LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

35 AC Development Land For Sale

9616 Titan Rd, Littleton, CO 80125

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PROPERTY OVERVIEW

Lot Size: 35.13± Acres

Zoning: A-1 Agricultural

Taxes: $13,650.44

Unincorporated Douglas County

Note: Seller may retain a portion of the property. Size, shape, and location to be determined.

PROPERTY NARRATIVE

This 35-acre development site is located about 1.5 miles west of the master-planned community of Sterling Ranch. Spanning nearly 4,000 acres, to-date Sterling Ranch has built over 3,000 homes with a total build-out of 16,000 homes planned.

The nearby Zebulon Regional Sports Complex is a massive 500-acre sports complex that will be developed over the next few years and will be approximately 4 miles away to the Southeast. Construction estimated to start in 2027.

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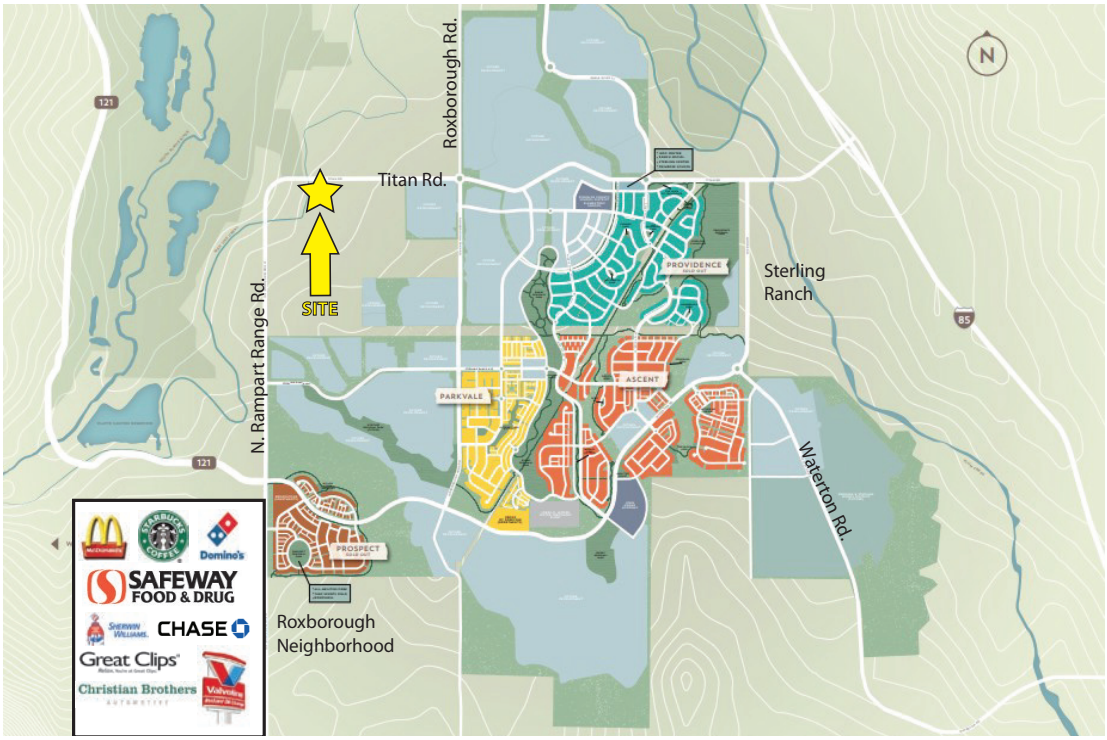

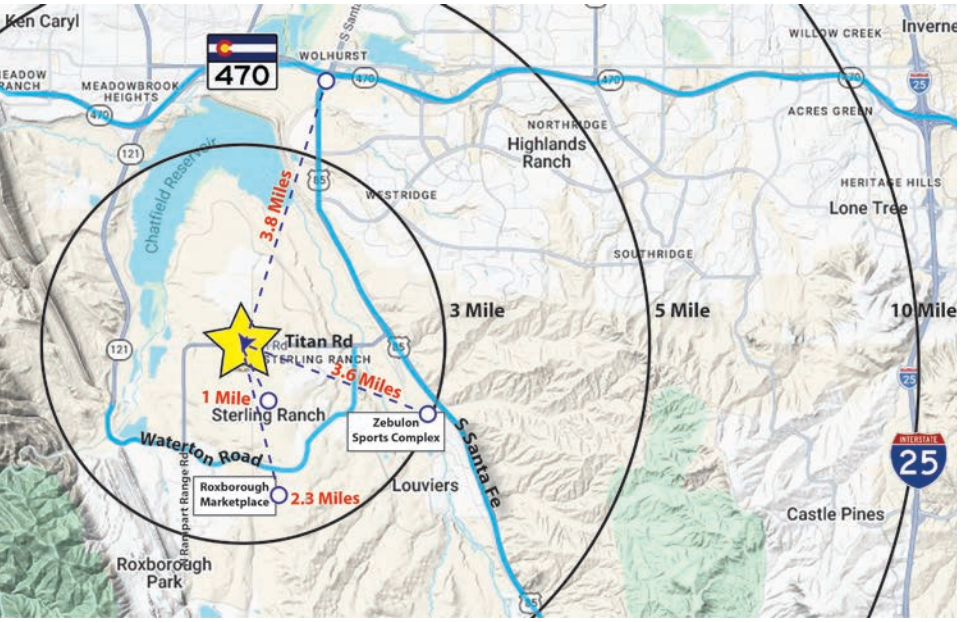

DEMOGRAPHICS	3 Mile	5 Miles	10 Miles
Population	23,625	81,035	420,478
Households	7,454	29,019	158,635
Median HH Income	$154,341	$144,412	$128,629
Median Age	41.60	43.10	42.90

Traffic (2026) - 12,728 vpd - W Titan Rd @ N Roxborough Rk Rd

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.