

## Clear Creek County Development Opportunities | 2016

### Commercial Ground Empire

<b>Location:</b> Junction of I-70 and US Hwy. 40	<b>Zoning:</b> Varied
<b>Distance to I-70/US 40:</b> ¼ mile off I-70	<b>Water:</b> Private
<b>City:</b> Unincorporated	<b>Sewer:</b> Private
<b>Land Use:</b> Vacant	<b>Access:</b> US Hwy. 40 and Hwy. 6
<b>Possible Use:</b> Hotel, Commercial, Retail, Multi-Family, RV Park, Single Family, Corporate Headquarters	<b>Topography:</b> Sloping, steep, flat meadow
<b>Price:</b>	<b>Improvements:</b> No
<b>Size/Acres:</b> 150 Acres	<b>Electricity:</b> Yes
<b>Amenities:</b> Incredible vistas, water rights, unique property along the I-70 corridor	<b>Gas:</b> Yes
<b>Owner:</b> Douglas Mtn. Ranch and Preserve	
<b>Contact:</b> Jim Pals 5695 N. Strawberry Lane Castle Rock, CO 80108	<b>Comments:</b> 150 acres highly developable property with tremendous access to ski areas, metro Denver, and DIA, Enterprise Zone