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

MLS® #6287094 Listing Office: Results Realty of Colorado

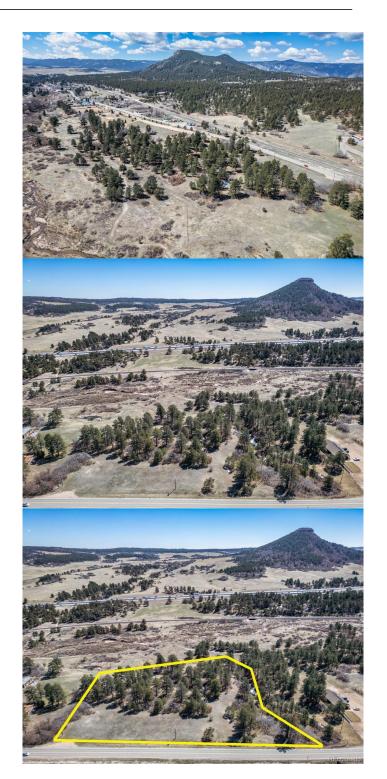
# \$950,000

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 Roadâ€"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. You'II 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

### **School Information**

District Douglas RE-1

### **Additional Information**

Date Listed April 25th, 2025

Zoning PD

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Listing information last updated on June 14th, 2025 at 8:33am MDT