



Spearfish Land

Property Features

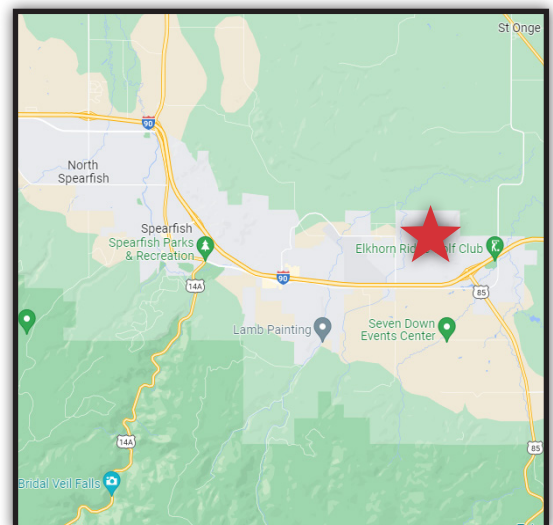
- Lot size: 40 acres (1,742,400 sq. ft.)
- Current Zoning: Ag-1
- Future Zoning: Urban/suburban land use
- Area will be served by Elkhorn Ridge Lift Station where sewer line will flow to

Pricing

- Sale price: \$1,950,000

Location

- Located just west of the I-90 and US-85 junction on Colorado Boulevard.
- Area neighbors include Elkhorn Ridge RV Resort, Frawley Ranch, Elkhorn Ridge Golf Club



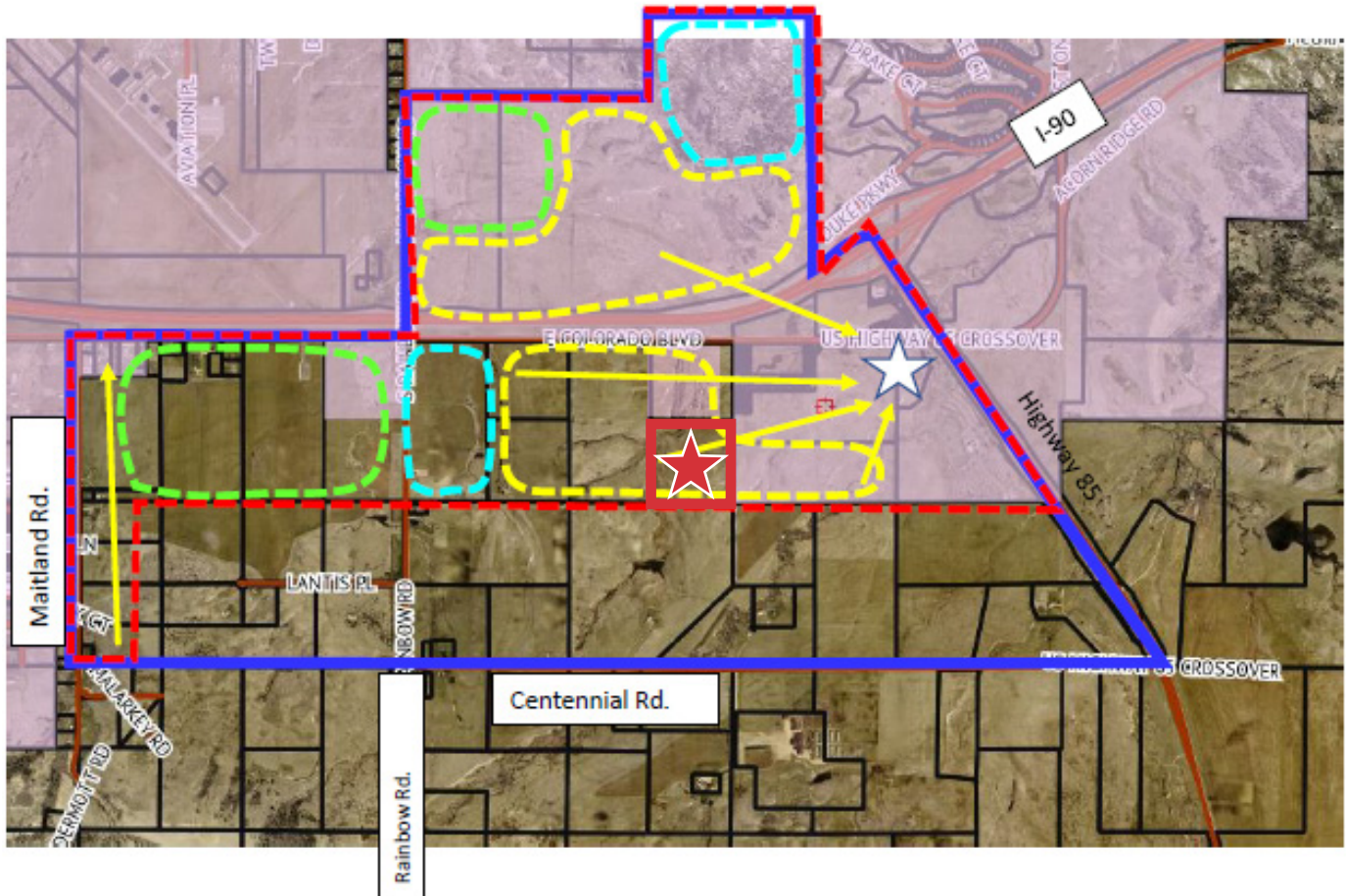
For more information:



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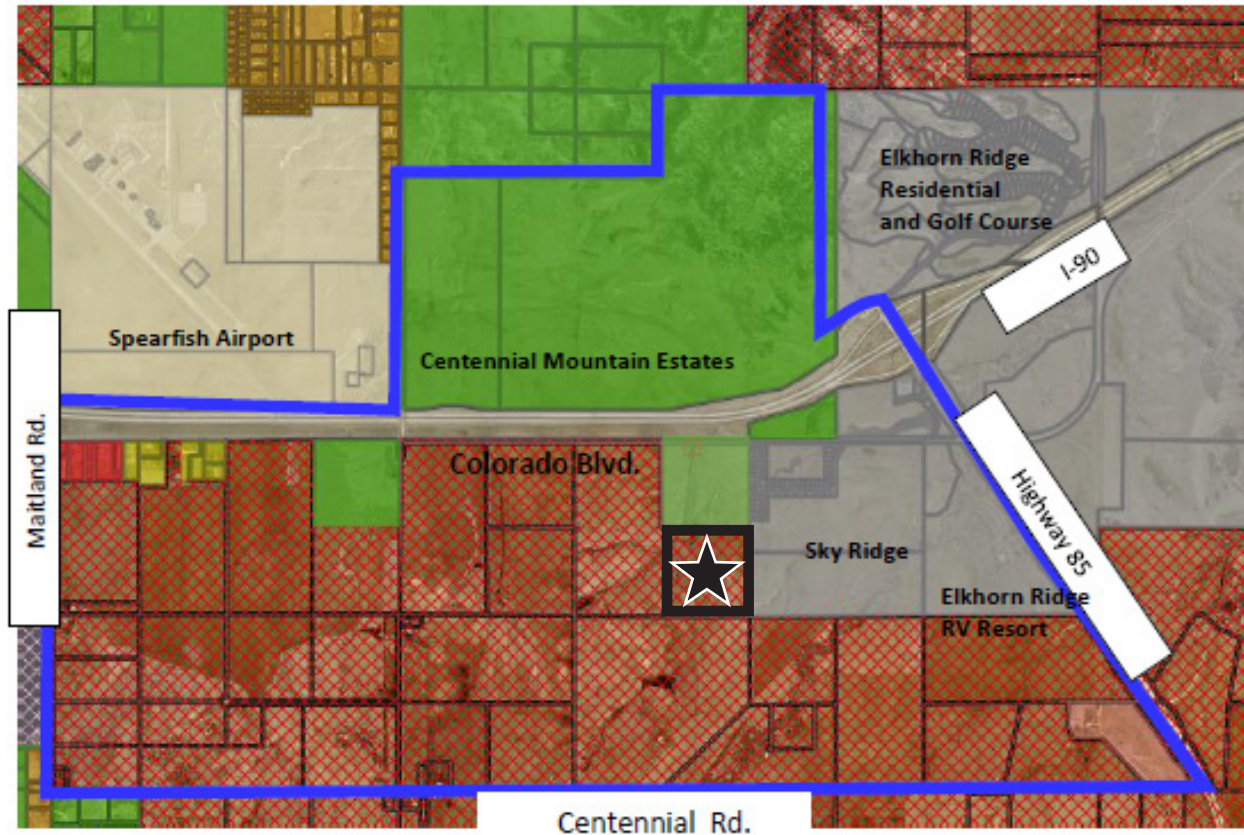
BOUNDARIES

For Sale
Land



City Services Boundary Map

- Blue Line = Study area geography
- Dashed red = City Services Boundary
- Yellow arrows and dashed line = general direction of gravity sewer flow and area served by Elkhorn Ridge Lift Station capacity allocation
- Dashed green = areas within City Services boundary where gravity sewer is not possible
- Dash aqua blue = areas requiring further study for gravity sewer potential
- Star = Elkhorn Ridge lift station
- Pink = Existing city limits



Zoning Map

County Zoning

- Red Cross Hatched – Ag-1
- Bright Yellow – Highway Service Commercial

City Zoning

- Pale Yellow - Airport
- Green – Agriculture
- Gray – Development Review District
- Red – C-2 Highway Service Commercial

PHOTOS

For Sale
Land



AERIAL

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Land

