



**PRICE REDUCED!** FOR SALE

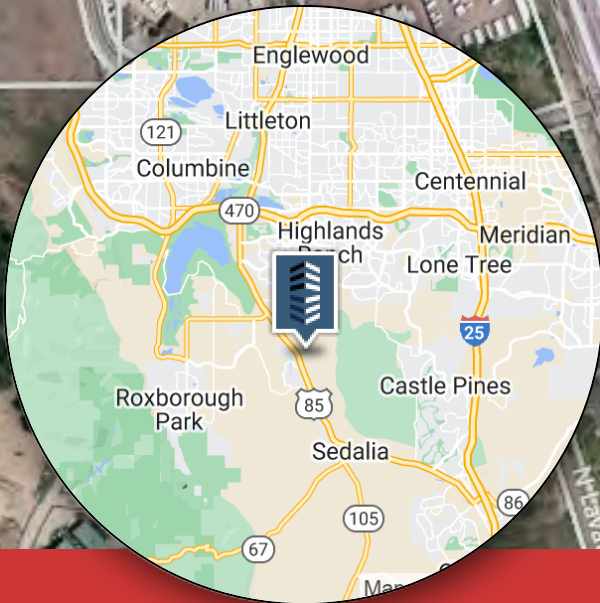
35 AC ZONED FOR OUTDOOR STORAGE

5635 Kelly Ct. | Littleton, CO 80125

~~**\$8,000,000**~~

**\$4,950,000**

**RV-BOAT-EQUIPMENT  
RENTAL - CAR SALES -  
STORAGE AND MORE!**



**ZONED FOR RV/BOAT STORAGE,  
ASSEMBLING, CONTRACTOR USES, ETC.**

**CONTACT:**

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## OFFERING SUMMARY

**Sale Price:**

**\$4,950,000**  
~~\$8,000,000~~

**Gross Lot Size:**

35.92 Acres

**Usable Acreage**

~13 Acres

**APN #:**

R0488446

**Taxes:**

2024 Est. - \$299 (Ag Designation)

**Zoning:**

AG - Underlying Planned Development

**City/County:**

Littleton/Douglas

## PROPERTY HIGHLIGHTS

- Excellent Access and Visibility from US-85 N (S Santa Fe Dr.)
- Easy Access from Denver (North) as well as Colorado Springs (South) into the rest of the Metro Area
- Immediate Surrounding Areas include high end residential in Castle Pines (The Village, Daniel's Gate, Castle Pines North, Sterling Ranch) and booming town of Castle Rock.
- Complimentary Storage uses neighboring the property
- Located in an established Industrial Planned Development
- Enjoy low taxes while going through development process
- Douglas County is limiting new outdoor storage and Industrial Zonings
- Utilities need to be brought to site - Septic/Well
- Underlying PD Zoning Uses by Right - Assembling and Light Manufacturing, Boat Sales and Storage, Building Material Wholesale/Retail, Equipment Rental, Motor Vehicle sales service and repair, RV storage, Contractor Uses, Storage and Warehouse Facility, Distribution and more!

County

# Douglas County, Colorado

Douglas County, Colorado has 840.9 square miles of land area and is the 47th largest county in Colorado by total area. Douglas County, Colorado is bordered by Teller County, Colorado, Elbert County, Colorado, El Paso County, Colorado, Jefferson County, Colorado, and Arapahoe County, Colorado.

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// United States / Colorado / Douglas County, Colorado



### Populations and People

Total Population  
**357,978**  
*P1 | 2020 Decennial Census*



### Employment

Employment Rate  
**70.1%**  
*DP03 | 2022 American Community Survey 1-Year Estimates*



### Business and Economy

Total Employer Establishments  
**10,209**  
*CB2100CBP | 2021 Economic Surveys Business Patterns*



### Income and Poverty

Median Household Income  
**\$140,003**  
*S1901 | 2022 American Community Survey 1-Year Estimates*



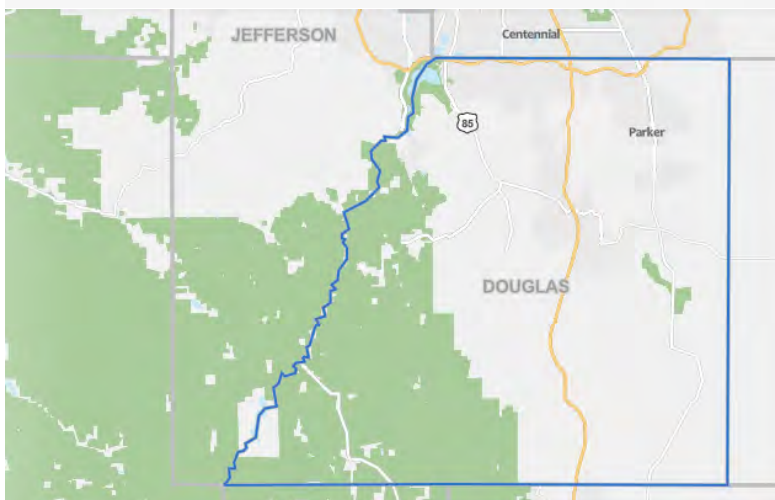
### Housing

Total Housing Units  
**135,643**  
*H1 | 2020 Decennial Census*



### Families and Living Arrangements

Total Households  
**140,100**  
*DP02 | 2022 American Community Survey 1-Year Estimates*



### Education

Bachelor's Degree or Higher  
**61.9%**  
*S1501 | 2022 American Community Survey 1-Year Estimates*



### Health

Without Health Care Coverage  
**3.3%**  
*S2701 | 2022 American Community Survey 1-Year Estimates*



### Race and Ethnicity

Hispanic or Latino (of any race)  
**34,110**  
*P9 | 2020 Decennial Census*



Douglas County, including Castle Pines, Castle Rock, and the up-and-coming Sterling Ranch development, is experiencing a demographic surge, attracting individuals drawn to its upscale living and recreational opportunities.

With a median income surpassing \$120,000, Castle Pines and Castle Rock boast affluence, enticing residents with significant disposable incomes. Meanwhile, Sterling Ranch is becoming a magnet for newcomers, with over 1,500 families moving in annually, eager to embrace its modern living and natural surroundings.

Recreational vehicle usage is prevalent among residents, reflecting a culture of adventure and leisure. As industrial land development diminishes, Douglas County is adapting to meet the demand for residential and recreational spaces, potentially revising zoning regulations to accommodate this growth.

In summary, Douglas County's demographics, marked by high incomes, rapid population influx, and a penchant for outdoor recreation, underscore its allure as a premier destination for those seeking luxury living amidst Colorado's natural beauty.

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