



Vacant Land



2.01 Acre

## PROPERTY DETAILS

Septic - Pressurized sewer line is installed. Upon owner constructing a building they will need to connect to the line and place a pump into a sewer pit to push it down the pressurized line.

Road - Main loop through property is shared road along with parking lot area and signage.

Water - Provided by Town of Larkspur

FOR A VIRTUAL TOUR CLICK ON THIS LINK - <https://vrtourhosts.com/listing/24732> -

Please visit Douglas County for Permitted Uses. Located in the City of Larkspur, Douglas County. Example of some permitted uses Retail, Bank, Barber and Beauty Shop, Church, Commercial Parking, Hospital, Hotel, Laboratories, Library, Various Medical Services, Motel, Museum, Offices, Post Office, Restaurant, Veterinary Clinic Accessory uses and Buildings. All



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information is deemed reliable, however, Buyer and Buyers Agent to complete their own due diligence and confirm all zoning, gas, water and sewer tap fees along with permitted usage. ALTA Survey available in supplements.

There are 2.0148 acres near current highway expansion on 1-25 increasing lanes to 6 from 4 running to and from Monument to Castle Rock increasing traffic exposure daily. Approximately 10 miles to Town of Castle Rock and 40 miles to Downtown Denver. Opportunity knocks near an all new construction site with the proposed Larkspur Travel Center set to include a food court, indoor and outdoor seating areas, dog park and fueling station and a convenience store. Vacant commercial land available now! Do not miss out on this one.



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