

VERIFIED SITE: DOUGLAS COUNTY BUSINESS PARK

Site Information

Asking Price	\$7 / sf, plus cost sharing / Metro District for improvements
Size	196.4 acres
Location	8021 Spruce Mountain Road, Larkspur, CO 80118
Owner	P3 Advisors LLC, as contract holders
Zoning	Industrial and Agricultural

Transportation Access

Airport	28 miles to Centennial Airport, 56 miles to DEN, 41 miles to Colorado Springs Airport
Highway	Immediately adjacent to I-25
Rail	Joint rail line served by BNSF and UP



Utilities

Electric	CORE Electric Cooperative Multiple substations <5 miles with up to 30MW capacity available
Natural Gas	Black Hills Energy
Water	Perry Park Water and Sanitation District. Development will be a privately maintained system by the Metro District (to be formed).
Wastewater	Perry Park Water and Sanitation District. Development will be a privately maintained system by the Metro District (to be formed).
Fiber	Multiple providers Zayo operates major service lines along the I-25 corridor
Storm Water	Perry Park Water and Sanitation District. Development will be a privately maintained system by the Metro District (to be formed).

Available Documentation

- Ownership Title
- Community Profile and Local Amenities
- Incentives Overview

Assessments

- Endangered Species
- Geotechnical Soil Study
- Historical Use
- Phase I Environmental

Maps

- Aerial
- FEMA Flood Plain
- Site Configuration
- Transportation
- Utility Service
- Wetlands

Contact Information

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