



TBD RAVEN GULCH ROAD

Morrison, Colorado

10.3 ACRES | EL COMAR SUBDIVISION | \$350,000



Welcome to 0 Raven Gulch Rd

A rare piece of raw land that offers over 10 acres of pristine natural beauty and an easy escape into nature or the city.

Featuring

- 10.3 acres
- EL Comar Subdivision
- Borders Mt. Falcon Open Space
- South facing lot
- Pristine, diverse terrain
- Seasonal stream
- Panoramic views
- Direct access to hiking and biking
- Partial roughed-in driveway
- Multiple potential building sites
- Minutes from HWY 285 and C-470

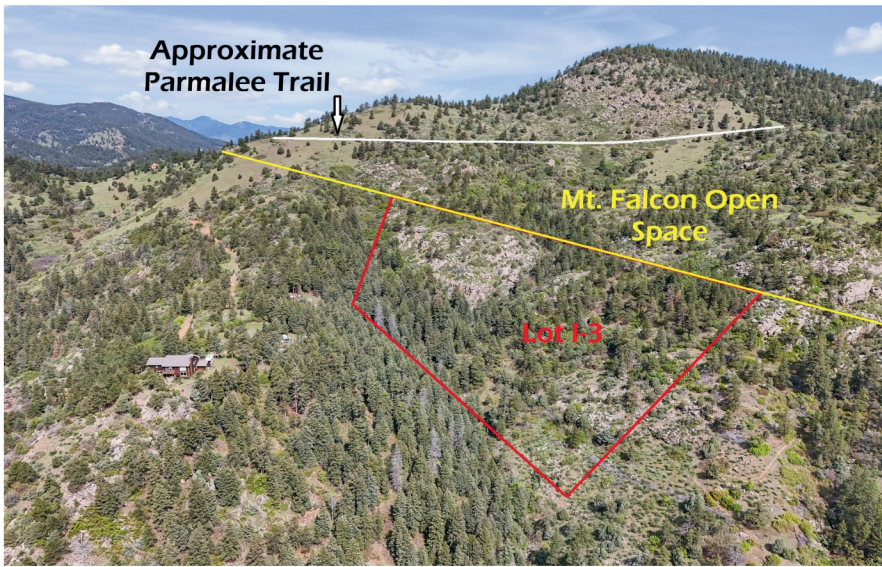


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ELEVATED LIVING
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Colorado Foothills Living
IT'S ABOUT A LIFESTYLE



THE PROPERTY

10.3 ACRES | \$350,000

Tucked into the foothills of Morrison, this 10.3-acre property offers a rare blend of seclusion, beauty, and accessibility. Located within the coveted El Comar subdivision, perfectly positioned just 10 minutes from C-470 and Highway 285. Nestled adjacent to the expansive Mount Falcon Open Space, you'll enjoy direct access to miles of hiking, biking, and wildlife-watching trails right from your backyard. The land itself is a stunning mosaic of diverse terrain—from dramatic rock outcroppings and a tranquil seasonal creek, to a sun-kissed grassy meadow and a mature pine forest filled with towering ponderosa pines.

The property is almost entirely south-facing, offering excellent sun exposure year-round. A partially roughed-in driveway provides easier access and leads close to the property line, making future development more convenient. Multiple potential building sites on the upper portion of the land offer breathtaking panoramic views—from mountain vistas to sparkling city lights in the distance. Imagine stargazing under crystal-clear skies, waking up to golden sunrises, and enjoying the serenity of nature with every season. Whether you're envisioning a primary residence, a weekend escape, or a legacy property to pass down through generations, this land is a canvas for your imagination. Opportunities like this—where privacy, views, and accessibility converge—are truly rare.



Julia P. Paluck
REAL ESTATE BROKER | PROFESSIONAL ENGINEER

(303) 981- 5007
JULIA@BHHSELEVATED.COM
JULIAPURRINGTON.COM



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