



## Board Summary Report

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**File #:** 26-117

**Agenda Date:** 3/3/2026

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**To:** Board of County Commissioners

**Through:** Bryan Weimer, PWLF, Director, Public Works & Development

**Prepared By:**  
Robert J. Garcia, PE, CIP Project Manager

**Presenter:** Jim Katzer, Transportation Division Manager, Public Works and Development

**Subject:**  
2:15 PM \*C15-002 Iliff Avenue Improvement Project, Sale of County Property on 2281 S Parker Road, Denver 80231 (Formally Barn Store)

**Purpose and Request:**

The approval of the Board of County Commissioners is sought for the disposal of real property (by sale) owned by the County, in fee, located at 2281 S Parker Road, Denver CO 80231. Further, approval is sought to authorize the Director of Public Works and Development to take such actions as may be necessary to facilitate the marketing and sale of the subject property.

**Alignment with Strategic Plan:** Sustainable Growth and Infrastructure - Maximize use of County facilities and assets.

**Background and Discussion:** Parcel 85 was originally purchased for the Iliff Corridor Improvements project to enable the proposed roadway infrastructure improvements. The improvements called for the demolition of the existing buildings and associated infrastructure on the site. Existing utility service connections were maintained for this location anticipating a future sale of the remnant property for which utility service would be an essential element of the salability of the remnant parcel. Since the property was not subdivided when it was originally developed, PWD will need to go through the subdivision process before the property can be sold.

PWD has no current or future use for the remnant parcel. PWD has reached out to Open Spaces, Facilities and Fleet Management, and Community Resources to see if the County has any non-transportation use for the property. Facilities and Fleet Management state that there is not a current identified need for this parcel within the County's 5-year plan. Community Resources has determined that without the purchase of additional land and given the current setbacks at the intersection of Parker Road and East Iliff Avenue, the parcel is not suitable for affordable housing development. Open Spaces has stated they also do not have a need for this property.

Staff recommends the sale of the property through a third-party broker. The County has received inquiries from the public related to the possible availability of this parcel. Future development on the property will be limited to right in/right out access on both East Iliff Avenue and South Parker Road to keep the transportation level of service at its current level.

The parcel is currently zoned as “B-5 Regional Commercial District” which the County’s Land Development Code describes as “intended to provide for regional commercial development within the unincorporated portions of Arapahoe County.” Setbacks and associated standards for this site are attached.

The County’s assessment data reflects the parcel property information shown below:

PIN: 035439755

AIN: 1973-27-1-00-057 Situs

Address: 2281 South Parker Road, Denver CO 80231-5709

Full Owner List: Arapahoe County

**Alternatives:** The alternative is to “do-nothing” which leaves the County with a vacant parcel that has no current planned County use but will have an on-going maintenance liability that would be a financial burden to the County.

**Fiscal Impact:** There is a positive impact to the sale of this property by avoiding future maintenance costs and recouping transportation project expenses for the purchase of right-of-way. The funds recouped from the sale of the property be placed in Fund 42 (source of the funding for the purchase) and be used to fund future transportation projects at the direction of the BOCC.

**Alignment with Strategic Implementation Strategies:** NA

**Staff Recommendation:** PWD Staff recommends authorizing the listing of the property for public sale.

**Concurrence:** PWD has coordinated with the Facilities and Fleet Management Department and they concur with the recommendation.