

1966-1996

W BAYAUD AVE
DENVER, CO 80223

\$895,000
SALE PRICE

FULLY ENTITLED
SHOVEL READY



PERMIT READY
8 SINGLE FAMILY HOMES



DENVER INFILL
SPECIALISTS



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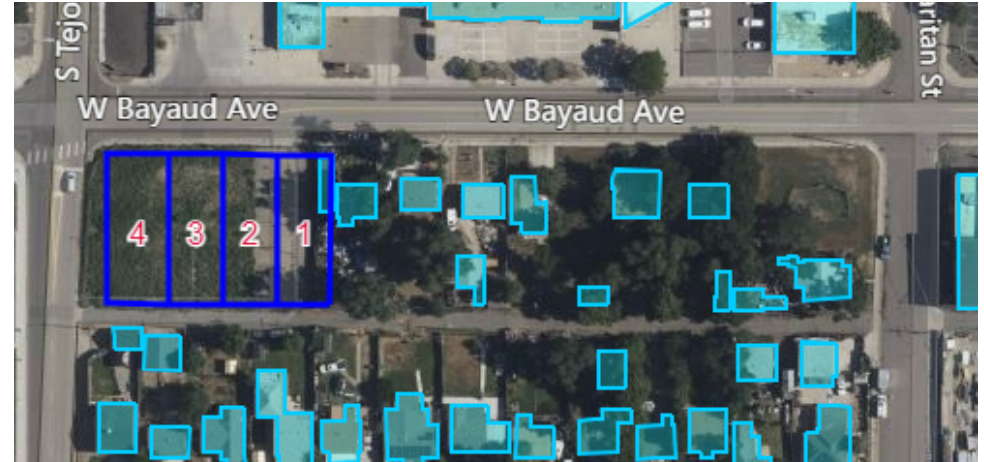
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	19,624 SF (0.45 Acres)
Property Taxes (2023):	\$8,302.62
Price / SF:	\$45.61
Zoning:	E-TU-B
County:	Denver

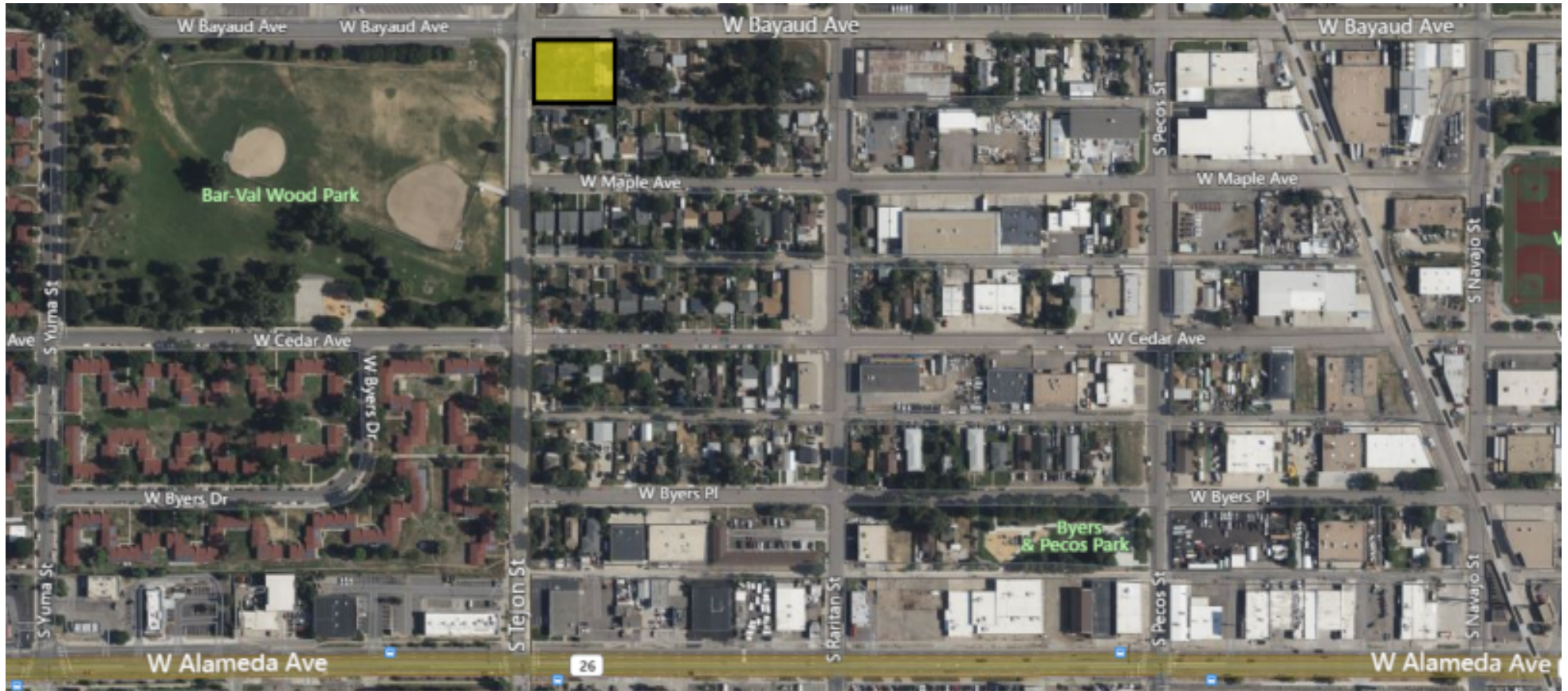
PROPERTY OVERVIEW

The Denver Infill Team is thrilled to introduce 1966-1996 W Bayaud Ave. A 19,624 square foot lot, zoned E-TU-B, boasting a prime location offering unparalleled convenience and access, including quick access to I-25. This property stands as an enticing prospect for developers and investors alike. With a fully entitled site ready for immediate development and featuring a meticulously crafted plan for 8 single-family tandem homes, this opportunity promises not just efficiency but also the potential for lucrative returns in Denver's thriving real estate market. Reach out for a chance to get in early in the new homebuilding construction boom.

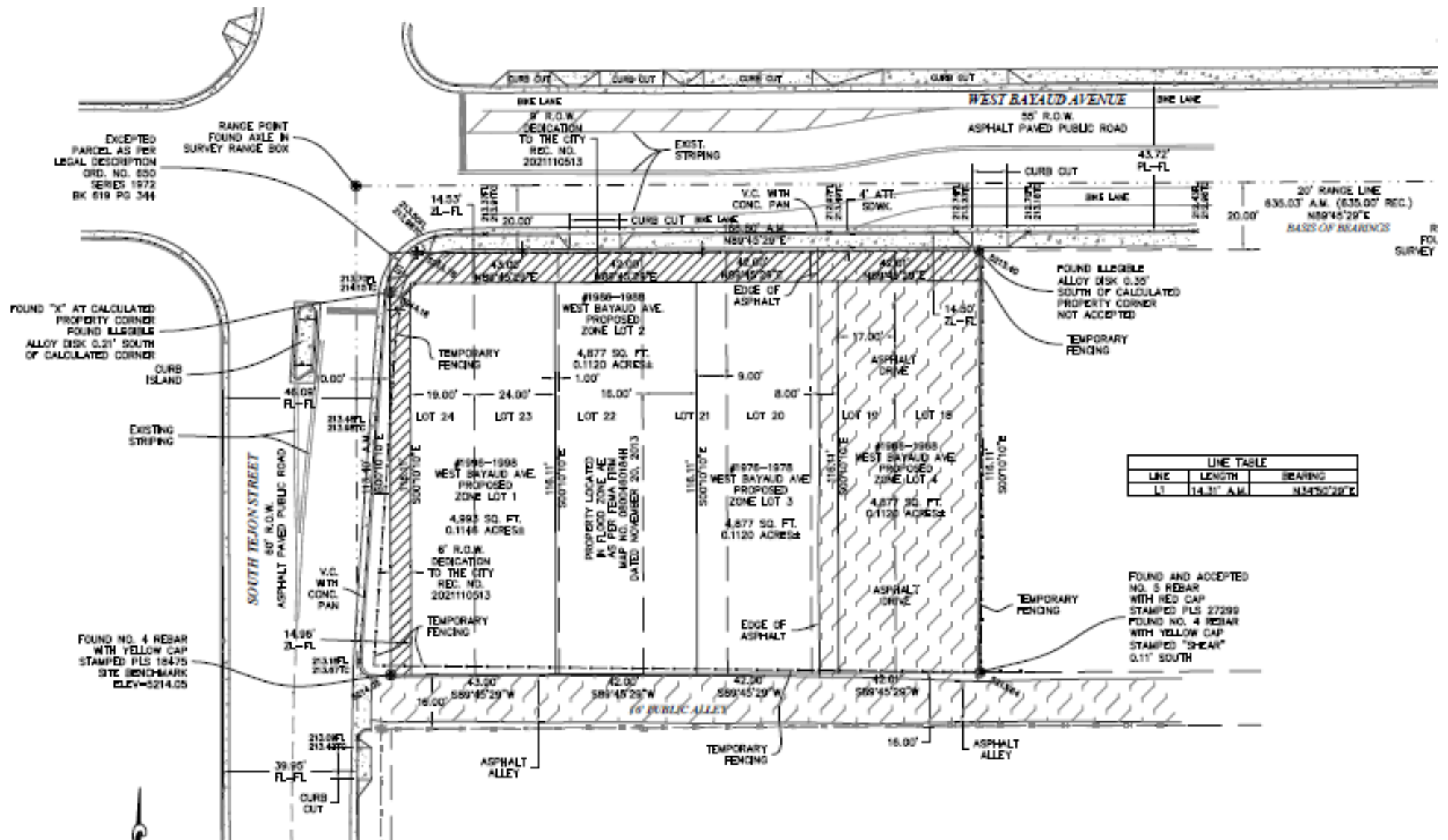
PROPERTY HIGHLIGHTS

- Fully Entitled with approved plans - Permit Ready
- 8 Single Family homes have been approved and ready to build
- Directly adjacent to West Bar Val Wood Park
- Concept Plans:
<https://www.dropbox.com/scl/fi/hqx7r4pwgikrhmevhtc5b/BAYAUD-TANDEM-HOUSE-DESIGN.pdf?rlkey=2vzdj94e1psbpqyi1l4iyuok3&dl=0>

AERIAL



SURVEY



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,285	17,508	45,601
Average Age	35.8	34.4	34.4
Average Age (Male)	30.3	33.0	34.1
Average Age (Female)	46.0	36.6	35.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,129	6,004	16,981
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$49,271	\$67,782	\$66,324
Average House Value	\$299,173	\$319,697	\$316,289

* Demographic data derived from 2020 ACS - US Census

