

## Clear Creek County Development Opportunities | 2016

### Commercial Ground Floyd Hill

<b>Location:</b> Floyd Hill – North side of I-70 on US Hwy. 40	<b>Zoning:</b> MR-1
<b>Distance to I-70/US 40:</b> On I-70/US 40	<b>Water:</b> Private
<b>City:</b> Unincorporated County	<b>Sewer:</b> Septic
<b>Land Use:</b> 1 Home	<b>Access:</b> US Hwy. 40
<b>Possible Use:</b> Single Family Homes, Recreation	<b>Topography:</b> Sloping
<b>Price</b>	<b>Improvements:</b> One Single Family Home
<b>Size/Acres:</b> 144 Acres	<b>Electricity:</b> Yes
<b>Amenities:</b> South Facing, Excellent Location	<b>Gas:</b> Yes

<b>Owner:</b> Johannes & Maria Van Der Vleaten	<b>Taxes:</b>
<b>Contact:</b> Tammy Marasia Your Castle 303/875-5900	<b>Comments:</b> One single family home. Beautiful views. Enterprise Zone