

# \$950,000 - 8650 Spruce Mountain Road, Larkspur

MLS® #6287094 BY COLORADO Listing Office: Results Realty of Colorado

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Land on 6 Acres

BUSS SUBDIVISION, Larkspur, CO

**\*\*Location, Location, Location!\*\*** This 5.68-acre site is zoned as "Planned Development," allowing for MIXED-USE development. Both residential and numerous commercial uses are permitted. The property can be developed into business office buildings, retail stores, restaurants, or even multi-family housing! The possibilities are nearly limitless!

All essential utilities, including public water and sewer, natural gas, electricity, and high-speed Comcast/Xfinity cable, are available. TAP FEES for public water and sewer are dramatically reduced, and a SALES TAX Share-back Agreement is in place to offset infrastructure costs, allowing you to receive a portion of any sales taxes generated from businesses developed on the site.

Located just half a mile off I-25 at the Larkspur Exit (Exit #173), this site boasts 614 feet of frontage along Spruce Mountain Road—the main street in the Town of Larkspur. It is centrally located between Denver and Colorado Springs, making for an easy 30-minute commute to both major economic centers, AND it's only a 10-minute drive to Castle Rock. A brand-new Costco is scheduled to be built just 4 miles to the north on I-25. The property borders Larkspur Town Hall and Larkspur Town Park, which features playgrounds, pavilions, a baseball field, a basketball court, hiking and biking trails, restrooms, and ample parking. Enjoy the



festive Christmas lights in the winter, a farmers market, and "Music in the Park" concerts during the summer. Youâ€™ll also find restaurants, shops, and other businesses within walking distance, all while enjoying beautiful views of the nearby towering buttes and mesas.

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**Listing Courtesy of Results Realty of Colorado**

**Essential Information**

MLS® #	6287094
Price	\$950,000
Bathrooms	0.00
Acres	5.68
Type	Land
Sub-Type	Improved Land
Status	Active

**Community Information**

Address	8650 Spruce Mountain Road
Subdivision	BUSS SUBDIVISION
City	Larkspur
County	Douglas
State	CO
Zip Code	80118

**Amenities**

Utilities	Cable Available, Electricity Available, Electricity To Lot Line, Natural Gas Available, Phone Available
View	Meadow, Mountain(s)

**Exterior**

Lot Description	Level, Open Space
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**School Information**

District	Douglas RE-1
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**Additional Information**

Date Listed April 25th, 2025

Zoning PD

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