



DEVELOPMENT LAND

3000 South Rooney Road
Morrison, Colorado 80465

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General Area Information

Area Site Plan

Rooney Valley Master Development Plan

LOCATION:	Just east of C-470 at Morrison Road exit across from Bandimere Speedway	
PROPERTY:	Parcel A 12.206 acres	Taxes - \$ 6,579.92
	Parcel B 9.978 acres	Taxes - \$ 5,707.62
	Parcel C 7.819 acres	Taxes - \$ 4,705.52
TOTAL:	30.003 acres ±	Total - \$16,993.06
IMPROVEMENTS:	Garage/shop Built 1960; 4,630 sf w/office for manufacturing-fabrication, industrial use; Residential building, Built 1969; 2031 sf + 2-car garage; 1,094sf out buildings, barns, sheds.	
WATER/SEWER:	One existing well, septic system, planned water/sewer district	
UTILITIES:	Existing to site and improvements	
CURRENT ZONING:	Commercial/Residential/CN	

REMARKS: Property to be sold as one 30.003± acre parcel. Purchaser can divide as required. Subject property is situate just south of the Rooney Valley central corridor and just north of the planned Morrison Center (140 acres of commercial use with a maximum of 3,000,000sf) and west of mixed use commercial property (263 acres with a maximum of 4,000,000sf, with 1,500,000sf in retail). Bandimere Speedway is situate west of C-470 and west of subject property. Excellent Planned Development property. Existing use allows commercial/residential use. Approved CDOT Intersection gateway at C-470 and Alameda in 2007.

PRICE: \$7,841,584 (\$261,360 per acre - \$6.00 psf))

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