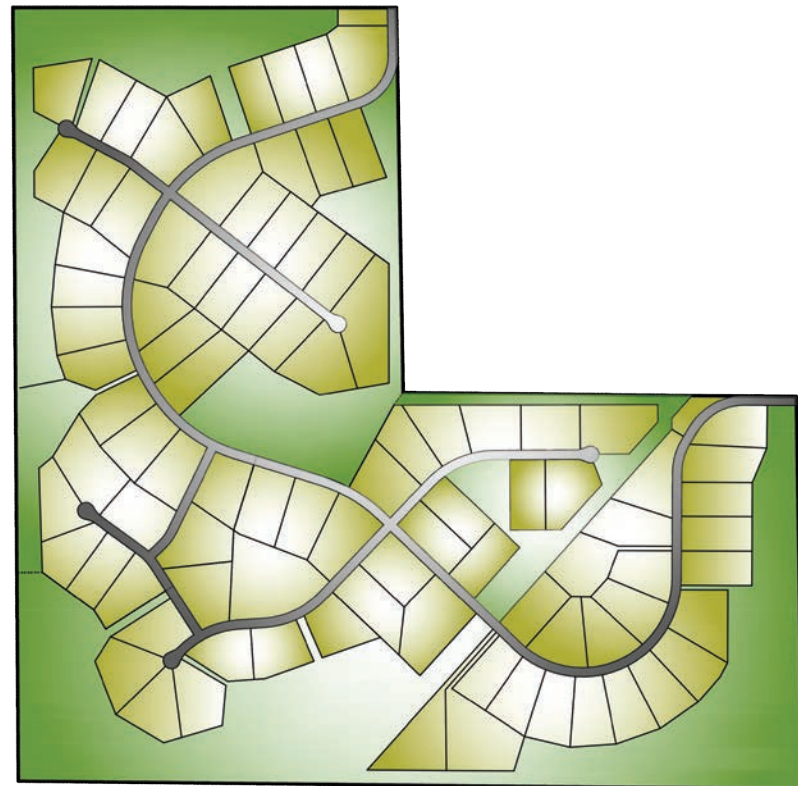


Tanner Ranch Subdivision

Hwy 94 & S. Calhan Hwy
Calhan, CO 80808



RESIDENTIAL DEVELOPMENT LOTS FOR SALE

Tanner Ranch Subdivision

Hwy 94 & S. Calhan Hwy
Calhan, CO 80808



FOR SALE	PRICE
Land	\$1,950,000
TOTAL LOTS	REMAINING
92	59
<ul style="list-style-type: none"> • 38 Finished Lots in Phase I • 46 Platted Lots in Phase II 	
LAND SIZE	ZONING
408.00 AC	R

TANNER RANCH is a rural community consisting of 92 lots in two phases. The lots are 2.0 to 3.5 acre parcels with open space buffers of over 200 acres and paved roads. The well permits allow for shared wells with cost savings on new construction. The wells allow for gardens, landscaping and two grazing animals. The covenants allow for stick built, manufactured or Modular housing. The subdivision abuts 1280 acres of State property of no build zone.

Demographics		
	3 Mile	5 Mile
Population		
2018 Est. Population	304	1,168
Households		
2018 Est. HHs	106	452
2018 Est. Avg. HH Income	\$71,051	\$71,098

Source: 2010 US Census, All Rights Reserved, Alteryx, Inc

FEATURES

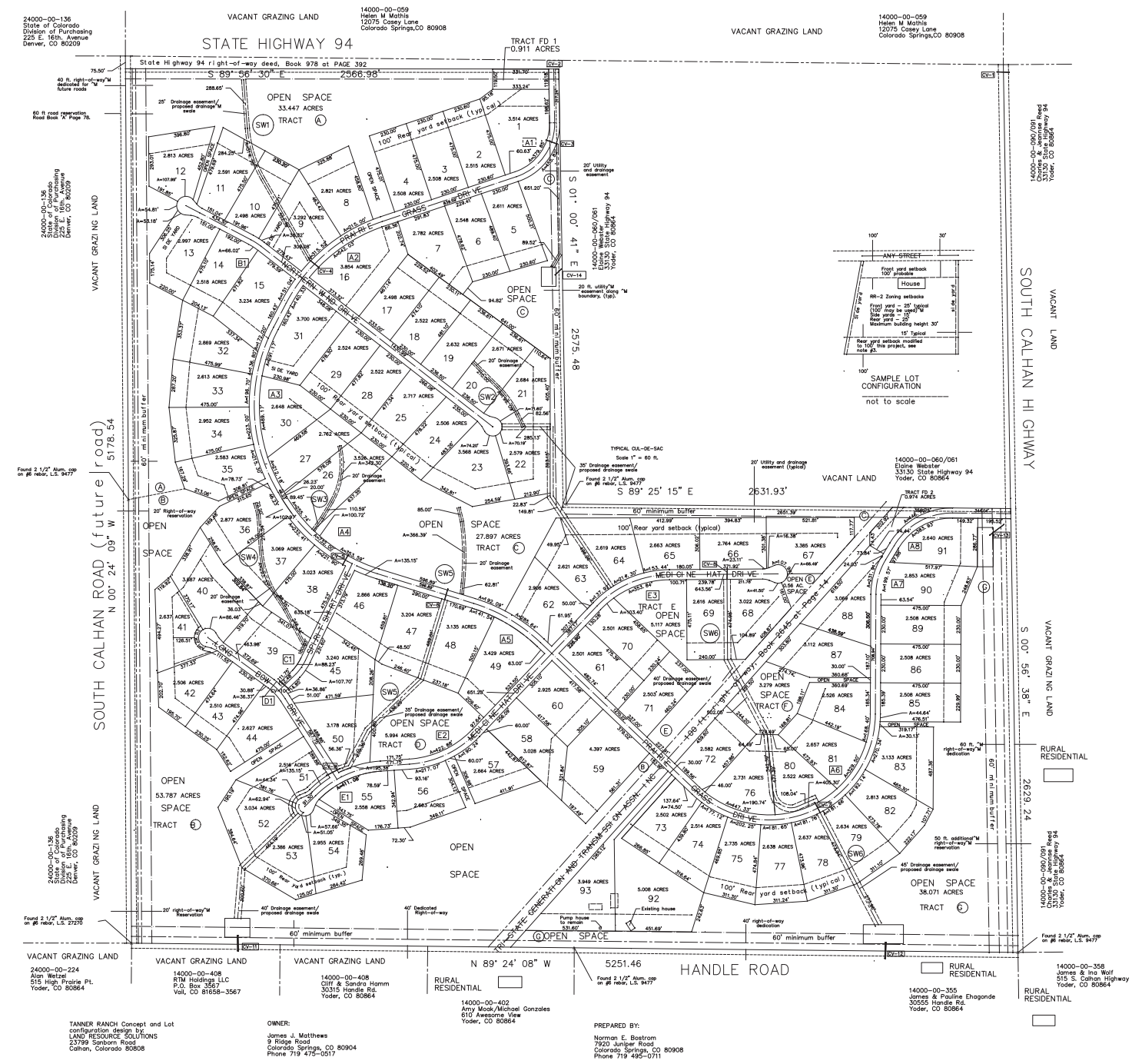
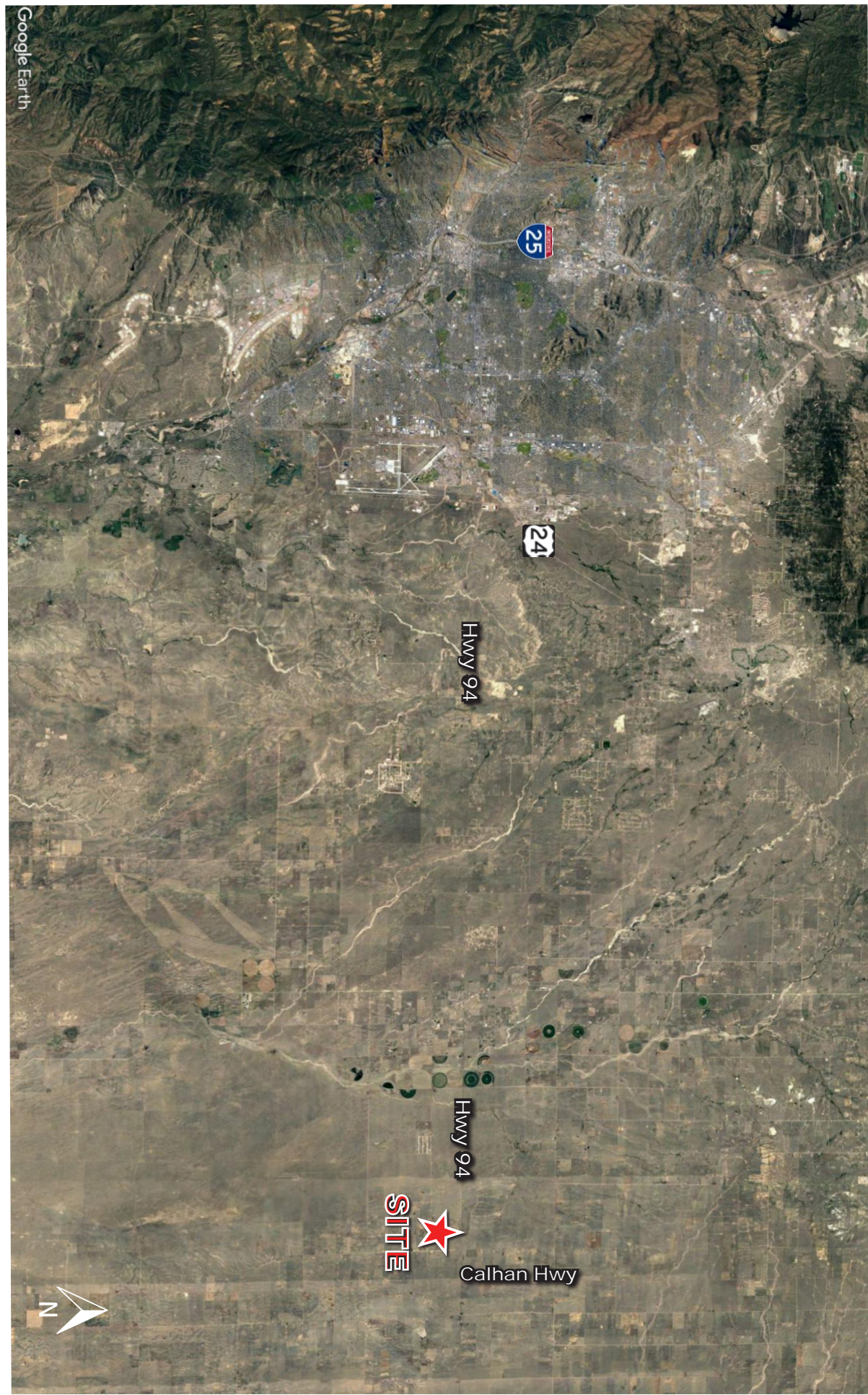
- Electricity
- Water
- Telephone
- Gas/Propane
- Paved Roads
- School Bus Service
- Underground Utilities
- Protective Covenants

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