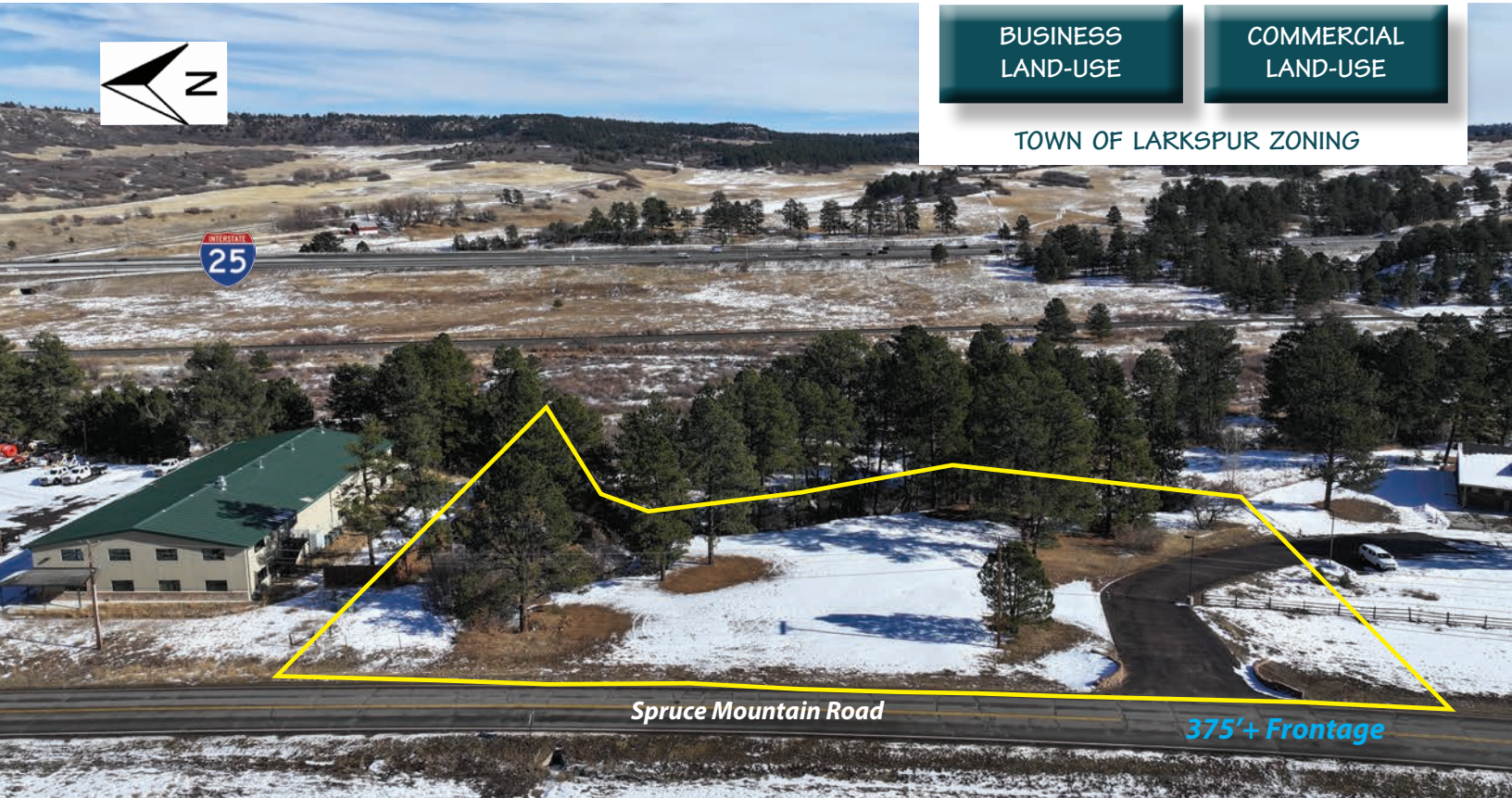
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BUSINESS  
LAND-USE

COMMERCIAL  
LAND-USE

TOWN OF LARKSPUR ZONING



Spruce Mountain Road

375'+ Frontage

## VACANT LAND FOR SALE / LEASE

Boundary lines are for visual representation only and are not exact. Please contact broker for county records and legal description.

### SALE INFORMATION

<b>Land Area:</b>	2.01 Acres / 87,764 Sq.Ft.
<b>City/County:</b>	Town of Larkspur / Douglas County
<b>Pricing:</b>	Call Broker for Sale & Ground Lease Opportunities
<b>Zoning:*</b>	Town of Larkspur Commercial District (Includes Business District)
<b>Taxes:</b>	\$7,317 (2023)

### DEVELOPMENT INFORMATION

<b>Electric:</b>	CORE Electric Cooperative
<b>Gas:</b>	Black Hills Energy
<b>Water/Sanitation:</b>	Town of Larkspur
<b>Max Bldg Coverage:</b>	30,717 SF (35%)
<b>Max Bldg Height:</b>	50'

*\*Permitted Uses found on the back*

#### Water Tap Fees:

3/4"	1"	1.5"	2"	3"	4"
\$9,200	\$18,400	\$36,800	\$64,400	\$165,600	\$261,280

#### Waste Water Tap Fees:

\$10,200 Per EQR

Fuller Real Estate  
(303) 534-4822



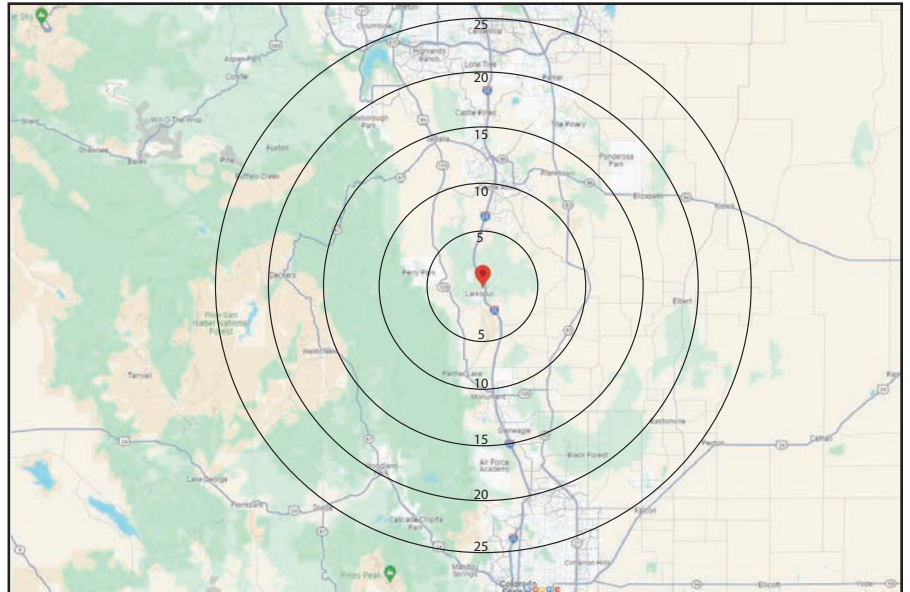
BROKERAGE  
DISCLOSURE

**Jason Russ**  
(720) 974-2794 direct  
(609) 240-6549 mobile  
JRuss@FullerRE.com



I-25 Exit 172: .50 Miles  
Larkspur Commercial Core .30 Miles

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**Zoning/Land Use**

**Permitted:**

- Gas & C-Store
- Bank (Drive-thru)
- Grocery
- Health/Athletic Club
- Veterinary Clinic
- Restaurant (Drive-thru)
- Drugstore
- Hardware Store
- Medical/Dental Clinic

\*See Linked Land-Use Tables for more Permitted Uses

**Conditional / Special Review:**

- Flex/Office Warehouse
- Commercial Storage Area
- Automotive Service
- Car Wash
- Mini-Warehouses
- Tire Supply/Service

\*See Linked Land-Use Tables for more Conditional Uses

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	95	2,201	4,034
Households	35	812	1,498
Median HH Income	\$141,071	\$139,884	\$142,685
Median Age	53.60	52.90	52.30
Traffic	69,675 VPD @ I-25 & Upper Lake Gulch Rd		