

LAND FOR SALE

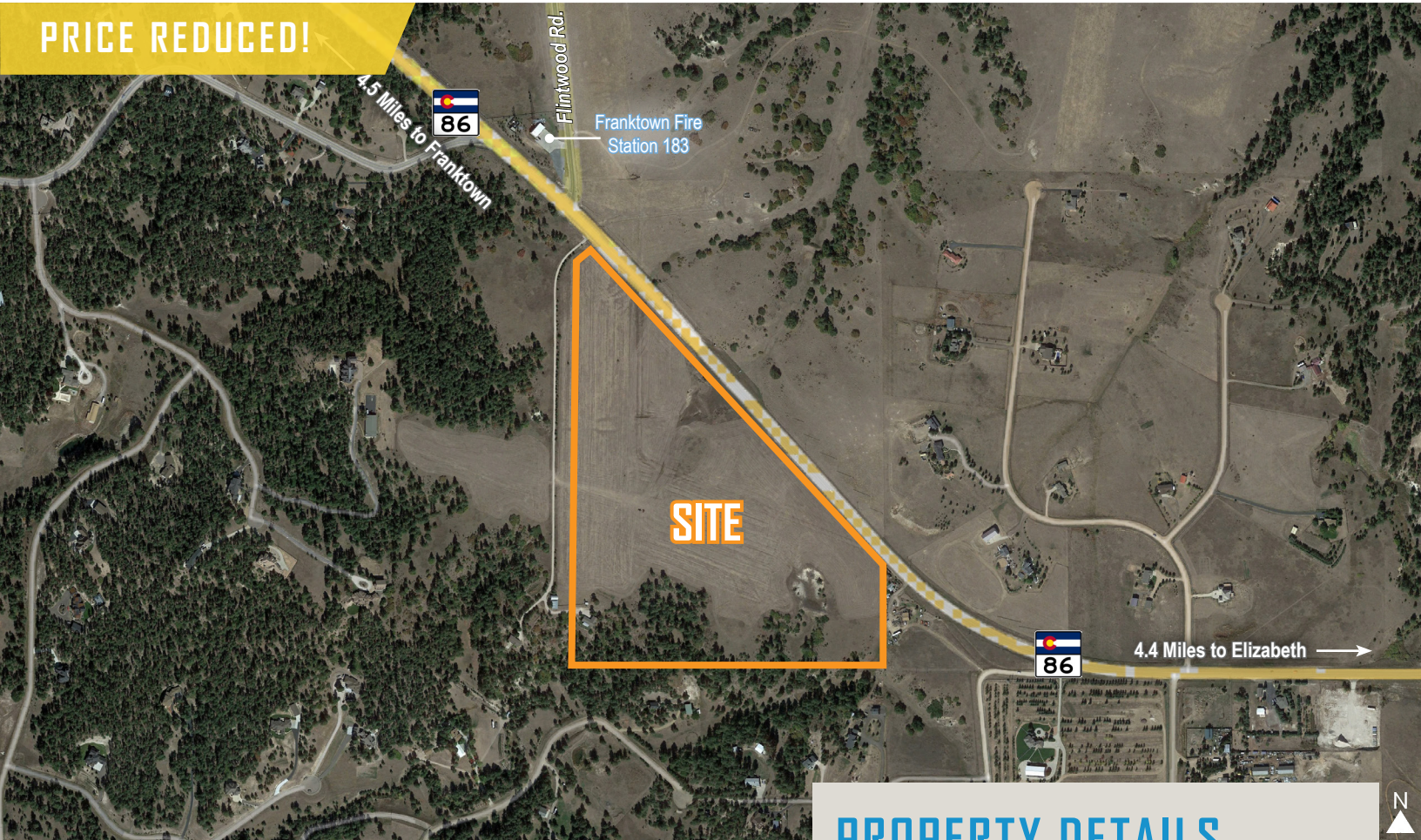
INVESTMENT / DEVELOPMENT LAND - 56.88 AC

11224 E. STATE HIGHWAY 86, FRANKTOWN, CO 80116



TREVEY
COMMERCIAL
REAL ESTATE

PRICE REDUCED!



PROPERTY FEATURES

- Prime ±56.88 Acres Available Immediately
- 2,325' Frontage Along Highway 86
- Property Line at the SEC of Highway 86 & Flintwood Rd.
- Property Includes 1,804 SF Residence with 3 Bedrooms / 2 Bathrooms - Built in 2000
- Spectacular Mountain Views of Entire Front Range
- Large Lot for Residential Development Opportunity
- Currently Zoned Agriculture, Potential to Re-Zone
- **Restricted Uses:** RV & Boat Storage, Self-Storage

PROPERTY DETAILS

SITE SIZE	±56.88 AC
SQUARE FEET	Residence: ±1,804 SF
SALE PRICE	\$1,750,000 \$1,400,000
PROPERTY TAXES	\$3,572.42 (2022)
CITY / COUNTY	Franktown / Douglas
WATER / SAN	Well / Septic
GAS / ELECTRIC	Black Hills Energy / CORE
FRONTAGE	2,325' on Highway 86
ZONING	Agricultural

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

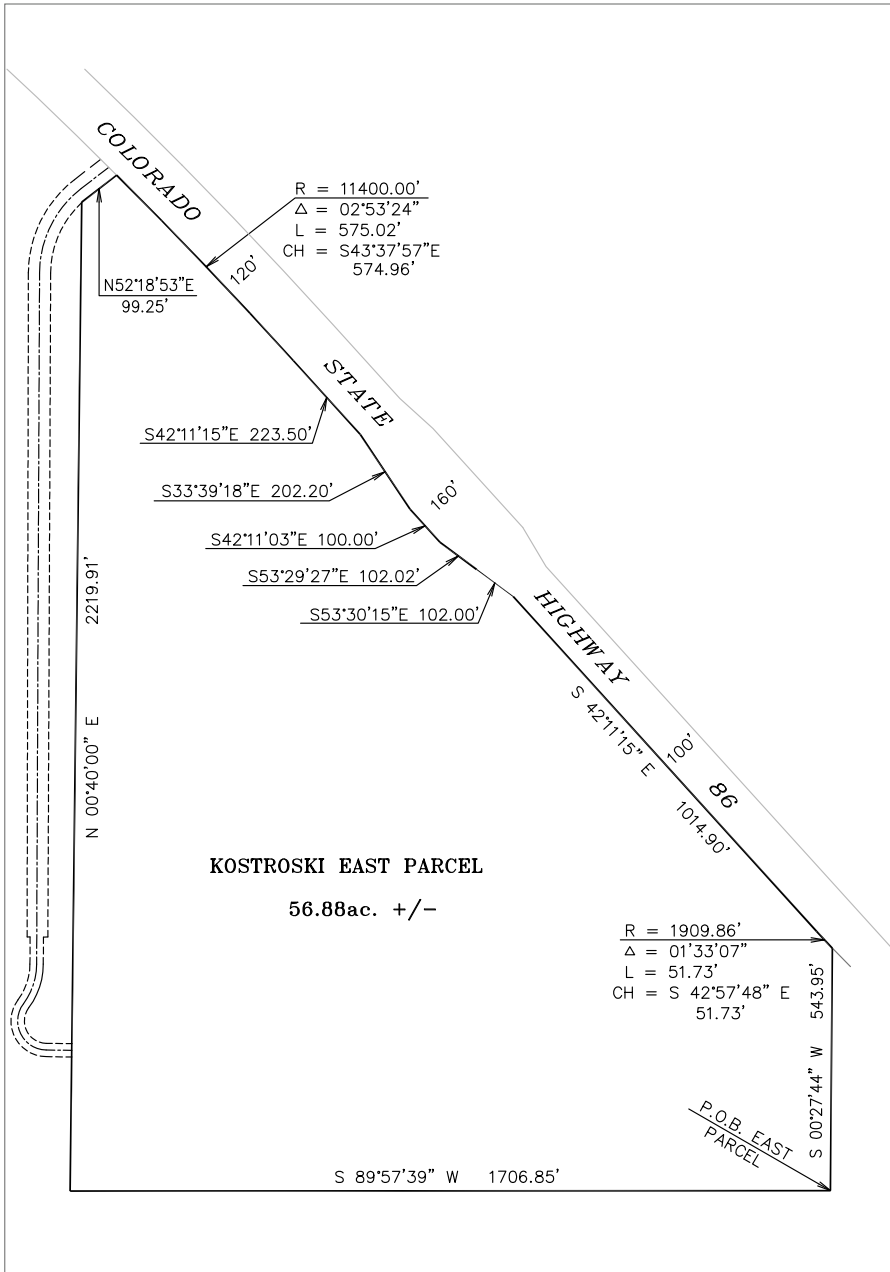
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SITE DETAIL



2024 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	1,860	689	\$152,291
5 Mile	11,304	4,072	\$139,261
10 Mile	81,321	28,292	\$147,479

TRAFFIC COUNTS

Average
Approx. 9,400 VPD at Flintwood Rd. & Highway 86
Approx. 11,000 VPD along Highway 86 West to Franktown
Approx. 16,000 VPD at Highway 86 & Parker Rd.



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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