REAL ESTATE EDUCATION SERIES

RE/MAX Properties

Compare Acreage with City Lots

Space and privacy or convenience and connections?

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Choosing 35 or 40 acres in Colorado or a lot in a city starts with how you plan to use the property. Compare the lifestyle benefits and the full cost of making each property work for you.

Compare	Rural acreage	City or town lot
1. Intended use	More room for privacy, recreation, and outdoor activities. Confirm that your planned uses are allowed.	May be more practical for a home or business that benefits from nearby amenities and infrastructure.
2. Lifestyle	Space, quieter surroundings, and a rural setting may suit your goals. Consider travel time to daily services.	Convenient access to shopping, services, and community activities may better fit your routine.
3. Access and utilities	Roads and utilities may need improvement or installation. Check access and obtain site-specific cost estimates.	Established roads, utilities, and services may simplify development. Verify availability and connection costs.
4. Zoning and associations	A large parcel is not automatically unrestricted. Review zoning and any property owner association rules, dues, or assessments.	Review zoning, permitted uses, and applicable association documents before relying on a building or business plan.
5. Total ownership cost	A lower purchase price may be offset by upkeep, access improvements, utilities, and development expenses.	Infrastructure may be easier to access, but taxes, development fees, and other ownership costs still matter.
6. Growth and market risk	Research rural demand, nearby growth, and proposed infrastructure. Land values and resale prospects can change.	Study local demand and growth plans. A city location does not guarantee appreciation or stable resale prices.

7. Make the choice around your goals

Choose acreage when space and rural living justify the extra responsibilities. Choose a city lot when proximity to services and existing infrastructure matter most. Ask Doug Petersen to help compare local market conditions, restrictions, and costs before you buy.

Adapted from the supplied video, “Compare acreage with city lots.” Educational overview; property conditions and local requirements vary. Verify permitted uses, access, and infrastructure for the specific parcel.

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