

RESIDENTIAL CORNER PRICE REDUCED FOR QUICK SALE

41101 Crooked Tree Ranch Circle, Parker, CO 80138



OFFERING SUMMARY

407' FRONTAGE ON SINGING HILLS RD.

Reduced Sale Price As of March 1, 2026:

\$470,000

Lot Size:

5+ Acres

Property Taxes - 2024:

\$5,447.96 Est. 2025 taxes: \$5,685.32

Zoning:

RA-1

PROPERTY DESCRIPTION

Prospective Residential Corner available for New Home Development. Current zoning is intended for low-density residential development alongside non-commercial agricultural uses. It allows for single-family dwelling per lot, along with accessory uses like home occupations, household pets and some agricultural activities.

PROPERTY HIGHLIGHTS

According to State Demographics Office, Elbert County's population is projected to increase by 11% in the next 5 years and by nearly 60% in the next 20 years. **Median Household Income in Elbert County is \$124,000 - 42% above the state average.**

Only a few blocks west from Singing Hills Elementary and 4.1 miles from Cimarron Middle School.

JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.

CO #ER001314346

303.454.5425

jhirschfeld@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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TRAFFIC COUNTS

Parker Rd. N of Hess Rd.	53,559/vpd
Parker Rd. S of Stroh Rd.	40,306/vpd
Hilltop Rd. N of Singing Hills Rd.	15,422/vpd

*Traffic counts provided by drcog

DEMOGRAPHICS

	2 MILE	3 MILE	5 MILE
2024 Total Population	1,524	6,048	23,381
2029 Population Projection	1,774	7,060	32,516
Annual Growth 2024- 2029	3.3%	3.3%	2.9%
2024 Average Household Income	\$173,597	\$173,946	\$174,100
Businesses	58	120	462
Employees	310	523	2,582

*Demographics provided by CoStar

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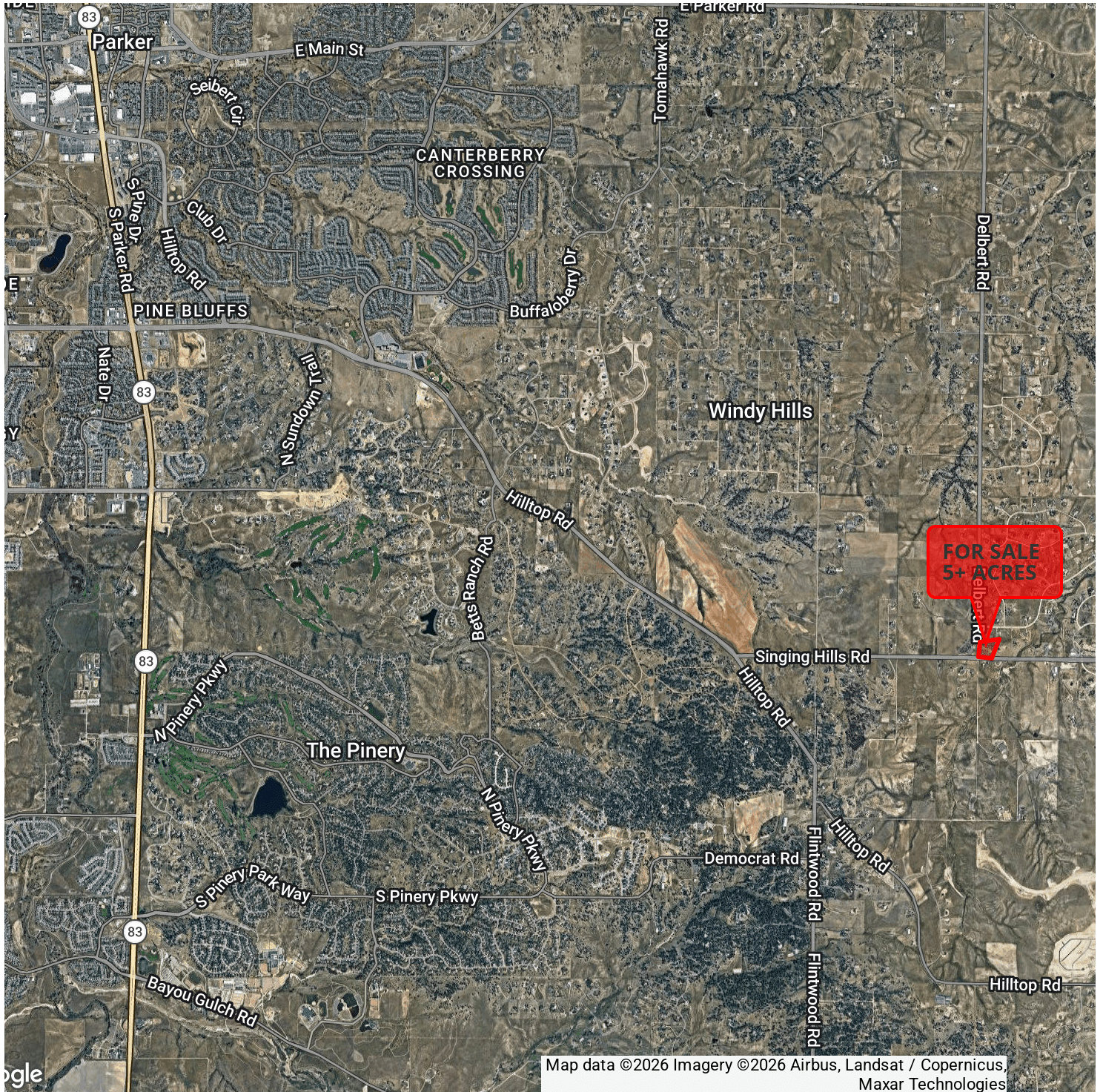
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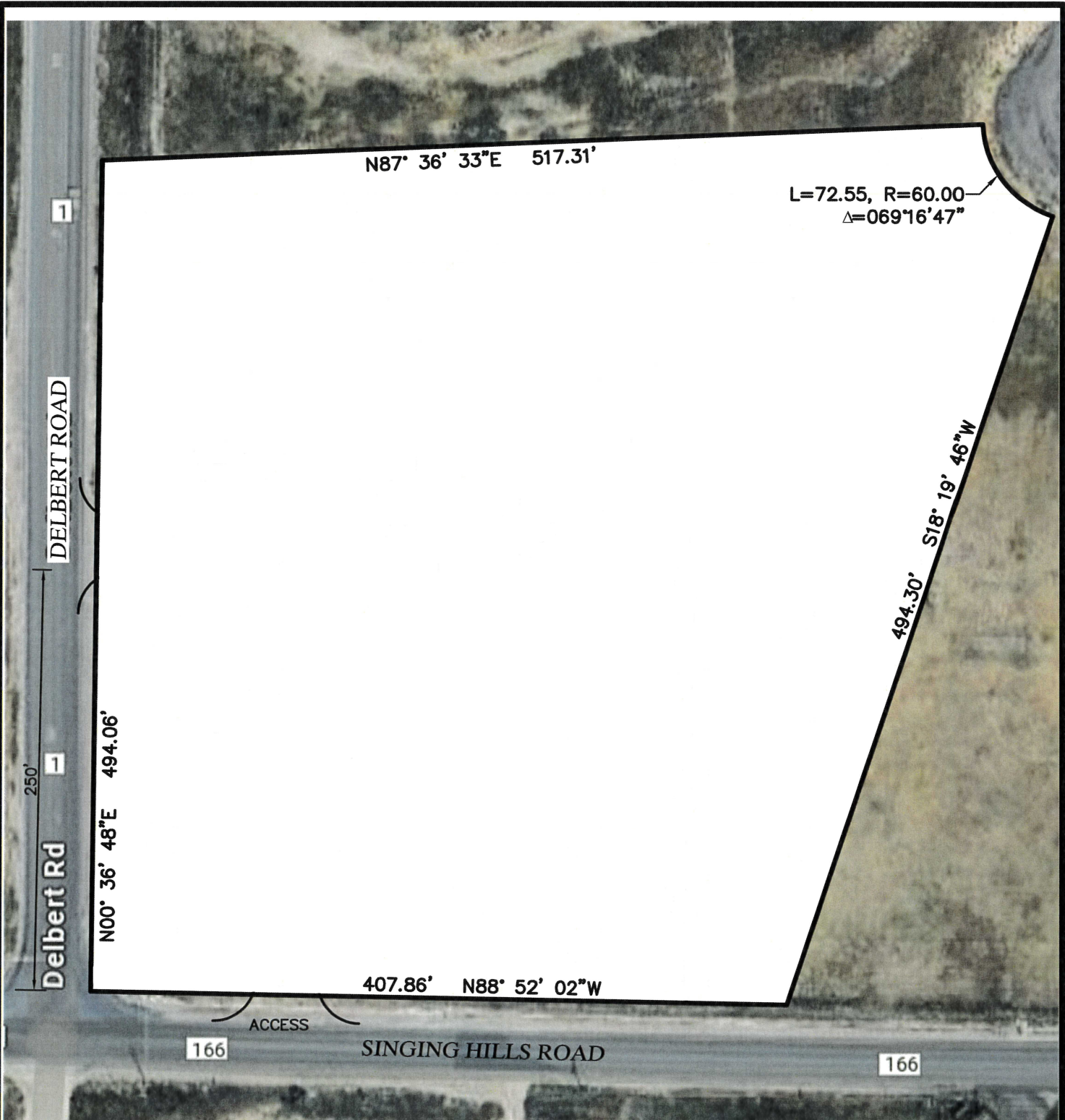
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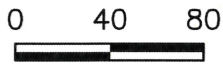
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SECTION: 3 TOWNSHIP:7 RANGE: 65SUBDIVISION: CROOKED TREE RANCH LOT: 0004



SCALE: 1" = 80'

SITE PLAN B
41101 CROOKED CREEK RANCH CIRCLE
DATE: MAY 5, 2025
SHEET 1 OF 1

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / vermillionpeak.com