

13 Acres - S Parker Rd & Castle Oaks Dr

Douglas County Assessor #2349-270-00-003



OVERVIEW

Located at the SWC of S. Parker Rd. (Hwy 83) and Castle Oaks Dr., which is about 2-miles north of Franktown, this 13-acre site is sitting in the pathway of development. Castle Oaks Dr. is a lighted intersection. Commercial development application would be favorably received by the Town of Castle Rock. Seller's water consultant believes that water, sewer and drainage are available from local water and sanitation district. Seller has spoken to master developer who has excess fill dirt at a nominal cost (engineering and compaction would be a buyer expense). Currently zoned Agricultural (AG) in Douglas County.

The Assessor Parcel# is 2349-270-00-003 and the Assessor Account # is R0353102.

DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population:	294	12,562	45,999
Households:	93	4,006	15,250
Medium Income	\$125,781	\$142,789	\$125,703
Medium Age:	37.40	40.60	38.60
Traffic:	16,553 vpd - State Hwy 83 at Lost Lake Dr.		

Fuller Real Estate
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**Brokerage Disclosure
to Tenant**

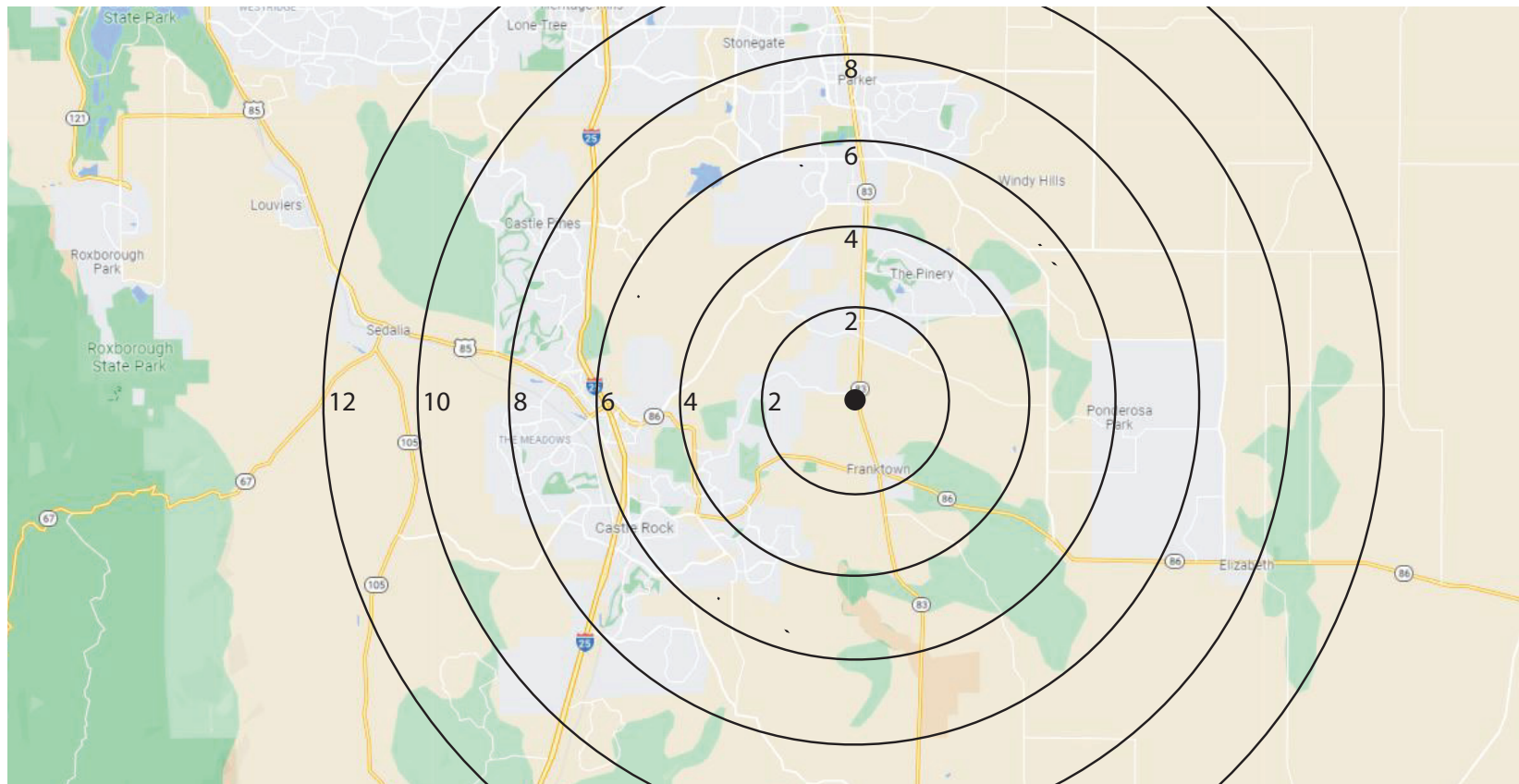
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Looking West

Castle Oaks Dr.

Parker Rd. - Hwy 83

Boundary lines provides as a visual reference only and may not be accurate. Consult broker for complete legal description.

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.