

LAND FOR SALE

INVESTMENT / DEVELOPMENT LAND - 40.20 AC

11214 E. STATE HIGHWAY 86, FRANKTOWN, CO 80116



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime ±40.20 Acres Available for Subdivision from 56 Acre Parcel
- 501' Frontage Along Highway 86
- Property Abuts Intersection of State Highway 86 & Flintwood Rd.
- Spectacular Mountain Views of Entire Front Range
- Heavily Treed with Multiple Custom Home Sites
- Currently Zoned Agricultural
- Development Opportunity for 5-Acre Residential Subdivision
- Sale Subject to Subdivision from Larger Parcel at Buyer's Expense
- Current Owner Will Require Access Easement to Remaining Home Site on the South
- **Cannot be Rezoned for Commercial Uses** (RV & Boat Storage, Self-Storage, etc.)

PROPERTY DETAILS

SITE SIZE	±40.20 AC
SALE PRICE	\$1,350,000.00
PROPERTY TAXES	\$1,352.00 (2023)
CITY / COUNTY	Franktown / Douglas
WATER / SAN	Well / Septic
GAS / ELECTRIC	Black Hills Energy / CORE
FRONTAGE	501' on Highway 86
ZONING	Agricultural

TREVEY COMMERCIAL

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

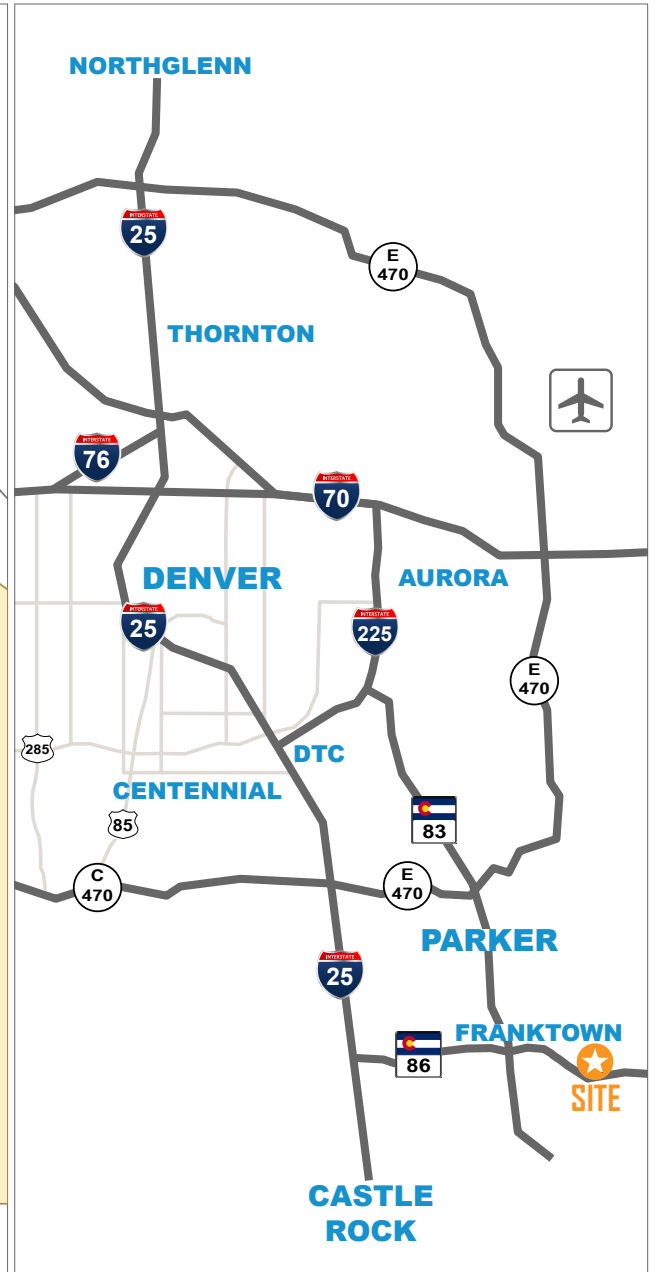
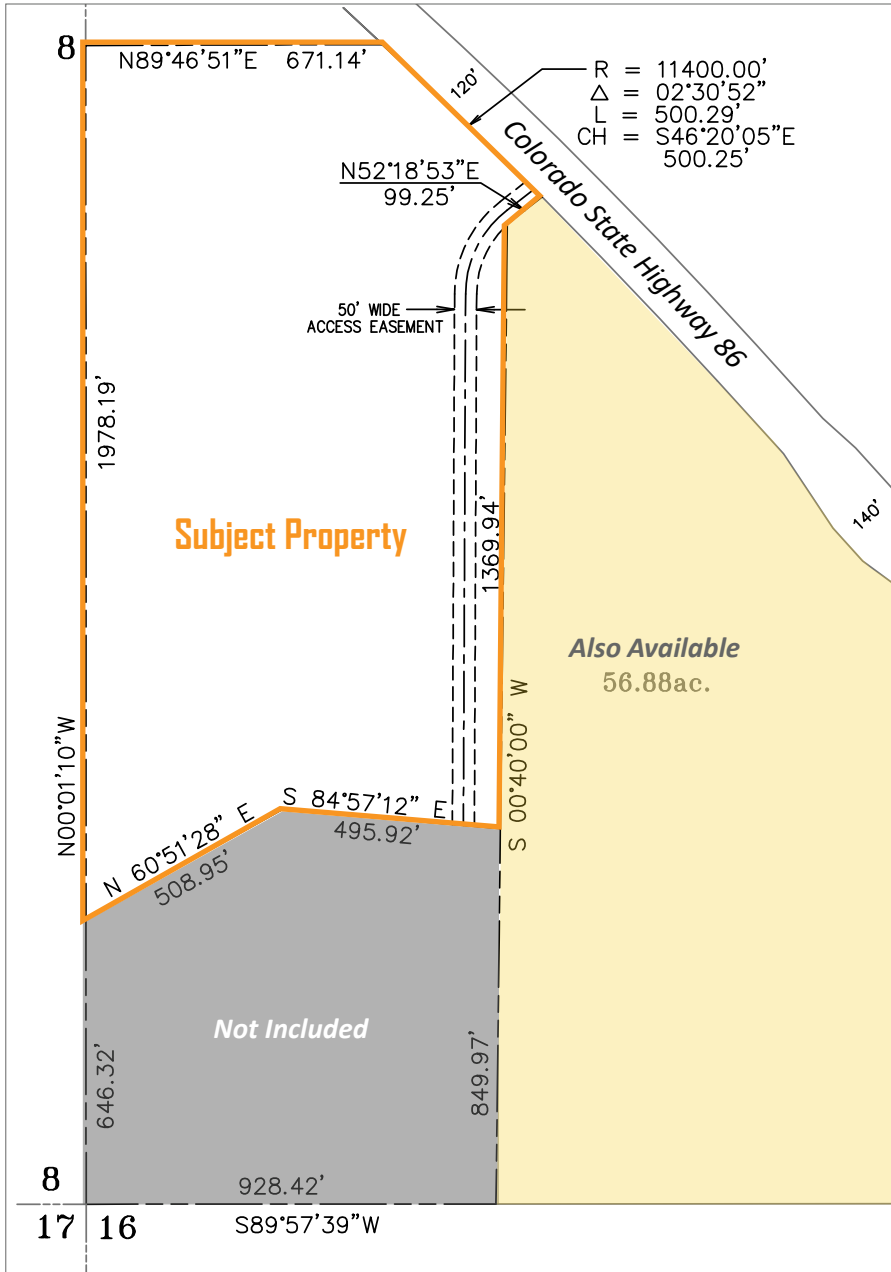
HEATH HONBARRIER

V.P. Sales & Leasing
heath@trevey.com
C: 720-252-0144

MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

SITE DETAIL



2023 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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