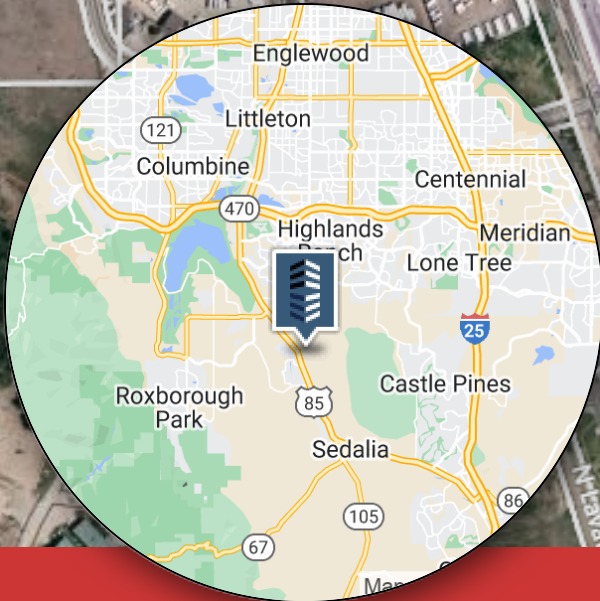




FOR SALE

35 AC ZONED FOR OUTDOOR STORAGE

5635 Kelly Ct. | Littleton, CO 80125



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

## CONTACT:

### GREG KNOTT

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### EARL DUFFY

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM





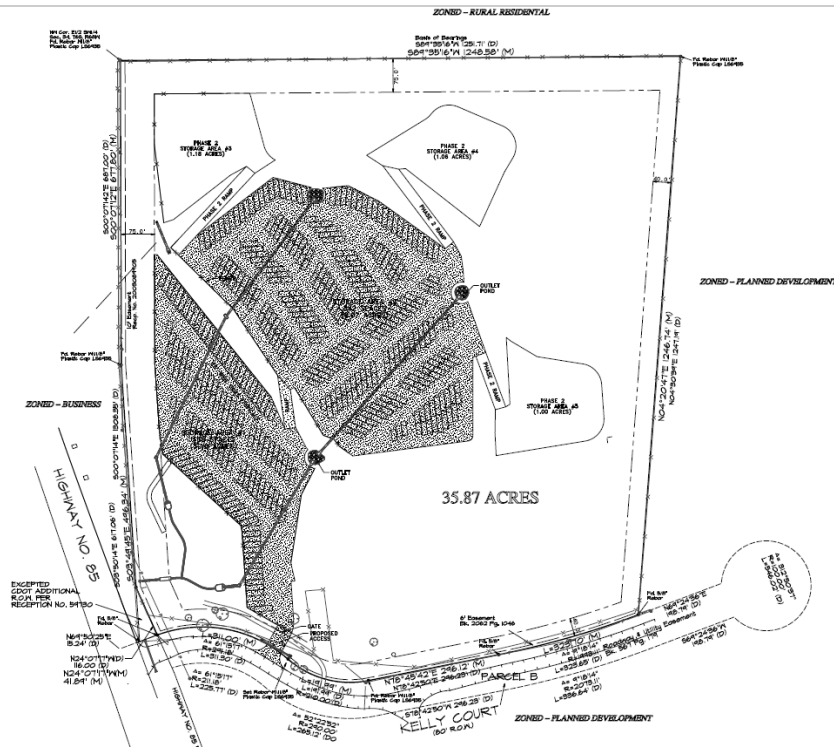
## OFFERING SUMMARY

<b>Sale Price:</b>	\$8,000,000
<b>Lot Size:</b>	35.92 Acres
<b>APN #:</b>	R0488446
<b>Taxes:</b>	2024 Est. - \$299 (Ag Designation)
<b>Zoning:</b>	AG - Underlying Planned Development
<b>City/County:</b>	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

# 35 AC OF PRIME INDUSTRIAL LAND



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