



*Phillip Booghier*  
Fine Homes & Luxury Properties

# HORSE PROPERTY FOR SALE IN PARKER, CO

Stunning Ranch with Income Opportunity | 7076 Inspiration Dr. Parker, CO 80138

LIV

**Sotheby's**  
INTERNATIONAL REALTY

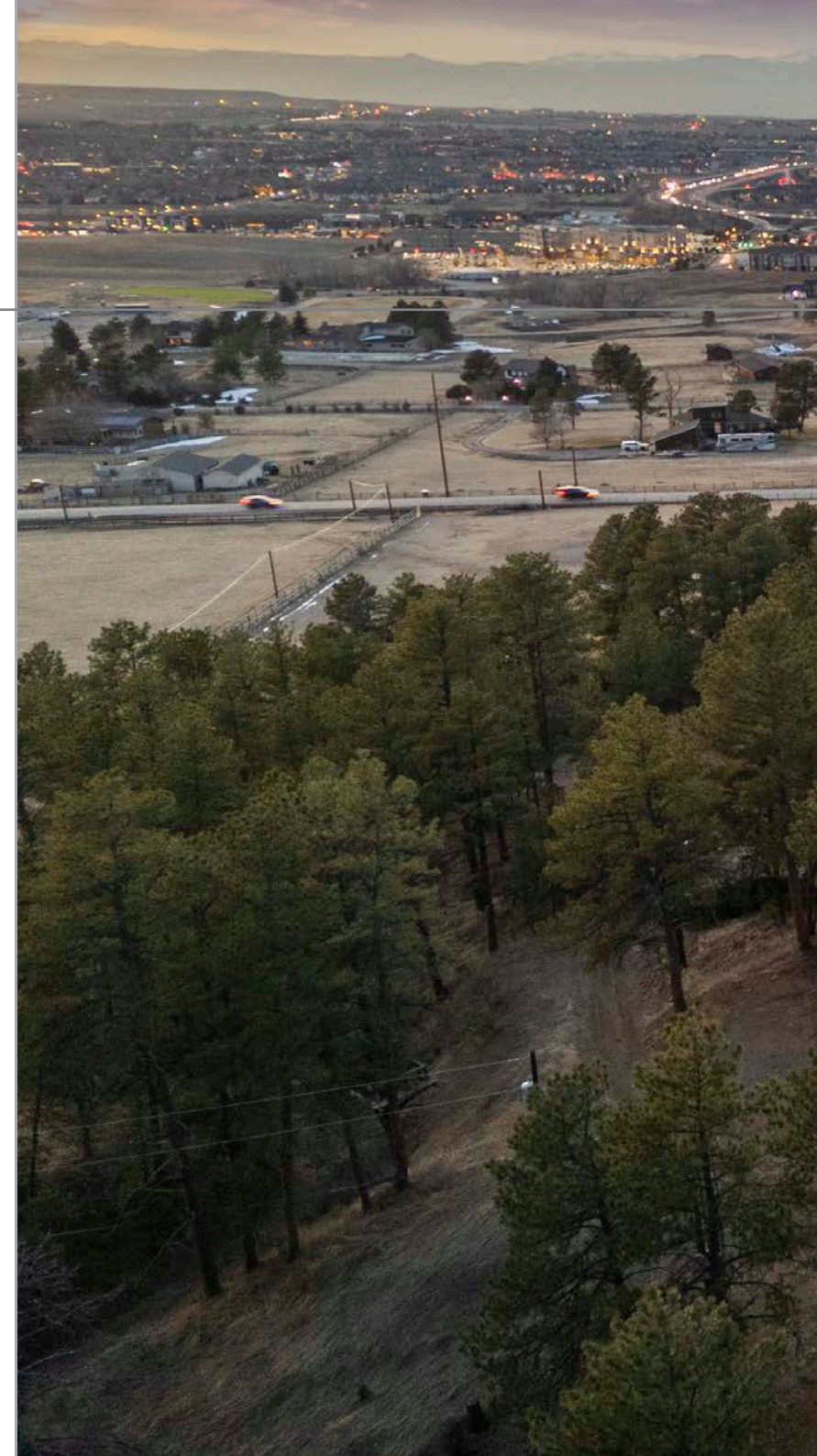
# INTRODUCTION

---

## Welcome to Heritage Ranch

A rare 17-acre estate in Parker, Colorado, where tranquility, opportunity, and potential collide. Nestled among mature ponderosa pines with sweeping mountain views, this one-of-a-kind property combines luxurious rural living with the convenience of urban proximity. Offering equestrian amenities, income-generating commercial use, and a spacious main residence with endless potential, Heritage Ranch is the ideal retreat for multi-generational families, horse enthusiasts, or investors seeking a versatile property with room to grow. Located just minutes from downtown Parker, this estate is your gateway to a truly unique Colorado lifestyle.

PARKER, CO | 17.34 ACRES | SPECIAL USE ZONING | \$2.49M





**WELCOME HOME**



## ADDITIONAL HIGHLIGHTS

- Recent updates include a new septic system with three leach fields.
- Workshop: 30' x 48' Cleary building (built in 2017) with standard and 10' RV garage door.
- Located outside city limits in unincorporated Douglas County.
- Upgraded electrical panel in main residence
- Deeded water rights.
- Attached 3-car garage.
- Potential future right-of-way acquisition opportunity.
- Location, Location, Location...

## Horse Property for Sale in Parker, CO | Stunning Ranch with Income Opportunity

---

Welcome to Heritage Ranch, a beautiful 17-acre equestrian property in Parker, Colorado, offering privacy, breathtaking mountain views, and income potential for its next owner. Nestled among mature ponderosa pines, this property is a rare find for horse enthusiasts, families, or investors seeking a versatile estate with room to make their own improvements. The 5,562-square-foot main residence serves as the centerpiece of this incredible estate, featuring a mother-in-law suite with a private entrance, a 1,200-square-foot enclosed patio, and multiple outdoor living spaces. While the home offers great potential, it is ready for updates and personalization to truly make it shine.

Equestrian amenities include a 16,000-square-foot riding arena, a six-stall barn with two tack rooms, water, electricity, and scenic riding trails that wind through the wooded acreage. Additionally, the 3,300-square-foot commercial building is currently leased, providing rental income and potential future opportunities. A versatile 30' x 48' Cleary shop with a 10-foot RV door and a two-car garage door adds even more functionality, offering ample space for storage, or hobbies.

Located just three miles from downtown Parker and E-470, this estate offers the perfect blend of rural living and convenience. With close proximity to the Denver Tech Center, Denver International Airport, and prestigious Colorado Horse Park, the property is ideally positioned for easy access to all the area has to offer. Situated in unincorporated Douglas County, the property is fully fenced and there is no HOA or covenants, ensuring privacy and flexibility for its future owner.

Whether you're searching for a rural retreat, horse property, or an income-generating estate, Heritage Ranch has it all. This stunning property is ideal for multi-generational living, horse enthusiasts, and those seeking an investment opportunity with limitless potential. Don't miss

# TOP 6 FEATURES

## Why You Should Own This Incredible Estate

### 01 | Sprawling 17-Acre Estate

A private, wooded sanctuary with mature ponderosa pines, abundant wildlife, and panoramic mountain views, offering unmatched serenity and natural beauty.

### 02 | Equestrian Paradise

Features a 16,000 SF riding arena, a 6-stall barn with tack rooms, water, and electricity, plus scenic riding trails throughout the property.

### 03 | Commercial Use

Supported by a Douglas County special-use permit on 2.6 acres. Sale includes a 3,300 SF Morton building currently leased to a fully operational veterinarian clinic, providing steady rental income for the new owner.

### 04 | Main Residence with Mother-In-Law Suite

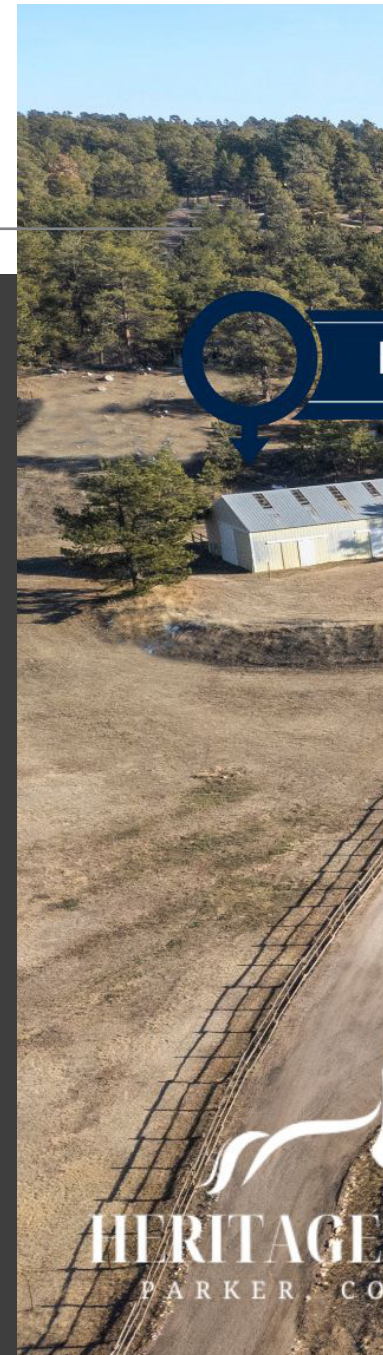
The main residence is a 5,562 SF 3-bedroom, 3-bathroom home featuring a 1,200 SF enclosed patio and a large outdoor pool. Additionally, there's a 2-bedroom, 1-bathroom mother-in-law suite with a private entrance. Both spaces offer exceptional bones and untapped potential for a stunning remodel or expansion.

### 05 | Income Opportunities

Multiple revenue streams include rental income from the leased veterinarian clinic, the potential to rent the mother-in-law suite, and opportunities for equestrian boarding or training. The property is also an excellent candidate for a fix-and-flip project, with incredible potential to transform it into a luxury retreat.

### 05 | Prime Location

Just 3 miles from downtown Parker, 3 miles from E-470, and 13 miles from the Denver Tech Center. Exceptional golf courses, dining, and shopping are nearby, offering a perfect blend of rural living and urban convenience.



Barn

House &  
Apartment

Shop

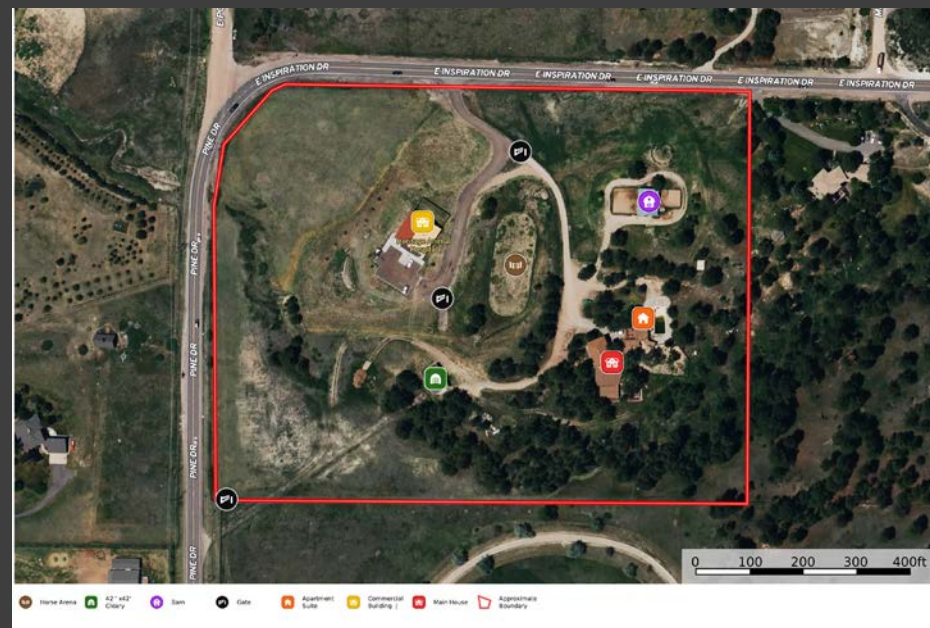
Included  
Commercial

  
**RANCH**  
COLORADO

# SPRAWLING 17-ACRE ESTATE

- A private sanctuary with mature ponderosa pines and abundant Wildlife
- Surrounded by breathtaking panoramic mountain views and scenic natural draws.
- Fully fenced property with no HOA or covenants, offering unmatched freedom and tranquility.
- Located just 3 miles from downtown Parker, combining rural charm with urban convenience.





## EQUESTRIAN AMENITIES

## Expansive Riding Arena

- 16,000 SF of space, ideal for training, events, or recreational riding.

## 6-Stall Barn

- Equipped with electricity and water for convenience.
- Features two tack rooms and a storage room for equipment and supplies.

## Scenic Riding Trails

- Meander through the wooded acreage, offering serene trails for horses and riders.

## Fully Fenced Property

- Provides safety and security for horses and livestock.

## Additional Features

- Large open spaces for potential paddocks or additional equestrian facilities.
- A property perfectly suited for horse enthusiasts, trainers, or boarding opportunities.





*Heritage Ranch is a true equestrian paradise, offering everything needed for horse lovers to thrive while enjoying the breathtaking natural beauty of Colorado.*



This commercial aspect of Heritage Ranch offers a rare opportunity for investors or owners seeking to blend lifestyle and passive Income in one exceptional property.



# COMMERCIAL OPPORTUNITY

## 2.6 Acres Dedicated to Commercial Use:

- Supported by a Douglas County special-use permit, transferable to the new owner.
- The special-use designation potentially opens the door to future commercial opportunities, adding value and versatility

## Veterinarian Clinic:

- 3,300 SF Morton building currently leased to a fully operational veterinarian clinic.
- Equipped with HVAC, electrical, heating, and independent well and septic systems.
- Provides steady rental income with potential for continued leasing or alternate commercial ventures.

## Separate Access:

- The clinic's dedicated infrastructure ensures privacy and seamless operation, separate from the residential and equestrian spaces.



# MAIN RESIDENCE

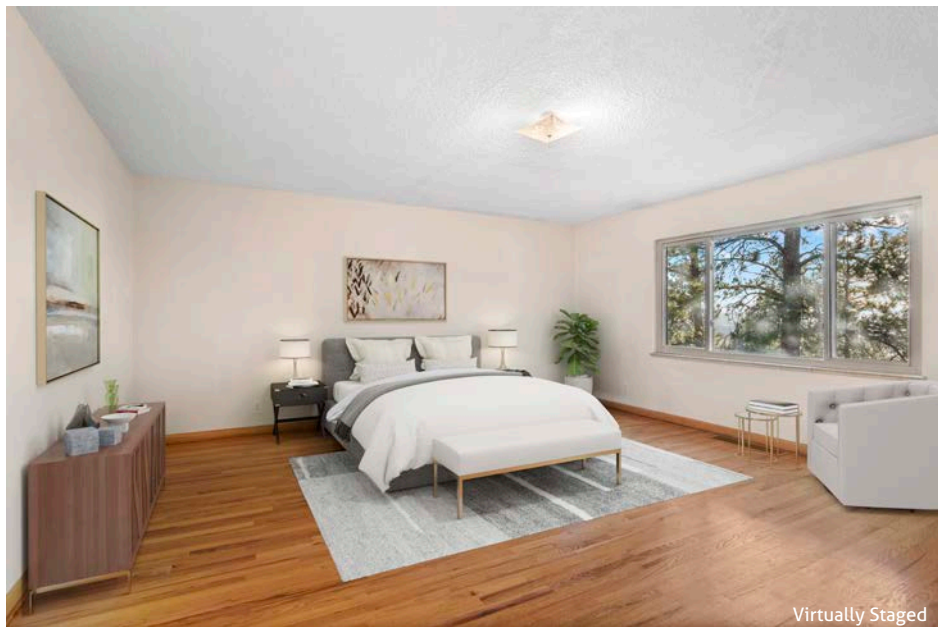
## And Mother-In-Law Suite

### Spacious Main Residence:

- 5,562 total SF, with 3 bedrooms, 3 bathrooms, and exceptional potential for updates.
- Features a 1,200 SF enclosed patio for year-round entertaining and relaxation.
- Large outdoor swimming pool and multiple patios, perfect for gatherings or quiet retreats.
- Expansive living spaces with large windows offering beautiful natural light and scenic views.

### Mother-In-Law Suite:

- Private entrance for added flexibility and privacy.
- 2 bedrooms and 1 Jack-and-Jill bathroom.
- Ideal for multi-generational living, guests, or potential rental income.



Virtually Staged



Virtually Staged



Virtually Staged



Countertops and oven color have been virtually changed

## Leased Veterinarian Clinic

- The 3,300 SF commercial building currently generates steady rental income through its fully operational veterinary tenant.

## Mother-In-Law Suite Potential

- Private 2-bedroom, 1-bathroom suite with its own entrance offers the opportunity for long-term rental income, Airbnb, or multi-generational use.

## Equestrian Revenue Streams

- Ideal for horse boarding, training, or hosting equestrian events, with a 16,000 SF riding arena, a 6-stall barn, and scenic trails.

## Fix-and-Flip Potential

- The main residence, spanning 5,562 SF, offers exceptional bones and endless possibilities for updates, renovations, or expansion.
- With its expansive size, prime location, and scenic acreage, the property is a dream project for those looking to transform it into a luxury retreat or high-value estate.

## Future County Acquisition Opportunity

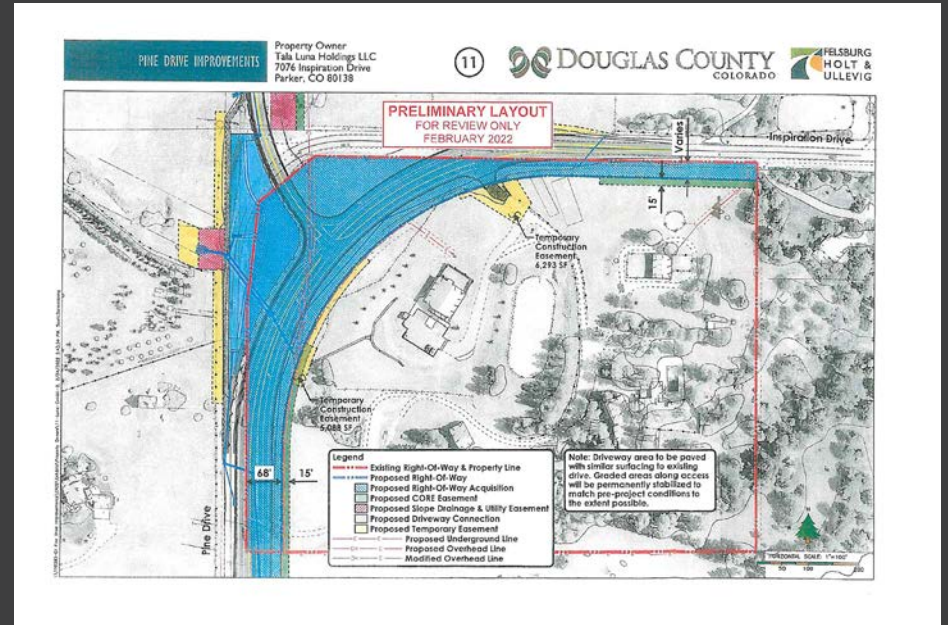
- In 2022, Douglas County expressed interest in acquiring 3.212 acres for Pine Drive improvements.
- A May 2022 appraisal estimated the market value of the acquisition, including right-of-way, damages, and temporary easements, at \$455,912.
- While the county postponed the project, it plans to revisit within five years, offering potential future compensation for the next owner.

## Future Commercial Expansion

- Flexible zoning and special-use designation allow for additional ventures on the 2.6 acres of commercial space.

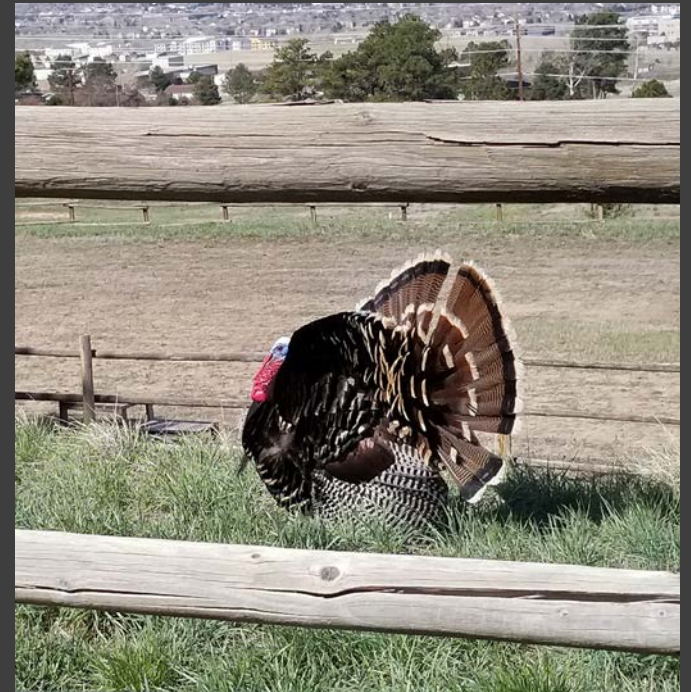


# INCOME OPPORTUNITIES



Heritage Ranch provides endless opportunities for owners to maximize their investment, whether through immediate rental income, equestrian activities, or enhancing the property's value with a personalized transformation.





## Wildlife and Natural Beauty

---

Heritage Ranch is a sanctuary for Colorado's abundant wildlife, offering the rare opportunity to live among nature's beauty. Deer gracefully roam the wooded acreage, wild turkeys add charm to the landscape, and owls perch majestically in the mature ponderosa pines. With its serene natural draw and peaceful surroundings, the property provides an idyllic setting for wildlife enthusiasts to experience the sights and sounds of nature every day.

## A Daily Masterpiece Over the Rockies

---

At Heritage Ranch, the evenings are nothing short of magical. As the sun dips behind the Rocky Mountains, the sky transforms into a canvas of vibrant colors, painting a breathtaking backdrop for your home. Whether enjoyed from the expansive patios, the enclosed sunroom, or while strolling the property, these remarkable sunsets offer a daily reminder of Colorado's unparalleled beauty. Each evening promises a unique and unforgettable display, making the sunsets at Heritage Ranch truly steal the show.



# SUNSETS STEAL THE SHOW





**PROUDLY MARKETING AND PRESENTED BY:**



*Phillip Booghier*  
Fine Homes & Luxury Properties

View Listing



Property Video



Interactive Map



Zillow



**PHILLIP  
BOOGHIER**  
Your Trusted Real Estate Advisor

303-961-6956  
www.phillipbooghier.com  
phillip@phillipbooghier.com  
858 W Happy Canyon Rd #100  
Castle Rock, CO 80108

**LIV** | **Sotheby's**  
INTERNATIONAL REALTY

DISCLAIMER© 2023 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity. Information provided herein is from sources deemed reliable but not guaranteed and is provided without the intention that any buyer relies upon it. Listing Broker takes no responsibility for its accuracy and all information must be independently verified.