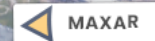




FOR SALE

3.9 AC Corner Lot

121st Ave And Pecos St | Westminster, CO 80234



SUBJECT PROPERTY
APN: R0024057

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OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	3.9253 Acres
APN #:	R0024057
Zoning:	Park Centre PUD
City/County:	Westminster/Adams
Water/Sewer:	City of Westminster
Utilities:	Gas/Electric,Fiber,Water/Sewer, to Site
Taxes 2023:	\$30,590

PROPERTY OVERVIEW

This 3.9-acre lot in Westminster, CO is perfectly situated in a rapidly expanding area adjacent to the bustling I-25 corridor. Boasting versatile zoning, this property offers a myriad of possibilities from flex, hospitality, retail and commercial spaces and more. Its prime location ensures unparalleled visibility and accessibility, making it an ideal canvas for investors and entrepreneurs seeking to capitalize on Colorado's largest interstate highway, fostering a dynamic environment for growth and success in an ever-evolving market.

TRAFFIC COUNTS: 120th Ave: 40,366 VPD (2022)

Pecos St: 11,022 VPD (2022)

PROPERTY HIGHLIGHTS

- Corner Lot
- Multiple Uses Allowed
- Close Proximity to I-25
- Large Growth Area with Solid Demographics



VIEWS OF THE PROPERTY



ADJACENT DEVELOPED PROPERTIES



	1 MILE	2 MILES	3 MILES
Total households	4,909	20,574	45,411
Total persons per hh	2.2	2.5	2.7
Average hh income	\$86,247	\$93,494	\$101,540
Average house value	\$345,808	\$334,102	\$349,301

	1 MILE	2 MILES	3 MILES
Total population	10,834	51,820	120,841
Median age	36.6	36.3	37.0
Median age (male)	34.2	36.2	36.7
Median age (female)	38.8	36.2	37.3

About Westminster

Smack dab between Denver and Boulder, Westminster has prime proximity to both the exceptional intellectual capital available in Boulder, as well as the incredible millennial workforce in the Denver metro area. It is also right in the heart of the U.S. 36 Tech Corridor connecting Denver to Boulder!

The City of Westminster is a home rule municipality located in Adams and Jefferson counties, Colorado, United States. The city population was 116,317 at the 2020 United States Census with 71,240 residing in Adams County and 45,077 residing in Jefferson County. Westminster is the eighth most populous city in Colorado.

