

6.64 ACRES LAND - ZONED PD-C

1151 W MINERAL AVENUE | LITTLETON, CO 80120



OFFERING SUMMARY

Lot Size:	6.64 Acres 289,283 SF Call for Pricing
Topography:	Flat
Water:	Denver Water
Sewer:	Littleton Sewer
Utilities:	Xcel
Taxes:	\$52,679.96 (2014)
City/County:	Littleton/Arapahoe
Zoning:	PD-C (Office Park)
Major Cross Streets:	W Mineral Ave and Broadway

PROPERTY OVERVIEW

RARE 6.64 Acre Opportunity in Desirable SW Sub-Market off W Mineral Near Broadway

Flat Topography and PD-C Zoning ideal for Office/Medical Development

Seller Wiling to Explore Re-Zoning for Multi-Family, Single Family, Storage, Senior Care, Etc.

Conveniently Located Central to Highlands Ranch, Littleton, Greenwood Village, Englewood, and Centennial

DEMOGRAPHICS

	1 mile	3 mile	5 mile
TOTAL HOUSEHOLDS	3,195	34,409	86,988
AVERAGE HH INCOME	\$100,509	\$94,584	\$99,303
TOTAL POPULATION	7,828	85,756	220,184

FULL DEMOGRAPHIC REPORTS AVAILABLE - CALL BROKER FOR DETAILS

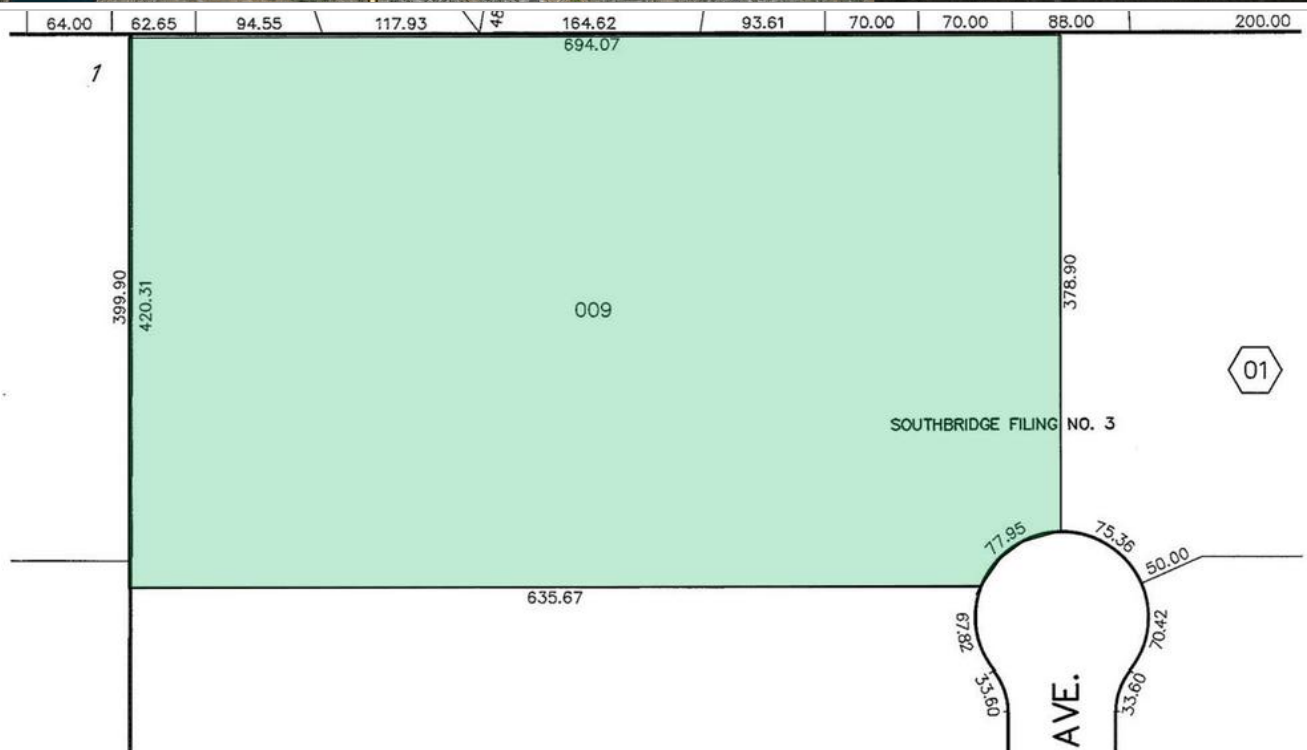
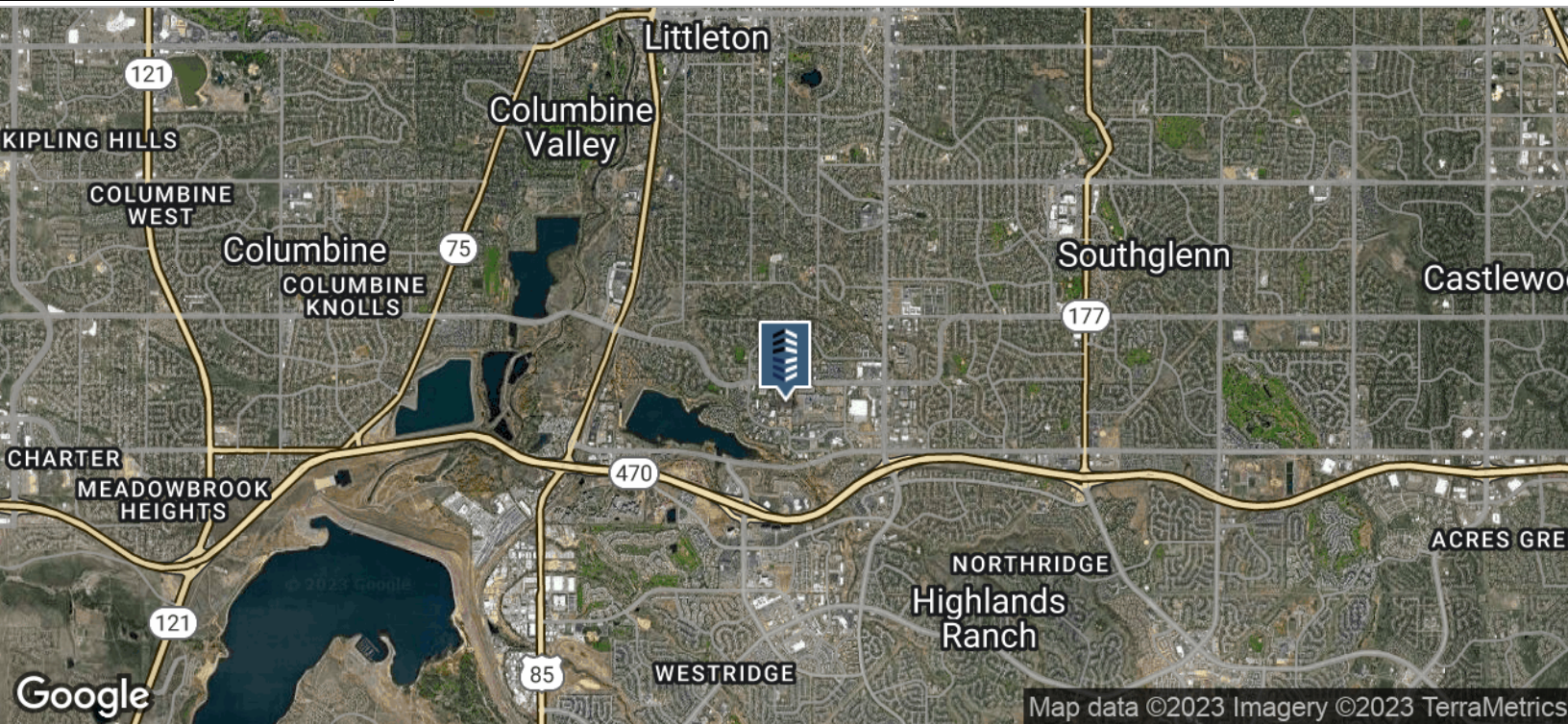
CONTACT:

GANNON ROTH

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