

OFFERED AT \$265,000



5144

PARMALEE GULCH RD

INDIAN HILLS, CO

Discover the perfect canvas for your dream home or investment project with this exceptional buildable lot in the heart of Indian Hills, Colorado. Nestled along the serene Parmalee Gulch Creek, this largely level 2+ acre property offers a rare combination of natural beauty, convenience, and development potential.

FEATURES

- 2.21 acres
- 2 existing wells
- Electricity on site
- Preliminary septic design complete
- Potential for horses or other animals
- MR3 zoning (allows for SFR or duplex)
- Potential for rezoning to commercial or mixed use
- Horses/domestic animals allowed
- Indian Hills Water District service available
- Minutes from HWY 285
- Walking distance to community favorites

**BERKSHIRE
HATHAWAY**
HOMESERVICES

ELEVATED LIVING
REAL ESTATE



Colorado Foothills Living
IT'S ABOUT A LIFESTYLE



THE PROPERTY

2.21 ACRES | \$265,000

This rare and buildable 2+ acre lot along Parmalee Gulch offers a unique chance to create your dream home or a smart investment property in a peaceful mountain setting. The lot is mostly level, making construction easier, and it already includes two existing wells and electricity on-site. A preliminary septic design has also been completed, saving you time and money in the planning process.

Zoned MR-3, the property allows for a single-family home or a duplex, giving you flexibility in how you choose to build. The property also features a beautiful creek that typically runs from the first thaw of snow through mid summer, although it has been known to flow year-round on occasion too. The lush vegetation along the creek provides a beautiful natural backdrop and plenty of space for horses or other domestic animals. Additionally, the lot is located within Jefferson County's commercial zone in the master plan, making it feasible to rezone for commercial or mixed-use development. Indian Hills Water service is also available, adding to the convenience.

The location is unbeatable—just 2 minutes from HWY 285 for easy access to Denver or the mountains, and within walking distance to local favorites like the post office, Sit 'n Bull Saloon, and Mac Nation Café. Whether you're looking to build a private retreat, a multi-unit investment, or explore commercial possibilities, this property offers endless potential. Don't miss this incredible opportunity to own a piece of Indian Hills!



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